SOUTH JORDAN CITY
PLANNING COMMISION REPORT

Commission Meeting Date: 2-14-2023

Issue: CONSIDERATION OF A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE SOUTH JORDAN STREETSCAPE MASTER PLAN FOR THE CITY OF SOUTH JORDAN

Submitted By: Colby Hill Agenda Item No.

Staff Recommendation (Motion Ready): Recommend the adoption of Resolution 2023-11 adopting the South Jordan Streetscape Master Plan for the City of South Jordan

BACKGROUND: A streetscape master plan has been prepared by VODA Landscape + Planning and is now ready for adoption by City Council. Prior to adoption of any amendment to the City's General Plan, Utah Code Ann. §10-9a-404 requires the Planning Commission to hold a public hearing on the proposed amendment.

TEAM FINDINGS, CONCLUSIONS & RECOMMENDATIONS:

FINDINGS: The South Jordan Streetscape Master Plan provides a framework for both beautifying the streets in the City's primary corridors and reducing overall maintenance and water resource requirements. The plan includes a review of existing relevant planning documents and describes the plan implementation process which will be used over time as parks strips and medians are incrementally updated.

CONCLUSIONS: The South Jordan Streetscape Master Plan will ensure that a coordinated, master-planned effort is undertaken to plan for beautifying the streetscapes and maintaining the South Jordan identity while reducing maintenance and water consumption.

RECOMMENDATIONS: For reasons outlined in the South Jordan Streetscape Master Plan and staff presentations, staff recommends that the City Council approve Resolution 2023-11, the South Jordan Streetscape Master Plan for the City of South Jordan.

FISCAL IMPACT: As outlined in the Streetscape Master Plan

ALTERNATIVES:

1. Recommend adoption of Resolution 2023-11
2. Recommend not adopting Resolution 2023-11

SUPPORT MATERIALS:

1. Resolution 2023-11
2. South Jordan Streetscape Master Plan, January 2023, by VODA Landscape & Planning

Approved as to Content: _____ _____

Planning Director Design Review Engineer

RESOLUTION R2023 - 11

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ADOPTING THE SOUTH JORDAN STREETSCAPE MASTER PLAN FOR THE CITY OF SOUTH JORDAN.

WHEREAS, the City of South Jordan desires to reduce water use and maintenance resources in park strips and medians maintained by South Jordan City, and the City desires to create attractive landscaped park strips along South Jordan's key travel corridors; and

WHEREAS, A Streetscape Master Plan dated January 2023 has been prepared for the City by VODA Landscape + Planning LLC to help the City meet these goals; and

WHEREAS, The City had adopted a General Plan as required by Utah Code Ann. §10-9a-401 to plan for present and future needs of the municipality and to plan for the growth and development of land within the City; and

WHEREAS, The City desires to add the Streetscape Master Plan as an element of the General Plan to assist the City in meeting its water use and streetscape goals; and

WHEREAS, the City Council finds that adopting the Streetscape Master Plan and incorporating it into the City's General Plan will support the best interests of the City and will promote the public health, safety, and welfare of the residents of the City of South Jordan.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH:

SECTION 1. Adoption. The document titled South Jordan Streetscape Master Plan prepared by VODA Landscape + Planning LLC, a copy of which is attached, is hereby adopted as the Master Streetscape Plan of the City of South Jordan and shall be included in the City's General Plan.

SECTION 2. Severability. If any section, clause or portion of this Resolution is declared invalid by a court of competent jurisdiction, the remainder shall not be affected thereby and shall remain in full force and effect.

SECTION 3. Effective Date. This Resolution shall become effective immediately upon passage.

APPROVED BY THE CITY COUNCIL OF THE CITY OF SOUTH JORDAN, UTAH, ON THIS _____ DAY OF _____, 2023 BY THE FOLLOWING VOTE:

	YES	NO	ABSTAIN	ABSENT
Patrick Harris	_____	_____	_____	_____
Bradley Marlor	_____	_____	_____	_____
Donald Shelton	_____	_____	_____	_____

Tamara Zander	____	____	____		____
Jason McGuire	____	____	____		____

Mayor: _____ Attest: _____
Dawn R. Ramsey City Recorder

Approved as to form:

_____
Office of the City Attorney

SOUTH JORDAN
STREETSCAPE MASTER PLAN

February 2023

VODA landscape + planning

SOUTH JORDAN STAFF

Colby Hill, Public Works, Associate Director of Parks

Geoffrey Burlew, Park Strip Supervisor

Greg Schindler, City Planner

Jeremy Nielson, Deputy City Engineer

Jason Rasmussen, Public Works Director

Matt Jarman, GIS Coordinator

Kevin Ball, Urban Forester

Jason Miller, Parks Foreman

GOALS & OBJECTIVES

Goal 1: Reduce water use in park strips and medians maintained by South Jordan City.

Objective 1: Install new low water use, drought tolerant plants in all park strips and medians which are maintained by the city.

Objective 2: Install new, more efficient irrigation systems that can be adjusted to current conditions.

Goal 2: Reduce maintenance resources required for park strips and medians maintained by South Jordan City.

Objective 1: Explore feasibility of transfering park strip maintenance to adjacent property owners where city is not required to maintain the park strip.

Objective 2: Minimize plant and irrigation system maintenance tasks to seasonal and/or annual maintenance requirements.

Objective 3: Eliminate turf grass from all park strips and medians which are maintained by the city.

Goal 3: Create attractive landscaped park strips along South Jordan's key travel corridors.

Objective 1: Use only low-water and low-maintenance plants that will thrive in the city's climate.

Objective 2: Use plants that will beautify and improve the experience and perception of the city.

HOW MUCH WATER DOES XERISCAPE SAVE?

Most agree that effective xeriscape design can reduce anywhere from **50-75%** of water needs over conventional landscapes.

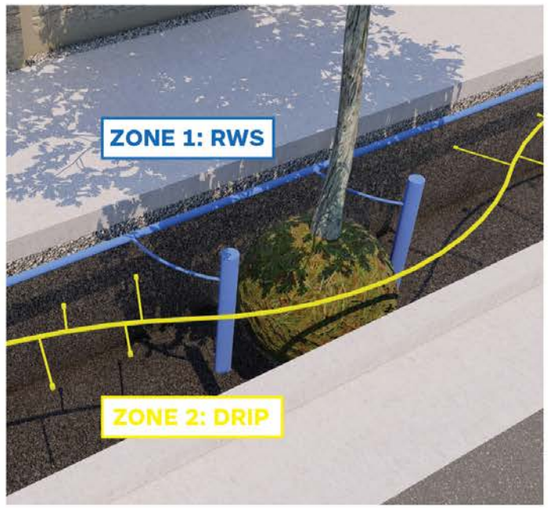


Figure 4.03 - Separate tree and plant irrigation zones

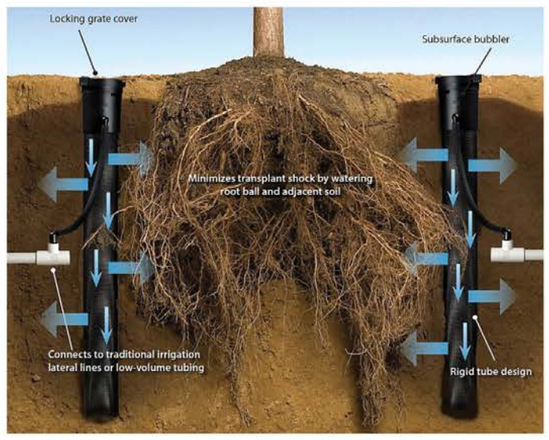


Figure 4.04 - Root watering system diagram

1. **Two irrigation zones** allow plants and trees to be irrigated independently. This feature is used to customize the amount of water provided for the plants vs the trees. It is useful in establishing new plants and prevents overwatering when the plants and trees have different water demands. It is also useful in drought conditions where trees, the larger investment of time and money, might need to be prioritized over plants.
   - **(a)** The **tree irrigation zone** will use a **Root Watering System (RWS)** to provide water directly to the tree's root system and minimizes surface runoff and evaporation loss. The RWS will be supplied by valves and lateral lines separate from the plant irrigation zones. See Figures 4.03 and 4.04
     - **(i)** Each tree shall have a minimum of 2 RWS fixtures evenly spaced around the rootball.
     - **(ii)** Each RWS fixture shall be fitted with a cloth sock around its exterior to prevent fine sediments from penetrating and clogging the canister.
     - **(iii)** Each RWS canister shall be filled with 0.5" gravel to improve top to bottom water dispersion and prevent canister collapse from side pressure.
   - **(b)** The **plant irrigation zone** will use a drip emitter system. Individual emitters will be placed at each plant and connected to the plant irrigation zone later lines and valves. See Figure 4.03
2. **Smart controllers** will be installed on both existing and new irrigation systems. These controllers reduce maintenance time and costs because adjustments to watering schedules can be made remotely. This convenience can help reduce water use and increase plant survival by making real-time adjustments based on changing conditions.
   - **(a) Rain Bird brand smart controllers** will be installed on all new irrigation systems and retrofitted to existing systems as they are refurbished.
3. **Consolidated control systems** will minimize the number of controllers and valve boxes. The quantity and location of controllers and valve boxes shall be determined on a project basis with the goal of reducing the number of controllers overall.

Planting Design

Planting design is governed by an algorithm, or decision making structure. Figure 4.05 shows an overview of the process.

The full algorithm and planting design process are described in the next chapter.

STEP 3: SITE PREPARATION

Site preparation includes all site work that needs to be completed before irrigation systems and plants can be installed. This includes the removal or modification of any site features as identified in the site analysis and site design drawings.

Figure 4.02 - Park strip refurbishment process

4.2 PROCESS

The park strip refurbishment process has 7 steps:

1. Site Analysis
2. Site Design
3. Site Preparation
4. Install Irrigation
5. Install Plants
6. Establish Plants
7. Maintenance

See Figure 4.02

The steps are listed in their chronological order but the duration of each step will vary. Steps 1 and 2 can be completed well in advance of step 3. Some tasks in steps 3, 4, and 5 will overlap and can be performed at the same time. Step 6 should take 1-2 years, and step 7 continues indefinitely.

This process should be used individually for each street corridor/section.

STEP 1: SITE ANALYSIS

The site analysis both records existing conditions and determines which conditions are to be changed and which are to remain. The site analysis shall be documented on site drawings.

Conditions that might be removed include existing turf, pavement, mulch, dead trees, weeds, irrigation systems, etc.

The following principles shall guide the site analysis:

1. Always consider the specific goals for the given street/corridor.
2. Identify which existing irrigation systems are to be preserved and adapted to the new irrigation scheme.
3. Evaluate any of the previously permitted 15'-0" long paved areas and identify which to keep or remove on a case-by-case basis.
4. Identify which trees are to remain and where trees need to be added or replaced. Preserve existing trees if they are healthy.
5. Identify existing utility poles, lamp posts, street signs, utility vaults, electrical boxes, and other features that will remain in the park strip.

STEP 2: SITE DESIGN

The site design step uses the site analysis drawings to generate site plans. This includes the irrigation system and planting design drawings. The site design should meet the specific goals for the given street/corridor.

The following principles shall guide the site design:

Irrigation Systems

Updated irrigation systems will reduce water use and maintenance while improving plant health. The new irrigation system will have two irrigation zones in each park strip, use smart controllers, and use a consolidated valve box/controller configuration.

Irrigation system plan drawings should be developed on a project basis and meet the following criteria:

LARGE TREES VISUAL LIST

Corylus colurna

TURKISH FILBERT

(Z4) Full sun.

Pyramidal, deciduous tree. Broad, semi-glossy bright green leaves, with corky, tan to gray bark may flake to reveal orange-brown inner bark. Tolerant of drought once established.

H 50' W 30'

Gymnocladus dioicus 'Espresso'

KENTUCKY COFFEE TREE

(Z4) Full sun. Shade tree, Waterwise

Oval to vase shaped tall deciduous tree with rough, scaly gray-brown bark and large bipinnate compound leaves on arching branches. Bluish green leaves with yellow fall color. Seedless selection. Tolerates heat, drought and cold conditions.

H 50' W 35'

Quercus shumardii

SHUMARD OAK

(Z5) Full sun. Shade tree.

Larger leaves and abundant shade producing abilities. Grows more pyramidal in it's younger stages then it will branch out creating a more vase like look. Shiny dark green leaves can reach 8" long. Late fall color turns the tree a vibrant red.

H 40-60' W 30-60'

Tilia tomentosa

SILVER LINDEN

(Z4) Full sun, shade tree, street tree, fall color.

A broadly pyramidal tree. Glossy leaves have dark green tops and are silvery-white underneath. The early summer blooms are fragrant. Tolerant of heat, drought and urban conditions. Green/Yellow fall foliage.

H 60' W 30'

Ulmus x 'Morton' Accolade'

(Z4)

Vas
gre

H 5

(Z5)

The
sha
col

H 4

SMALL TREES VISUAL LIST

Acer ginnala 'Flame'

FLAME AMUR MAPLE

(Z2) A small rounded tree or large shrub. Green summer foliage turns bright red in the fall. Flowers are very fragrant, appearing in the early spring. Adapts well to a wide range of soils. Grown in a tree or multi-stem form.

Height 20' Spread 20'

Malus 'Spring Snow'

SPRING SNOW CRABAPPLE

(Z4) Full sun.

Profuse white flowers in spring are followed by medium green foliage. Yellow fall color. Fruitless.

H 25' W 22'

Syringa reticulata

JAPANESE TREE LILAC

(Z3) Full sun, waterwise, deer resistant, high elevation.

Small tree with stiff spreading branches developing an oval-rounded to vase shaped crown. Large showy creamy white flowers turn to winter light tan to brown clusters of capsules.

H 20-25' W 15-25'

Zelkova serrata 'Wireless®'

WIRELESS ZELKOVA

(Z5) Full sun, water-wise.

Broadly spreading vase is medium green foliage turns red in fall. Excellent choice for planting under utility lines.

H 24' W 36'

MEDIUM TREES VISUAL LIST

Carpinus betulus 'Fastigiata'

COLUMNAR HORNBEAM

(Z4) Full sun to part shade. Deciduous. Columnar. Low maintenance. Yellow fall color.

This deciduous, upright symmetrical specimen. The foliage is bright green and dense during the summer, and turns yellow in the fall. Great for a tall screen, hedge, or street tree.

H 30-40' W 20-30'

Celtis occidentalis

COMMON HACKBERRY

(Z2) Full sun. Shade tree. Drought tolerant. Low maintenance.

A broad tree with ascending branches, arching with age. Fall color is yellow. Elm-like foliage; upright arching branches. Thick, knobby bark. Tolerates urban air pollution. Good for parking islands.

H 40-50' W 30-40'

Gleditsia triacanthos var. inermis

HONEYLOCUST

(Z3) Full sun.

Deciduous, upright tree with a spreading crown and ascending branches. Compound foliage is dark green, turning to yellow in the fall. Great shade tree for filtered shade requirements. Very salt tolerant .

H 45' W 35'

Koelreuteria paniculata

GOLDEN RAINTREE

(Z5) Full sun. Street tree. Waterwise. Attracts pollinators.

A dense, rounded tree with a spreading habit. Bright yellow flowers in mid-summer are followed by interesting papery seed capsules. Compound foliage is green, then turns to a golden-orange color in the fall.

H 25' W 25'

SOUTH JORDAN UTAH

SMALL PLANTS VISUAL LIST

Delosperma cooperi

HARDY ICE PLANT

(Z5-9)

Medium to dark green leaves form a low, dense carpet of soft, fleshy foliage, covered with neon, pinkish purple daisy-like flowers from summer to fall. Great for rock gardens.

H 3-6" W 12-36"

Leucanthemum x superbum 'Snow Lady'

SNOW LADY SHASTA DAISY

(Z4) Full sun, deer resistant.

A compact, dwarf form of Shasta Daisy. An ideal choice for the front of any border where a long season of bloom is desired.

H 12" W 12"

Leucanthemum superbum 'PP23181'

BANANA CREAM SHASTA DAISY

(Z5) Full Sun. Perennial.

This shasta daisy's flowers are 4-5" when they open in the summer. Flowers are lemon yellow at time of opening, and become light butter yellow, then creamy white as they mature. An extra row of ray petals gives the flowers a fuller appearance than single-ray varieti. These are award winning as cut flowers, as they last 2-3 weeks once cut.

H 15-18" W 18-24"

Sphaeralcea munroana

MUNRO'S GLOBEMALLOW

(Z4) Full Sun. Waterwise, Native, Summer Blooming

This Globemallow brings a blast of bright orange to the mid-summer garden. A xeric perennial native to the Great Basin of the Western US, this rugged plant thrives in the most challenging hot, sunny dry garden conditions. Drought resistant/drought tolerant plant

H 3.5' W 2'

Schizachyrium scoparium 'Blaze'

BLAZE LITTLE BLUESTEM GRASS

(Z4) Full Sun. Deer Resistant. Drought tolerant.

'Blaze' is a selection of Little Bluestem grass grown for its exceptional fall color. A tall upright warm season grass, 'Blaze' mixes in nicely with flowering perennials and its grass blades turn deep red in the fall maaturing to a pink winter

SOUTH JORDAN UTAH

LARGE PLANTS VISUAL LIST

Mirabilis multiflora

WILD FOUR O'CLOCK

(Z4) Full Sun to part shade. Deer & rabbit resistant.

Wild Four O'clock is a magnificent native wildflower that blooms all summer with magenta-pink flowers that open in the afternoon. A perennial with huge, deep roots, it needs no extra water once established. Spreads widely,

H 1.5' W 4-6'

Potentilla fruticosa

SHRUBBY CINQUEFOIL

(Z2) Full sun, waterwise, deer resistant.

Small fine-textured deciduous flowering shrub.Blooms late spring through fall. White, yellow, pink, orange, and red flowering varieties.

H 1-4' W 2-4'

Mahonia aquifolium 'compacta'

DWARF OREGON GRAPE

(Z4) Part shade, and water-wise.

Compact broadleaved evergreen. Holly-like glossy dark green leaves turn red to bronze in the winter. Clusters of bright yellow flowers bloom in the spring followed by blue to black berries. Tolerates drought best in the shade.

H 2-3' W 3- 4'

Mahonia repens

CREEPING OREGON GRAPE

(Z2) Full sun to full shade, deer and rabbit resistant, attracts butterflies, native. Utah native.

Small broadleaf evergreen. Multi-colored holly-like leaves turn reddish-purple in fall. Yellow blooms in late spring. Winter interest.

H 12-36" W 36-60"

Rhus aromatica 'Gro-Low'

GROW LOW SUMAC

(Z3) Full sun to part shade, water-wise, deer and rabbit resistant.

Compact habit with glossy green leaves. Excellent for erosion control. Small yellow flowers followed by red berries. Scarlet-orange fall color.

H 2-3' W 6-8'

Plant Selection Criteria

1. Low water

2. Simple/annual maintenance

3. Wide spread/lush look

4. Salt tolerance

5.0 PLANTING DESIGN PROCESS

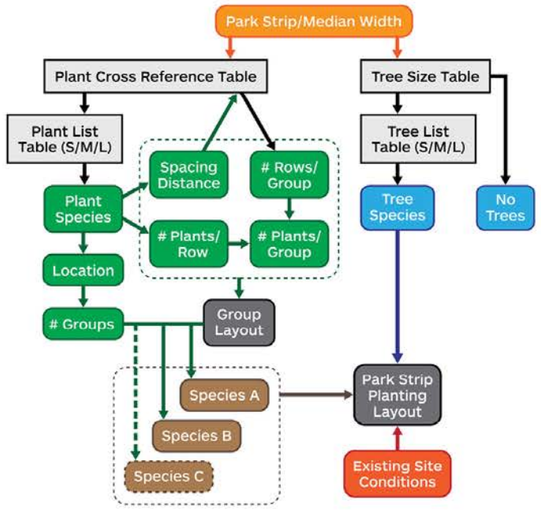


Figure 5.01 - Planting design process flow chart

The planting design process is a tool to enable South Jordan City personnel the flexibility to design their own streetscape planting plans that are customized to the goals for each street/corridor. The species selection and planting layouts generated by the algorithm will develop a planted streetscape that maximizes plant health and resource efficiency.

The planting layouts are designed to achieve 50% coverage of the planted areas at plant maturity. This coverage is concentrated along the center line of the park strips and medians, leaving the side edges less covered. This creates a longer linear layout that accentuates the length of the ornamental planting as it is experienced by people in passing cars.

See Figure 5.01 for a flow chart of the planting design process.

5.1 PLANTING LAYOUT DESIGN

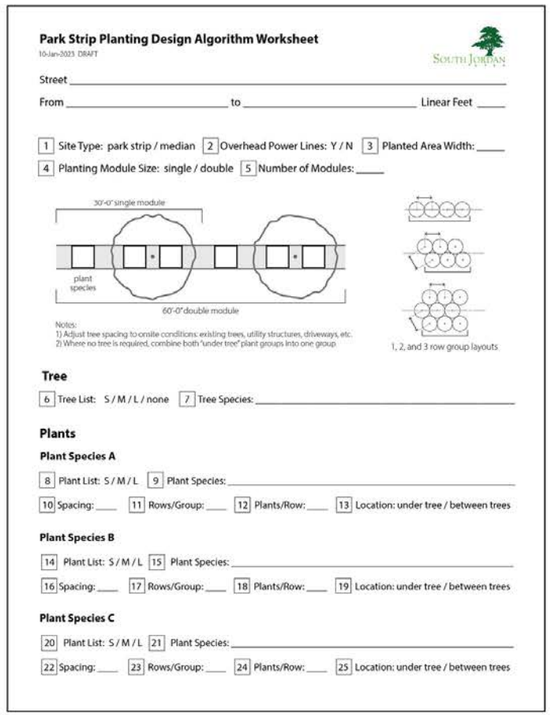
ALGORITHM

The planting layout design process is governed by a simple **algorithm that uses tables and a worksheet**. An example diagram for how to use the algorithm is shown in Appendix C.

Inputs

The algorithm process has **three inputs**: the street, site type, and planted area width. These inputs are written on the top of each worksheet.

1. The **Street** indicates the section of a street to which the planting layout of the given worksheet is applied. The length of this section is used to determine the number of planting modules.
2. **Site type** is either a park strip or median. The presence of overhead power lines is indicated in the site type.
3. **Planted area width** refers to the planted areas in both park strips and medians. It is defined as the actual width of the soil area (measured perpendicular to the street) and does not include the width of any adjacent curbs, gutters, or pavement.
   - **(a)** The planted area width of 9'-0" for medians is used in reference to South Jordan Engineering Standards Drawing S-1 where the standard 14"-0" median has a planted area width of 9'-0".
   - **(b) Park strip and median widths will vary.** Common widths are included in the tables. When a planted area width is between two listed widths, use the smaller width.



Park Strip Planting Design Algorithm Worksheet

10-Jan-2023 DRAFT

Street _____

From _____ to _____ Linear Feet ____

[1] Site Type: park strip / median [2] Overhead Power Lines: Y / N [3] Planted Area Width: ____

[4] Planting Module Size: single / double [5] Number of Modules: ____

30'-0" single module

plant species

60'-0" double module

Notes:
1) Adjust tree spacing to onsite conditions: existing trees, utility structures, driveways, etc.
2) Where no tree is required, combine both "under tree" plant groups into one group

1, 2, and 3 row group layouts

Tree

[6] Tree List: S / M / L / none [7] Tree Species: _____

Plants

Plant Species A

[8] Plant List: S / M / L [9] Plant Species: _____

[10] Spacing: ___ [11] Rows/Group: ___ [12] Plants/Row: ___ [13] Location: under tree / between trees

Plant Species B

[14] Plant List: S / M / L [15] Plant Species: _____

[16] Spacing: ___ [17] Rows/Group: ___ [18] Plants/Row: ___ [19] Location: under tree / between trees

Plant Species C

[20] Plant List: S / M / L [21] Plant Species: _____

[22] Spacing: ___ [23] Rows/Group: ___ [24] Plants/Row: ___ [25] Location: under tree / between trees

Figure 5.02 - Planting design algorithm worksheet. See Appendix A for the full size printable version

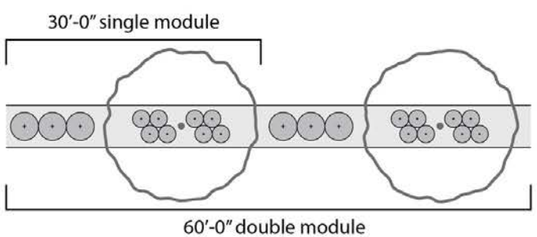


Figure 5.03 - Single and double module sizes

Output

The **output** of the algorithm is a **worksheet** that identifies the species, quantity, and location of each plant and tree for one planting module. See Figure 5.02

PLANTING LAYOUT

The configuration of tree and plant locations within the park strip or median is organized into planting modules. Each module consists of plant groups and tree(s).

Planting Modules

Each worksheet describes one **planting module**. A planting module is the plant layout unit that is repeated along both sides of a street. This repetition unifies the character of the street and reinforces the consistent identity of a corridor.

Planting modules are based on tree spacing and two module sizes are possible. See Figure 5.03

1. **Single modules** are 30'-0" long with 1 tree and 3 groups of 2 plant species.
2. **Double modules** are 60'-0" long with 2 trees and 6 groups of 3 plant species.

Single modules are better suited to shorter sections of streetscape and street frontages that are frequently interrupted by driveways or other non-planted uses of the park strip. Double modules are better suited to longer sections of streetscape and less interrupted street frontages.

After the module size is chosen, the number of modules can be calculated based on the length of the street indicated on the worksheet. This can be roughly calculated based on linear feet of the street but a finer calculation that includes park strip interruptions, like driveways, will need to be made.

Plant groups

Each plant group within a module contains a single plant species. The species, size, and location of each plant group is determined by the planting design algorithm.

5.2 PLANTING DESIGN ALGORITHM STEPS

The steps of the algorithm are designed to provide the information to fill in the planting design worksheet.

STREET/CORRIDOR INFORMATION

Street name, range, and linear footage

SITE DESCRIPTION

1. Site type
2. Overhead power lines (Y or N)
3. Planted area width
4. Planting module size
5. Number of planting modules

TREE SPECIES SELECTION

Step 1: Tree List Selection

Tree list selection begins with Table 5.01 - Tree List by Planted Area Width. Using the planted area width,

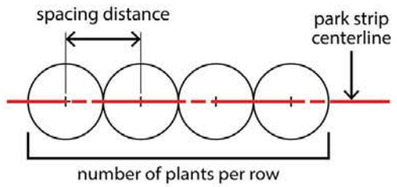


Figure 5.04 - One row plant group layout

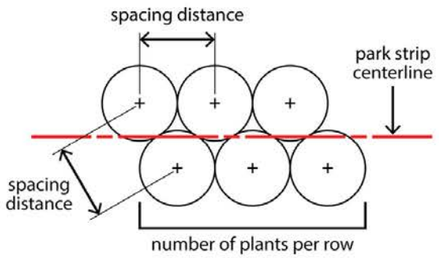


Figure 5.05 - Two row plant group layout

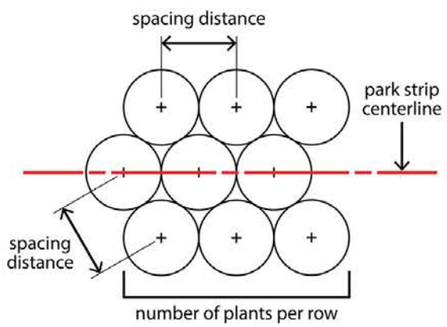


Figure 5.06 - Three row plant group layout

determine which tree list to use. Tree lists are found in Tables 5.03, 5.04, and 5.05

For all planted areas with overhead power lines, and all medians, use the small trees list. Park strips that are less than 4'-0" wide shall not include any trees.

Circle the tree list or no trees option in line 6 on the worksheet.

Step 2: Tree Species Selection

Using the tree list identified in step 1, select one tree species. Choose a species that will help define the character of the given street. Write this tree species on line 7 of the worksheet.

Note: Tree species selection can be made or adjusted alongside plant species selection in order to achieve a coordinated aesthetic.

PLANT SPECIES SELECTION

Single planting modules require 2 plant species. Double planting modules require 3 plant species. Repeat the plant species selection steps for each species in the planting module.

Step 1: Plant List Selection

Plant list selection begins with Table 5.02 - Plant Cross Reference by Planted Area Width. This table contains 3 variables for each plant species and needs to be cross referenced with each selected plant list table to fill in the worksheet. Plant lists are found in Tables 5.06, 5.07, and 5.08

Using the planted area width, determine which plant list Table(s) to use:

A. Locate the column with the correct planted area width.

B. In cells where the Number of Rows per Plant Group has a numeric value, the corresponding plant list Table(s) in the far left column may be used in the planting module.

Note: Plant list(s) corresponding to cells with an n/a value shall not be used.

Circle the plant list on line 8 in the worksheet.

Step 2: Plant Species Selection

This step requires multiple cross references between Table 5.02 and the plant list table for each species.

A. Using the plant list Table(s) identified in step 1, select 1 plant species. Identify the plant spacing for that species and cross reference that spacing value back to the plant spacing value in Table 5.02. Only use plant species that correspond to the spacing values in both the plant species table and Table 5.02. Write the plant species name on line 9 of the worksheet.

B. Write the plant spacing value on line 10.

C. From Table 5.02, write the number of rows per group on line 11.

D. From the selected plant list table, write the number of plants per row on line 12.

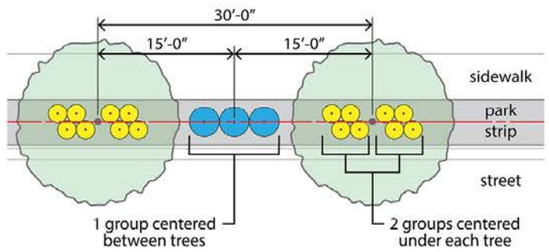


Figure 5.07 - Plant group locations

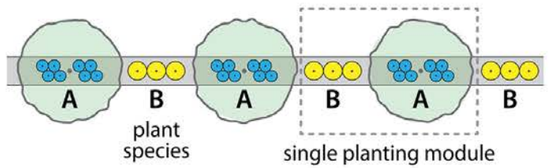


Figure 5.08 - Single planting module has 2 plant species

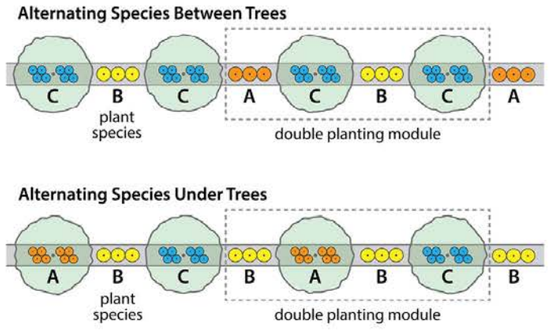


Figure 5.09 - Double planting modules have 3 plant species and 2 alternating species layout options

E. From the selected plant list table, circle the location for the plant species group on line 13. Make sure that the selected location matches each species.

Once each plant species is selected, fill in the boxes in the planting module diagram with the letter of each species.

Double modules will have alternating species. There are two options for alternating species layouts in double modules. See Figure 5.09

5.3 PLANTING DESIGN WORKSHEET

When the planting design worksheet is complete it is combined with the site analysis information to create the planting plan. This will take into account all existing structures in the planting area of each park strip or median. The final number of modules is used to calculate the number of each plant and tree species needed for the given street/corridor length.

The planting design algorithm process can be repeated in order to change plant species, module size, etc. A new worksheet will be prepared each time the process is updated.

5.4 PLANTING DESIGN TABLES, LISTS, AND EXAMPLES

The remainder of this section includes all of the tables for completing the planting design algorithm. Visual plant lists are included and examples of how different park strip and medians can look after the new landscaping is installed.

Figure 5.15 - Refurbished park strip example: 4′-0″ planting width

Figure 5.16 - Refurbished park strip example: 5′-0″ planting width

Figure 5.17 - Refurbished park strip example: 8′-0″ planting width

Figure 5.18 - Refurbished median example: 9′-0″ planting width of standard 14′-0″ median

6.0 PRIORITIZATION

A prioritization of corridors and key streetscape updates is necessary to give guidance to future investments in city infrastructure. The intent of a phased approach is to work through a pilot project using this streetscape update process and refine the process before larger projects are tackled.

At each phase of the project, city staff should reach out to property owners along the corridor and determine which segments of the parkstrip project should be turned over to private maintenance once the updates are complete.

6.1 CORRIDOR PRIORITIZATION

During development of this master plan, it was determined that highly visible corridors in South Jordan would be a higher priority than other corridors.

The map on the following page outlines first, second, and third priority corridors. Some of these corridors are quite lengthy, and should be split into smaller, phased projects within themselves:

1. First Priority Corridors
   - **(a)** 10600 South
   - **(b)** 11400 South
   - **(c)** 1300 West
   - **(d)** 2700 West (north segment) as pilot project
2. Second Priority Corridors
   - **(a)** 4800 West
   - **(b)** 10200 South
   - **(c)** 2200 West
3. Third Priority Corridors
   - **(a)** Redwood Road (coordinate with Google Fiber updates)
   - **(b)** 10000/Shields Lane
   - **(c)** 2700 West (south segment)
   - **(d)** 3200 West
   - **(e)** 4000 West

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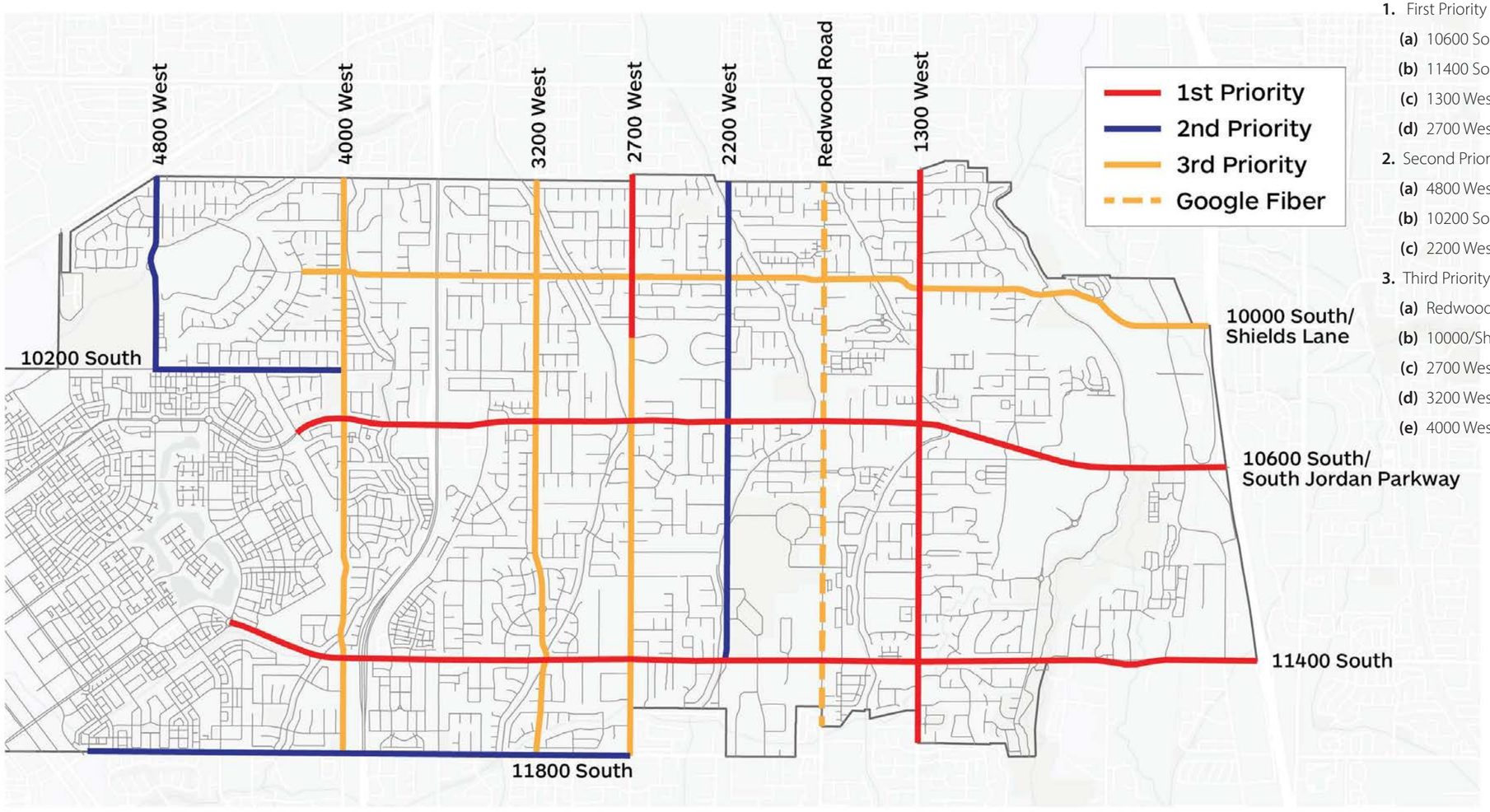

Figure 6.01 - Corridor prioritization map for updates to landscaped park strips currently maintained by South Jordan City

3.0 MAINTENANCE RESPONSIBILITY

The city currently maintains park strips and medians that should be maintained by another entity. One way to reduce use of the city's maintenance resources is to transfer maintenance activities to the responsible party. This plan investigates the feasibility of turning over maintenance to private property owners for specific park strips.

3.1 IDENTIFY CURRENT PARK STRIP & MEDIAN MAINTENANCE

The city's GIS database includes park strip and median shape files and a maintenance attribute for each shape. It is assumed that this data is accurate.

GIS data on all park strip and medians was obtained from the city and analyzed to identify a superset of park strips and medians that the city is currently maintaining or should be maintaining. This superset consists of all park strip and median shapes with maintenance attribute values of "SJC" and "unknown." No other maintenance attribute values were included in the superset.

3.2 DETERMINE MAINTENANCE RESPONSIBILITY

Several criteria were applied to the superset in order to differentiate between park strips and medians that are to be maintained by the city and those that are not.

MAINTENANCE CRITERIA

City Code

Two portions of the city code define park strip and median maintenance responsibilities. The city code language is paraphrased here.

1. **12.04.090: Maintenance of Park Strips**

   Park strip planting and maintenance is the responsibility of the abutting property owner.

2. **16.04.190 E.4: Landscaping and Maintenance**

   (a) The city will assume maintenance responsibility for park strips that meet all of the following criteria:

   (i) have fully installed landscaping

   (ii) have 100% release of the improvement guarantee for the installed landscaping

   (iii) have required fencing installed

   (iv) are along rear or side property lines which are along a collector or arterial street

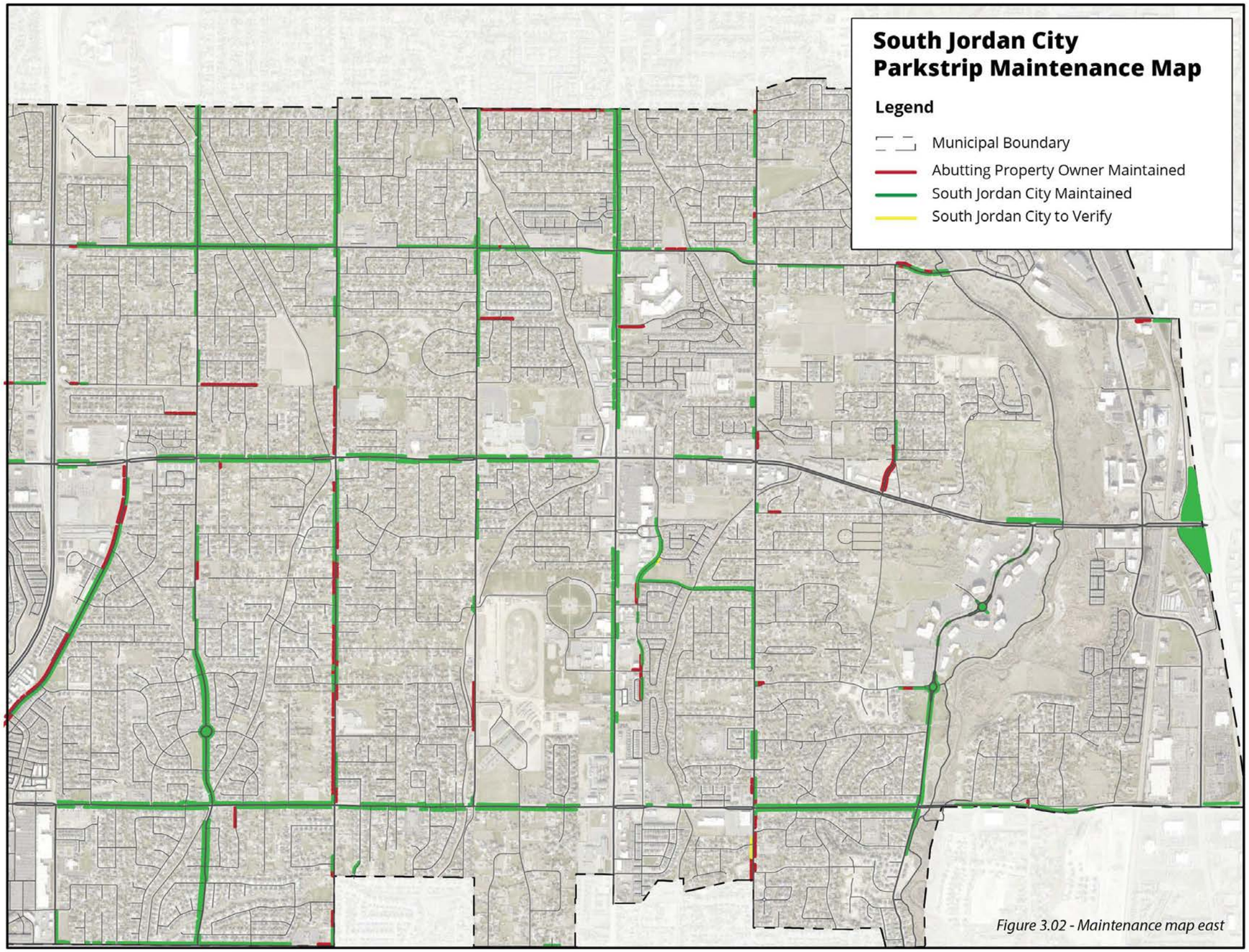

Figure 3.02 - Maintenance map east

Discussion with City Council, 17 Jan 2023

1. General xeriscape approach/benefits

2. Coordination with City Departments

3. Coordination/prioritization of corridors with UDOT road project schedule

4. Communications with public about xeriscape/water conservation

Thank you

VODA landscape + planning