

Landscape Group Notes  
9/26/2018

Attendance: Darell Tunnicliff, John Ostlund, Woody Woods, Bill Stene, Megan Terry  
Staff: Dan Schwarz, Mike Black, Monica Plecker

Darell welcomed the group.

Monica provided a brief update of where we are in the progress of the code audit.

Review of notes

Parking Lot Discussion:

Megan Terry led the discussion on parking lot requirements. Outlined different options typically seen in zoning codes:

#of trees based on parking spaces

Interior islands required every X number of spaces

Parking islands every X number of feet of continuous parking roads

X number of trees every x number of SF (distributes shade)

Parking stall shall be no further than x number of feet from a tree trunk

Woody likes the idea of 90' from trunk.

Darell is concerned about lot size and shape and how that could affect people's ability to meet the requirement regulations.

Darell questioned distance - 90', 110'

Megan stated that 90' is workable and would have a similar feel to

John - types of trees that are appropriate? Megan mentioned that it could be anything typically codes will reference an appendix. John is concerned if there are too many trees then businesses lose their roadside appeal for marketing.

Dan - water system for parking lot trees?

Woody - pointed out that street trees along parking lots are different than internal trees. Woody agreed large diameter trees could be an issue but the group could ask for a list of recommended trees that are more ornamental in nature.

Megan - elaborated on large parking lots and required islands versus median islands and how these aid in storm water.

The group needs a better idea to visually understand distances.

Darell questions how people may feel about our proposed changes? He's looking for something nice and palatable.

John questioned a truck repair shop, Jim and Tracey's, Auto Auction, etc. If you think of these types of businesses how will these internal spaces work. These 1 tree for 90' is appropriate for small retail or box stores. Further discussion about unique differences between Billings/Yellowstone County. We need to be accommodating to these types of businesses.

Megan, Maybe for these types of businesses 1 tree per 10 spaces but could be bunched. This would make truck traffic, etc. easily.

Woody would be in favor of allowing both as is John.

John would be in favor of calling out certain types of exceptions based on use. Dan reiterated that we should have a provision for primary vs. ancillary uses.

Darell is concerned that use based requirement could create issues with redevelopment in the future.

Dan brought up the option of administrative approval of a different plan.

Darell curious about rather than rooting it in business could it be rooted in need for turning radius, freight reliever, etc.?

Fencing Materials: Don't get rid of chain link - just if it needs to be site obscuring use slats. Vinyl requirements would be. Discussion on whether chain link is appropriate in the front of businesses.

Bill, Could fence go towards landscaping plan points? Working group really like this is idea. There is consensus. iron worth more, powder coated more some, chain link worth little. Make the nice choice an incentive.

Megan to come back with some recommendations at the next meeting.

Native Grasses:

Native grasses versus weeds? Current code doesn't allow any grass over 12 inches.