



# SANDY CITY COMMUNITY DEVELOPMENT

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## Staff Report Memorandum March 7, 2024

To: Planning Commission  
From: Community Development Department  
Subject: Storm Mountain Park Localscapes Conversion  
(Water Efficient Landscape Site Plan Review)  
11426 S. 1000 E.  
[Community #14]

SPR01242024-006703

OS zone  
9.05 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 Storm Mountain Park located at 11426 S. 1000 E. The request is to replace the existing park strip and parking lot landscaping with waterwise landscaping (See Exhibit A).

### Background

Storm Mountain Park was developed in 1991. Before development the park was vacant land being used as a flood retention basin.

The 9-acre property is currently in the Open Space (OS) zone. To the north of the park properties are zoned Professional Office (PO) with a medical office and RM(8) and R-1-8 zones with attached and detached single family residential homes. The south and west properties are zoned R-1-8 with detached single family residential homes. Property to the east of the park is zoned PO with medical offices.



SPR01242024-006703  
Site Plan Review  
11426 S 1000 E

Sandy City, UT  
Community Development Department

<b>Property Case History</b>	
<b>Case Number</b>	<b>Case Summary</b>
CUP 91-31	Storm Mountain Park

### **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 upon 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 area and the park strips along 11400 S. and 1000 E. with waterwise landscaping. Existing berms will be removed to level off the parking lot landscape areas. 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 in the park strips. All streetlights and utilities boxes will also remain in their current location.

### **Staff Concerns**

Staff has no concerns about the project.

### **Recommendation**

Staff recommends that the Planning Commission determine preliminary modified site plan review for water efficient landscape is complete for Storm Mountain Park located at 11426 S. 1000 E. based on the following findings and subject to the following conditions:

### **Findings:**

1. Existing grass areas within the parking lot and park strip 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

File Name: S:\USERS\PLN\STAFFRPT\2024\SPR01242024-006703 STORM MTN PARK PARKSTRIP CONVERSION\STAFF REPORT STORM MTN PARK STRIP CONVERSION.DOCX

Exhibit "A" see full set in attached documents

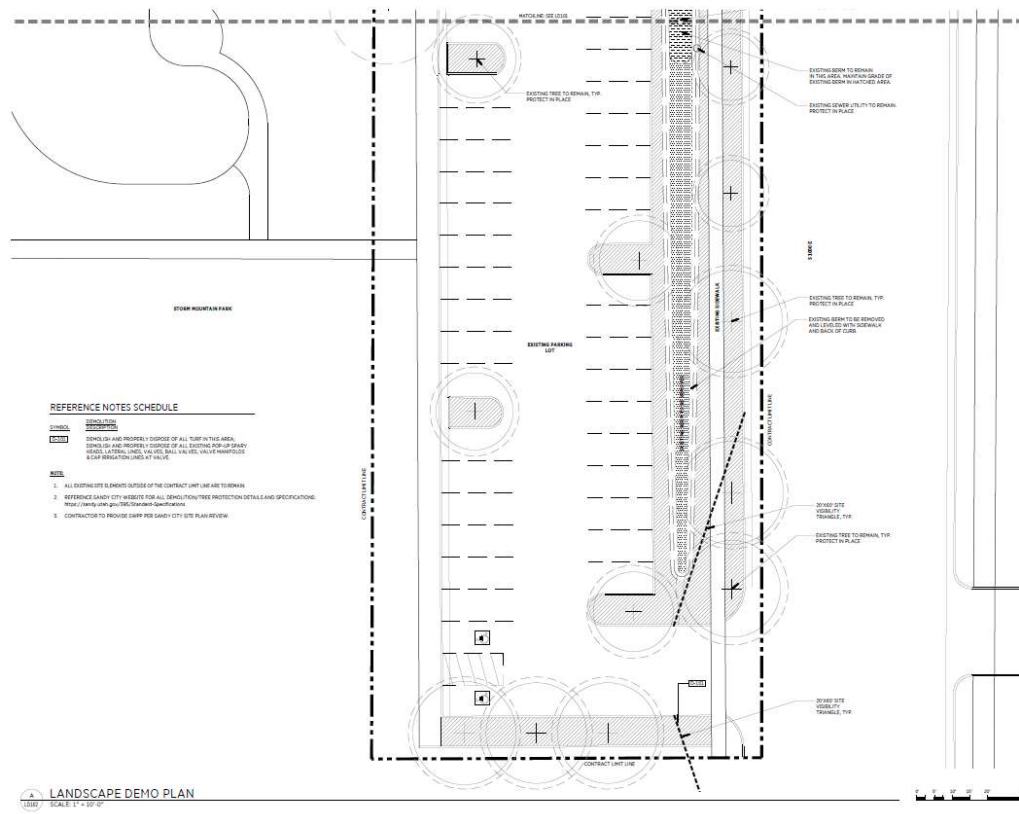
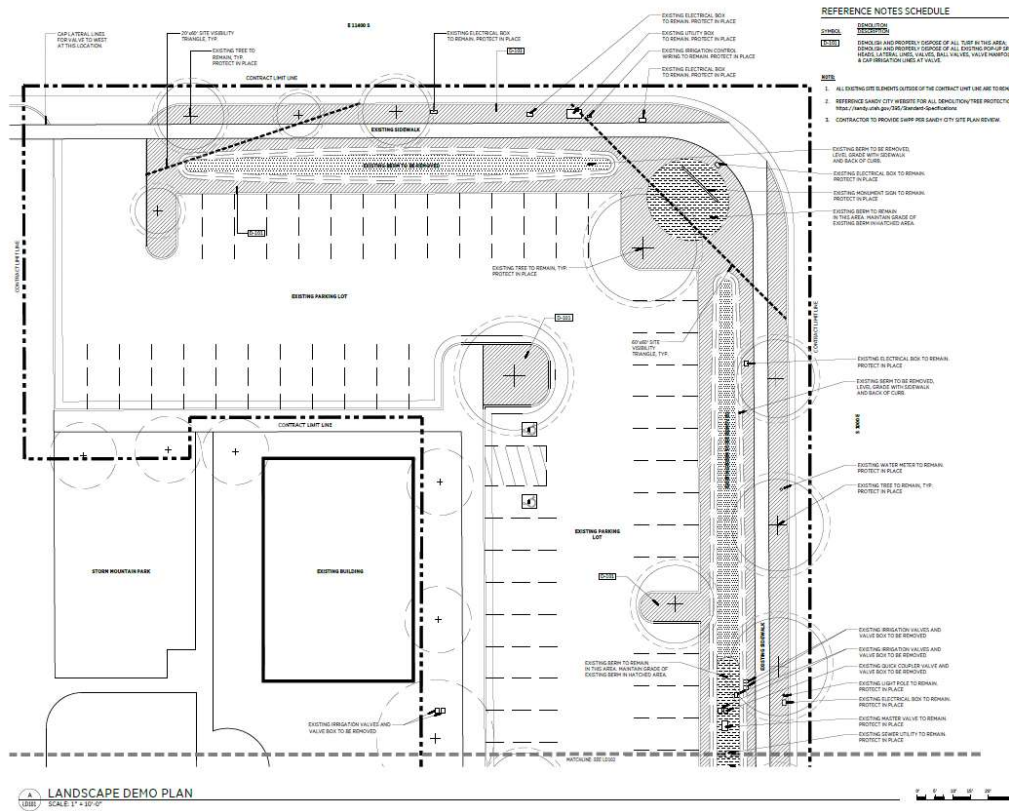


Exhibit "A" (continued)

