



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum March 7, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Bicentennial Park Localscapes Conversion  
(Water Efficient Landscape Site Plan Review)  
530 E. 8680 S.  
[Community #4, Historic Sandy]

SPR01242024-006702

OS Zone  
11.18 Acres

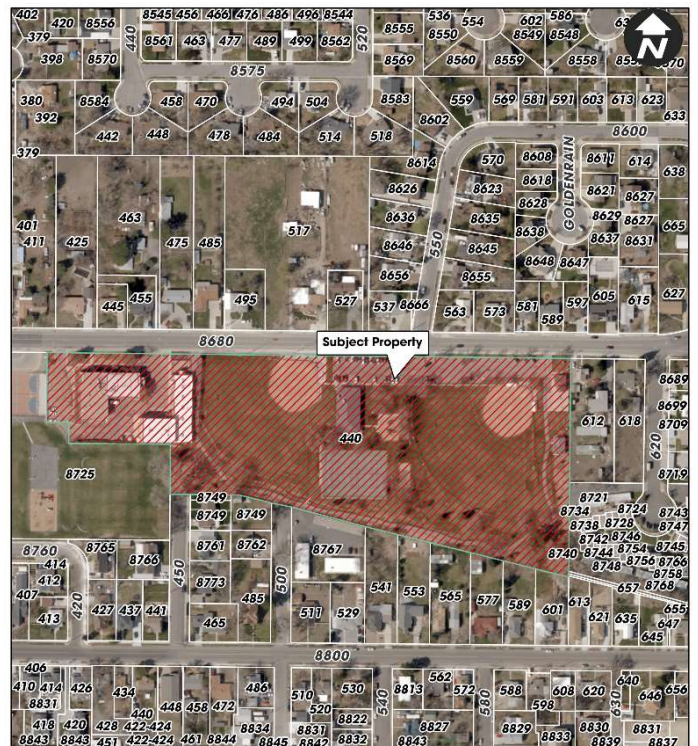
**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

### Request

The applicant, Jetta Marrott, Parks and Recreation Assistant Director, on behalf of the Sandy City Parks and Recreation Department, is requesting a review of a modified site plan (water efficient landscape) for Bicentennial Park located at 530 E. 8680 S. The request is to replace the existing parking lot landscaping with waterwise landscaping (See Exhibit A).

### Background

The parcel has been used as a park for many years. The east baseball field has been there since at least 1958 per aerial photographs. Tennis courts, a volleyball court, and a structure were added in the 1970's. Uses have remained largely the same since that time. The 11.18-acre property is currently in the Open Space zone (OS). The property is bordered on the north and south by single family residential homes zoned R-1-7.5(HS) (Historic Sandy). To the east of the property is zoned RM(12) with attached single family homes. To the west of the property is zoned R-1-7.5(HS) with the Sandy Club for Boys and Girls, Sandy Recreation Center, and Sandy Elementary School.



0 60 120 240 360 480 600 Feet

Site Plan Review  
552 E 8680 S  
SPR01242024-006702

Sandy City, UT  
Community Development Department

| <b>Property Case History</b> |  |
|------------------------------|--|
| <b>Case Number</b>           | <b>Case Summary</b>  |
| CUP 84-18                    | Bicentennial Park Well Site  |
| CUP 89-29                    | Bicentennial Park Parking Expansion                                |
| CUP 91-21                    | Bicentennial Park – restrooms and storage building                 |
| SPR 04-06                    | Bicentennial Well - Site Modification                              |
| SPR 05-62                    | Bicentennial Well Rehabilitation                                   |
| SPR07272023-006575           | Bicentennial Park Improvements – pickleball courts, corn hole, etc |
| CUP08282023-006596           | Bicentennial Park Improvements– pickleball courts, corn hole, etc  |

**Public Notice and Outreach**

This item has been noticed to property owners within 500 feet. A neighborhood meeting was not held for this item. Staff has not received any emails or phone calls regarding the project.



**Analysis**

The Sandy City Development Code requires that in the OS zone, the Planning Commission shall review all requests for public facilities, including parks, pavilions, trails, equestrian area, and indoor/outdoor recreation centers within the district (see Section 21-10-1(b)). The Planning Commission shall set appropriate building height, size, and setback requirements for each specific development proposal. Development shall be landscaped as determined appropriate by the Planning Commission in consultation with the Parks and Recreation Department and in compliance with Section 21-25-4.

The proposal is to replace existing grass landscaping in the parking lot along 8680 S. with waterwise landscaping. The proposed landscaping will include waterwise plants, rock mulch, bark mulch, and drip irrigation will be installed. They are proposing to keep all existing trees. All streetlights and utilities boxes will also remain in their current location. The landscape areas to the south of the parking lot connect directly to the park and will remain as grass.

**Staff Concerns**

Staff has no concerns about the proposed project.

**Recommendation**

Staff recommends that the Planning Commission determine preliminary modified site plan review for water efficient landscape is complete for Bicentennial Park located at 530 E. 8680 S. based on the following findings and subject to the following conditions:

**Findings:**

1. Existing grass areas within the parking lot will be replaced with waterwise landscaping.
2. Existing trees will remain.

**Conditions:**

1. That the applicant proceed through the final site plan review process with staff. The Final Site Plan shall be in compliance with all Development Code requirements, staff redlines, and those modifications as required by the Planning Commission.
2. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.

Planner:



Sarah Stringham  
Planner

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Exhibit "A" – see full set in attached documents

