



BOUNTIFUL CITY PLANNING COMMISSION

**Tuesday, August 16, 2022
6:30 p.m.**

NOTICE IS HEREBY GIVEN that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited. Persons who are disabled as defined by the American with Disabilities Act may request an accommodation by contacting the Bountiful Planning Office at 298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome
2. Work Session to discuss Bountiful City Landscaping Code – *Planning Director Francisco Astorga*
3. Adjourn

Planning Commission Work Session Staff Report



Subject: Current Landscaping Standards
Author: Francisco Astorga, AICP, Planning Director
Date: August 16, 2022

Background

On June 21, 2022, the City Council held a Landscaping Ordinance Work Session Discussion as a follow up to the 2022 Water Outlook discussion. During the June work session Staff requested direction from the Council in whether the City should amend the Landscaping Ordinance restricting / limiting turf grass (lawn). Weber Basin Water Conservancy District (Weber Basin) currently offers a rebate (\$1.25 per square foot) to residents in qualifying cities within the district's service areas to remove turf in the park-strip areas provided each municipality's ordinances contain certain restrictions.

The Council requested to see an independent Planning Commission review of the Land Use Code landscaping regulations with a broader view prioritizing 1. aesthetics and 2. water conservation (including the Weber Basin rebate). On July 19, 2022, the Commission held a work session discussion and provided comments regarding Weber Basin's proposed regulations (section I), the City's current park-strip ordinance (section II), and the City's current landscaping Ordinance (section III).

Analysis

Section I – The text in black is the sample regulations from Weber Basin with the Planning Commission's comments from the July 19th meeting in red:

Turf Grass (Lawn) limitations

- *Commercial, industrial, multi-family, Planned Residential Unit Developments and institutional landscape projects shall restrict turf grasses to no more than 20% of the irrigable space. (Exceptions available for designated recreation areas).*
Planning Commission opinion: Did not find any issues with this requirement.
- *Single-Family residential projects shall restrict turf grasses to no more than 35% of the irrigable space in the front and side yards. Encourage same percentages within the backyard. (Allowances possible for small residential lots).*
Planning Commission opinion: Found that additions to existing Single-Family dwellings should not trigger this regulation.
- *No turf grasses allowed in park strips or areas with widths less than 8-feet.*
Planning Commission opinion: Asked to see if this was an absolute requirement (from Weber Basin)

Irrigation System Design

- *Drip irrigation (with filter and pressure regulator) used in areas where turf grass is not used.*
- *Each irrigation valve shall irrigate landscaping with similar plant materials and watering needs. Turf grass and planting beds shall be irrigated on separate valves. Drip emitters, pop up spray heads, and rotators shall be placed on separate irrigation valves.*
- *WaterSense labeled smart irrigation controllers shall be used for landscaped areas.*

Landscape Installations

- *3-4 inches of mulch (rock, bark, compost, wood chips, etc.) shall be used in planting beds.*
- *Landscapes shall not require more than 50% living plant cover at maturity.*

Planning Commission opinion: No issues with *Irrigation Systems Design and Landscape Installations* requirements as described herein.

Section II – The text in black is the City’s current park-strip ordinance with the Planning Commission’s comments from the July 19th meeting in red:

- Trees required every 40 feet.
Planning Commission opinion: Confirmed requirement.
- 50%, minimum, of the required landscape area to have live vegetation (~~trees~~, shrubs, bushes, native grasses etc.) distributed throughout, not clustered or segregated.
Planning Commission opinion: Reduce live vegetation requirement to 30% and limit live vegetation requirement to not include trees.
- Decorative rock material, minimum 1” aggregate, not to exceed the height of the sidewalk, three inches deep in a weed fabric barrier.
Planning Commission opinion: Include gravel (1” aggregate) and bark mulch.
- Drip irrigation or similar drip irrigation systems covering the entire area.
- Prohibited: Bark, lawn clippings, chipped wood, and similar loose material, also white quartz rock, lava rock, gravel, and other material the color of concrete.
Planning Commission opinion: See decorative rock regulation above.

Section III – Regarding the City’s current landscaping ordinance, the Planning Commission indicated that if the City is to follow Weber Basin’s turf grass (lawn) limitations (20% max. for commercial, institutional, and multi-family projects & 35% max. within front and side yards of Single-Family Residential lots) in order to qualify for the Flip the Strip program, the City would then need to further look into Xeriscape principles to be incorporated and adopted.

The City's current landscaping ordinance requires a certain number of trees (street, screening, and ornamental) based on lot area, adjacent uses, etc., and a certain number of shrubs based on lot area within all types of developments except in single-family or two-family (duplex) dwelling lots. Note: Staff will be ready to prepare a presentation with several sample requirements for the Commission input and direction.

Section IV – Artificial grass.

The City does not allow artificial grass per the current definition of *Landscaping* (the addition of lawns, trees, plants, and other natural decorative features to land) and *Xeriscape* (a type of landscaping that employs a mix of drought tolerant plants and organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape). Staff request that the Planning Commission provide an opinion regarding keeping the Code as is or allowing it, which would require a Code Change.

Additional

The City does not have any turf grass (lawn) requirements or limitations, as xeriscape is defined as a type of landscaping that employs a mix of drought tolerant plants and organic materials. (Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape). Landscaping requirements are assigned by Zone as a percentage of the lot area:

- Downtown & Hospital 10%
- Commercial & Professional Office 15%
- Res. Multi- and Single-Family 40%
- Mixed-Use Zone 15% open space requirement with a max. of 50% to be hard surfaced.

This item is not an actual Code Amendment. The Commission's findings will be presented to the Council in an upcoming Council work session meeting. If the Planning Commission recommends amendments to the landscaping requirements, it is anticipated that the Council would then direct Staff to move forward with the formal Code Amendment and its required process, which includes review by the Planning Commission. Staff would also work with Weber Basin to ensure that the City would qualify under their program, if directed to do so.

Re-landscaping a yard / site and any concrete flatwork (or similar) does not require a permit through the City. A permit is only required when excavation (soil removal) takes place or when existing grade is significantly changed.

Weber Basin indicates that the State has been trying to decide whether a state incentive would become available. Nothing has yet been determined per Weber Basin.

Department Review

This staff report was written by the Planning Director.

Significant Impacts

Amending the Code creates a significant amount of legal non-complying sites throughout the City in terms of landscaping, which may affect Staff time. Amending the Code may have a greater impact in the City's Code Enforcement program as there would be another parameter to enforce regarding maximum turf grass (lawn).

Recommendation

Staff requests that the Commission provide an independent review of the City's Landscaping Regulations.

Attachments

- Current Landscaping Regulations
- Parkstrip Xeriscape Standards Graphic (Flipping Your Strip – Dos and Don'ts)

14-3-102 DEFINITIONS (applicable)

LANDSCAPING: The addition of lawns, trees, plants, and other natural decorative features to land.

XERISCAPE: A type of landscaping that employs a mix of drought tolerant plants and organic materials. Asphalt, concrete, brick paving, and other impervious surfaces are not considered xeriscape.

NATURAL VEGETATION: This term includes orchards, trees, shrubs, lawns, grass, and perennial growth.

SOFTSCAPE: Landscaping consisting of living plants and organic materials.

HARDSCAPE: Sidewalks, urban trails, plazas, and other pedestrian-oriented non-vegetative landscaping elements.

IMPERVIOUS MATERIAL: Any surface material which does not allow for the natural percolation of water into the soil, including but not limited to roofs, concrete patios, concrete or asphalt driveways, tennis and play courts of concrete or similar material.

SINGLE-FAMILY RESIDENTIAL ZONE
(R-1, R-3, R-4, & R-F)

14-4-109 PERMISSIBLE LOT COVERAGE

- A. In the (R) Zone, all structures, including accessory structures, and all impervious surfaces such as driveways, sidewalks, patios, parking areas, sports courts and pools shall not cover a total of more than sixty percent (60%) of the area of the lot or parcel of land.
- B. At least fifty percent (50%) of all required front yard areas shall be landscaped.
- C. At least fifty percent (50%) of all required side yard areas shall be landscaped.
- D. At least fifty percent (50%) of all street side yard (corner lot) areas shall be landscaped.
- E. At least fifty percent (50%) of all rear yard areas shall be landscaped.
- F. For institutional uses, such as churches, private schools and public buildings, the approving authority may increase the amount of impervious surface area to up to seventy percent (70%), if the additional hard surfacing is used to provide parking spaces beyond the minimum required.

[...]

14-4-112 LANDSCAPING

The following landscaping provisions shall apply to any developed lot or parcel in the (R) Zone:

- A. All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grass and similar landscaping materials.
- B. Landscaping shall also be installed in each adjacent parkstrip to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material are not allowed in the parkstrip area between the curb and sidewalk. Xeriscaping is permitted in accordance with the Landscaping and Fencing Chapter of this Title.

RESIDENTIAL MULTIPLE FAMILY ZONE
(RM-7, RM-13, RM-19, & RM-25)

14-5-109 PERMISSIBLE LOT COVERAGE

In the (RM) Zone, all buildings, including accessory buildings and structures, and all impervious surfaces such as driveways, sidewalks, patios, parking areas, sports courts and pools shall not cover a total of more than sixty percent (60%) of the area of the lot or parcel of land. Furthermore, at least fifty percent (50%) of all required front and rear yard areas shall be landscaped. For institutional uses, such as churches, private schools, and public buildings, the approving authority may increase the amount of impervious surface area to up to seventy percent (70%), if the additional hard surfacing is used to provide parking spaces beyond the minimum required.

[...]

14-5-113 LANDSCAPING

The following landscaping provisions shall apply to each developed lot or parcel in the (RM) Zone:

- A. All portions of the lot not improved with structures or other impervious surfaces shall be maintained with suitable landscaping of plants, trees, shrubs, grass and similar succulent landscaping materials.
- B. Landscaping shall also be installed in all parkstrips to the same standards as other onsite landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other nonvegetative material are not allowed in the parkstrip area between the curb and sidewalk. Xeriscaping is permitted in accordance with the Landscaping and Fencing chapter of this Title.
- C. At plant maturity the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner and/or occupants.
- D. There shall be a minimum ten (10) feet wide landscape buffer around the perimeter of all non-single family sites, and a minimum five (5) feet wide landscape buffer around all structures except for approved walkways, driveways, garages and carports.
- E. Landscaping shall cover at least forty (40) percent of the development site.

COMMERCIAL ZONE
(C-H, C-G, C-H)

14-6-109 LANDSCAPING

The following landscaping provisions shall apply in the (C) Zone in addition to other requirements of this Title.

1. The minimum amount of landscaping required within each subzone shall be as follows:

Table 14-14-109

<u>Subzone</u>	<u>Min. Percent Landscaping</u>
C-H	15%
C-G	15%
C-N	25%

2. Required landscaping shall be located onsite and shall not include required landscaping within a public right-of-way or any other location not within the property boundaries.
3. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
4. A minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
5. A minimum ten (10) feet wide landscape buffer shall be established adjacent to all residential properties.
6. All parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except as noted for buffering between residential uses.
7. Parking areas shall be landscaped as set forth in this Title.
8. Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, and other non-vegetative material are not allowed in the parkstrip area between the curb and sidewalk. Xeriscaping is permitted in accordance with the *Landscaping and Fencing* chapter of this Title.
9. Any area that is not landscaped shall be improved consistent with uses permitted in the (C) zone.

**DOWNTOWN ZONE
(DN)**

14-7-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE

- A. A lot or parcel with a single family or two family dwelling shall follow the lot coverage requirements of the R-4 subzone. All others, including multi-family and mixed-use developments, shall conform to the following criteria, in addition to any other requirements of this Title:
1. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
 2. With the exception of properties fronting on Main Street a minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
 3. A minimum ten (10) feet wide landscape buffer shall be established adjacent to a residential property.
 4. Parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except for landscape buffering required between residential uses.
 5. Parking areas shall be landscaped as set forth in this Code.
 6. Approved landscaping must cover a minimum of ten (10) percent of the development site exclusive of any parkstrips in a public right-of-way. In addition to the minimum 10 percent required for all development, mixed-use and multi-family uses shall provide an additional 50 square feet of landscaping per residential unit.
 7. Landscaping shall also be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel, and other non-vegetative material is not allowed in the parkstrip area between the curb and sidewalk.
- B. During the site plan approval process, the City may require more or less landscaping consistent with the provisions of the adopted Historic Downtown Plan.

**PROFESSIONAL OFFICE ZONE
(PO & PO-N)**

14-8-109 LANDSCAPING

The following landscaping provisions, in addition to other requirements of this Title, shall apply in the (PO) Zone.

1. Approved landscaping shall cover a minimum of fifteen (15) percent of the development site and does not include required landscaping within public rights-of-way or any other location not within the property boundaries.
2. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and shall be permanently maintained by the owner or occupants.
3. In the PO zone, a minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by approved drive accesses. In the PO-N subzone, the entire minimum front yard setback shall be landscaped, except for the area occupied by approved drive accesses and/or walkways.
4. A minimum ten (10) feet wide landscape buffer shall be established adjacent to any residential property, except for approved parking, loading and drive areas.
5. All parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line.
6. Parking areas shall be landscaped as set forth in this Code.
7. Landscaping shall be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel and other non-vegetative material are not allowed in the parkstrip area between the curb and sidewalk.
8. Any area that is not landscaped shall be improved consistent with uses permitted in this zone.

HOSPITAL ZONE
(H)

14-9-109 LANDSCAPING AND PERMISSIBLE LOT COVERAGE

The following landscaping provisions shall apply in the (H) Zone in addition to other requirements of this Code:

1. All landscaping shall be sprinkled and planted with substantial live plant material for the purpose of buffering, screening, and beautifying the site. At plant maturity, the landscaping should represent, as a minimum standard, compatibility with surrounding developed properties and uses and must be permanently maintained by the owner or occupants.
2. A minimum ten (10) feet wide landscape buffer shall be required along all frontage areas not occupied by drive accesses.
3. A minimum ten (10) feet wide landscape buffer shall be established adjacent to any residential property.
4. Parking, loading, and drive areas shall have a minimum five (5) feet wide landscape buffer when located adjacent to a side or rear property line, except as required for buffering between residential uses.
5. Parking areas shall be landscaped as set forth in this Title.
6. Approved landscaping shall cover a minimum of ten (10) percent of the development site exclusive of any parkstrips in the public right-of-way.
7. Landscaping shall be installed in all parkstrips to the same standards as other on-site landscaping. Asphalt, concrete, bricks, pavers, railroad ties, rocks, gravel and other non-vegetative material is not allowed in the parkstrip area between the curb and sidewalk.
8. Areas not in landscaping shall consist of uses permitted in this zone.

MIXED-USE ZONE
(MXD-R / MXD-C / MXD-PO / MXC-PF / MXD-E / MXD-M)

14-10-108 DEVELOPMENT CHARACTERISTICS

[...]

3. All developments shall provide at least fifteen (15) percent of the gross floor area or fifteen (15) percent of the gross site area, whichever is greater, as open space. Open space shall typically include the following elements: cultivated landscaping, plazas, parks, urban trails/sidewalks, wetlands/indigenous landscaping, and community recreation space. A maximum of fifty (50) percent of all open space may be hard surfaced. Streets, parking lots, driveways and private yards are not considered open space.

[...]

[APPLIES TO ALL]

14-16-109 TYPES AND LOCATION OF LANDSCAPING

With the exception of a single-family or a two-family dwelling on an individual lot, the landscaping on a lot or parcel shall meet the following criteria:

- A. Each tree shall be planted and staked in accordance with the Standard Tree Planting Detail of this Title.
- B. The first ten (10) feet of yard setback adjacent to any street shall be landscaped, except for approved driveways, walkways, and utility service areas.
- C. Street trees shall be required along each street and any reverse frontage conditions. Street trees shall be located within the front, corner side or street yard setback. Each tree shall be a minimum two (2) inch caliper and shall be planted at a minimum spacing of one (1) tree for every thirty-five (35) lineal feet of street frontage or fraction thereof over twenty (20) feet.
- D. In addition to required street trees, each lot or parcel shall include the following:
 - 1. At least one (1) ornamental tree of at least one (1) inch caliper, and/or one (1) screening tree of at least two (2) inch caliper, for each
 - a. Five hundred (500) square feet of required landscaping in commercial developments that are two (2.0) acres or larger, or
 - b. Seven hundred fifty (750) square feet of required landscaping in all multifamily developments and all commercial developments that are less than 2.0 acres in size; and
 - 2. At least one (1) shrub, minimum five (5) gallon, for each two hundred (200) square feet of required landscaping.
 - 3. Up to half of the required shrubs may be substituted for trees on a ten to one (10 to 1) basis.
 - 4. Screening trees as indicated in the Tree Selection List of this Chapter shall be planted at thirty (30) foot intervals inside property lines of each multi-family, commercial, institutional, or industrial use located within twenty (20) feet of a single-family residential development or zone.

14-16-115 XERISCAPE STANDARDS

The following are the minimum standards for xeriscaping any parkstrip or other landscape area located within a public right-of-way:

- A. There shall be at least one (1) street tree for every forty (40) linear feet of frontage, or fraction thereof.
- B. At least fifty percent (50%) of the required landscape area shall be in live vegetation.
- C. Live vegetation shall be distributed throughout the landscape area, and shall not be clustered or segregated.
- D. Bark, lawn clippings, chipped wood, and similar loose materials are not permitted.
- E. Decorative rock material shall be a minimum of one (1) inch aggregate, and shall not exceed the height of the sidewalk nor the top back of curb. Such material shall be at least three (3) inches deep and shall be placed completely on top of a weed fabric barrier that allows the permeation of water.
- F. White quartz rock, lava rock, and gravel or any other material that approximates the color of concrete, are not permitted.
- G. Any area of xeriscape shall be improved with a drip irrigation system or similar permanent irrigation system that covers the entire area.
- H. Any individual, corporation, or other entity that xeriscapes an area within a public right-of-way shall be responsible for any damage caused by rocks or other materials that migrate onto a sidewalk, street, storm drain or other public facility, regardless of how such migration occurs.

14-16-117 TREE SELECTION LIST

The following trees in Table 14-16-117a shall be approved for use in areas of landscaping regulated by this Title. As new tree varieties are continuously being developed, the City recognizes that it is not possible for this list to contain every derivation or subspecies of tree available. Therefore, the land use authority may allow a substitution if it is found that the proposed tree is similar in size, growth pattern, durability, desirability and impact as a tree contained in the approved list.

Table 14-16-117a

BOTANICAL NAME	COMMON NAME	TREE TYPE		
		1 = Ornamental Tree 2 = Screening Tree 3 = Street Tree		
Acer Ginnala	Amur Maple	1	2	-
Acer Platanoides	Norway Maple	1	-	3
Acer Platanoides Columnare	Pyramidal Norway Maple	1	2	3
Acer Platanoides Crimson King	Crimson King Norway Maple	1	2	3
Acer Platanoides Emerald Queen	Emerald Queen Norway Maple	1	-	3
Acer Platanoides Royal Red	Royal Red Norway Maple	1	2	3
Acer Rubrum	Red Leaf Maple	1	-	-
Acer Rubrum Red Sunset	Red Sunset Maple	1	-	3
Albizia Julibrissin Rubra	Mimosa Silk Tree	1	-	-
Betula Papyrifera	Canoe Birch	1	2	3
Betulaplatyphilia Japonica	Japanese White Birch	1	2	-
Catalpa Bungii	Umbrella Catalpa	1	2	3
Celtis Occidentals	Common Hackberry	1	2	3
Cercis Canadensis	Eastern Redbud	1	2	-
Crategus Lavellei	Carrier Hawthorn	1	2	3

Cretageus Phaenopyrum	Washington Hawthorne	1	2	3
Ginkgo Bilboa Autumn Gold	Autumn Gold Ginkgo	1	-	3
Gleditsia Triacanthos Imperial	Imperial Honeylocust	1	-	3
Gleditsia Triacanthos Shademaster	Shademaster Honeylocust	1	-	3
Gleditsia Triacanthos Skyline	Pyrimidal Honeylocust	1	-	3
Koelreuteria Paniculata	Golden Raintree	1	2	3
Malus Almey	Almey Crabapple	1	2	-
Malus Variety American Beauty	American Beauty Crabapple	1	2	-
Malus Dolgo	Dolgo Crabapple	1	2	-
Malus Hopa	Hopa Crabapple	1	2	-
Malus Ioensis Klehms Improved	Klehms Bechtel Crabapple	1	2	-
Malus Oekonomierat Echtermeyer	Echtermeyer Weeping Crabapple	1	2	-
Malus Radiant	Radiant Crabapple	1	2	-
Malus Royalty	Royalty Crabapple	1	2	-
Malus Snowcloud	Snowcloud Crabapple	1	2	-
Malus Strathmore	Strathmore Crabapple	1	2	-
Plantanus Acerifolia	European Sycamore	1	-	-
Prunus Virginiana Melancarpa Shubert"	Canada Red Cherry	1	2	-
Prunus Cerasifera "Mt. St. Helen's"	Mt. St. Helens Plum	1	2	3
Prunus Cerasifera Variety Newport	Newport Flowering Plum	1	2	3
Prunus Cerasifera Thundercloud	Thundercloud Flowering Plum	1	2	3
Prunus Padus Commutata	May Day Tree	1	2	3

Prunus Serrulata Kwanzan	Kwanzan Flowering Cherry	1	2	3
Prunus Subhirtella Pendula	Weeping Cherry	1	-	-
Pyrus Calleryana Aristocrat	Aristocrat Ornamental Pear	1	2	3
Pyrus Calleryana Bradford	Bradford Ornamental Pear	1	2	3
Pyrus Calleryana Rancho	Rancho Ornamental Pear	1	2	3
Pyrus Calleryana Trinity	Trinity Ornamental Pear	1	2	3
Quercus Borealis	Northern Red Oak	1	-	-
Quercus Macrocarpa	Bur Oak	1	-	3
Quercus Palustris	Pin Oak	1	-	3
Sophora Japonica	Japanese Pagoda Tree	1	-	3
Sorbus Aucuparia	European Mountain Ash	1	2	3
Tilia Americana Redmond	Redmond Linden	1	-	-
Tilia Cordata	Little Leaf Linden	1	2	-
Tilia Cordata Greenspire	Greenspire Little Leaf Linden	1	2	3
Tilia Cordata Olympic	Olympic Pyramidal Linden	1	2	3
Picea Pungens	Colorado Spruce	1	2	-
Picea Pungens Glauca	Colorado Blue Spruce	1	2	-
Pinus Nigra	Austrian Pine	1	2	-