



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 7, 2020

To: Planning Commission
From: Community Development Department
Subject: Crescent Park Pickleball Courts – Amended CUP and Preliminary Site Plan Review
11071 S. 230 E.
[Community #11 – Crescent]

SPR-01-20-5794
CUP-04-20-5840
7.82 Acres
OS Zone (Open Space)

HEARING NOTICE: *This item has been noticed to property owners within 500 feet of the subject area.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
CUP 84-31	Conditional Use Permit for Crescent Park

REQUEST

The Sandy City Parks & Recreation Department has submitted an application for an amended Conditional Use Permit and is requesting that the Planning Commission determine preliminary review is complete for the Crescent Park pickleball courts project. The proposal is part of the 7.82 acre Crescent Park. The request is proposing to shift the existing tennis courts slightly to the west, and then to add four pickleball courts west of the tennis courts.

BACKGROUND

The property is bordered by Crescent View Middle School to the south and Crescent Elementary school to the southwest, both within the R-1-40A zone. The east boundary borders single family residences in the R-1-20A zone. Across the street to the north of the park are two homes in the R-1-40A zone, and also homes in the R-1-15 zone. Finally, to the west of the park are homes in the R-1-10 and R-1-15 zones. The area of the proposed project is the southeast corner of Crescent Park.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. A neighborhood meeting was also held for this project at Sandy City Hall on February 19, 2020. One resident attended the meeting. Feedback received was that he was in favor of the pickleball courts.

ANALYSISPickleball Courts location

The pickleball courts would be constructed in the southeast corner of Crescent Park. There is an existing basketball court in the area east of the parking lot. That court will remain. The pickleball courts would be installed immediately to the east of the basketball court, and immediately to the west of the tennis courts, which are proposed to be shifted a bit to the west. The courts would be shifted to ensure the light poles do not interfere with overhanging branches of the existing trees to the east.

Access and Parking:

Access and parking will remain unchanged from what currently exists at the park today. Access to the parking lot is located at the southwest of the park off of 230 East. The proposed pickleball courts would be located east of the parking lot, allowing for easy access.

Lighting

Lighting is proposed to be installed around the perimeter of the pickleball courts area. The tennis courts already have lighting installed around them. The tennis courts and their associated lighting will be moved a short way to the west so the lighting will affect the homes to east less than the current configuration. Additionally, because the pickleball courts are located to the west of the tennis courts, the lighting that would be installed would not introduce any further light nuisance to nearby residences. The lights would shut off at 10:00 p.m. every night, as is the case for all parks with lighted fields.

CONDITIONAL USE PERMIT:

Per **Section 21-10-1** of the Sandy City Land Development Code, all developments in the OS (Open Space) District shall be reviewed and approved by the Planning Commission.

COMPLIANCE WITH SECTION 21-33-4

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-3(1.a) to (1.i), as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions 1 through 15, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

2. Proposed site ingress and egress existing and proposed roads and streets.
The ingress and egress from 230 East to the existing parking lot for the pickleball courts will remain unchanged.

4. Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.
The amount of off-street parking required is not regulated by ordinance. The project intends to use the existing parking lot, which has 48 parking stall. None of this is proposed to change.

10. Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.
The pickleball courts would be constructed to the west of the existing tennis courts, farther away from the residential homes on the east side of the park. The tennis courts are already lit, so the additional lighting for the pickleball courts will not cause any additional nuisance.

12. The regulation of operating hours for activities affecting normal schedules and functions.
Per City ordinance 13-1-14, the park hours are from 6:00 a.m. to 10:30 p.m. daily. The lights for the tennis courts and pickleball courts will be shut off at 10:00 p.m. nightly. This will give park users half an hour to leave the park before it closes. All users must be off the premises by 10:30 p.m.

13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.
This conditional use may be reviewed by legitimate complaint.

Concerns

One potential concern is the noise generated by the pickleball courts. The fact that the courts are proposed to be located approximately 170 feet away from the nearest residence should significantly help with this concern. Additionally, the pickleball court lights would be scheduled to turn off at 10:00 p.m. nightly to help mitigate late-evening usage and noise. The park hours are until 10:30 p.m. to allow park users time to leave the park without trespassing.

Staff finds that the proposed project meets the intent of the OS (Open Space) Zone. It will enhance the open space in the area, while providing additional recreational opportunities for the public.

STAFF RECOMMENDATION

- 1) Staff recommends that the Planning Commission **approve an amended conditional use permit** for pickleball courts in the OS (Open Space) Zone, based upon the following findings, and subject to the five conditions listed below:

Findings:

1. A pickleball court is categorized as 'Recreation, outdoor', which is a conditional use in the OS (Open Space) Zone.
2. The character of the open space is not being altered.
3. Parking and access is not being reduced or altered.

4. The proposed pickleball courts will add an additional amenity for recreational opportunities at Crescent Park.

2) Staff recommends that the Planning Commission **determine that the preliminary site plan review is complete** for the pickleball courts at Crescent Park, subject to the following five conditions:

Conditions

1. That the developer **proceed through the final site plan review process** with staff prior to the start of any construction. The final site plan shall be in compliance with all Development Code requirements and those modifications 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.
3. That the developer be responsible to **meet all provisions of the OS Zone**.
4. That the applicant **comply with all department requirements** as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
5. That this use be reviewed upon **legitimate complaint**.

Planner:

Reviewed by:

Craig P. Evans
Planner

Brian McCuistion
Planning Director



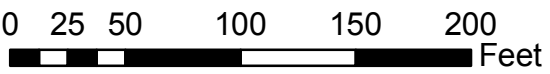
Subject Property

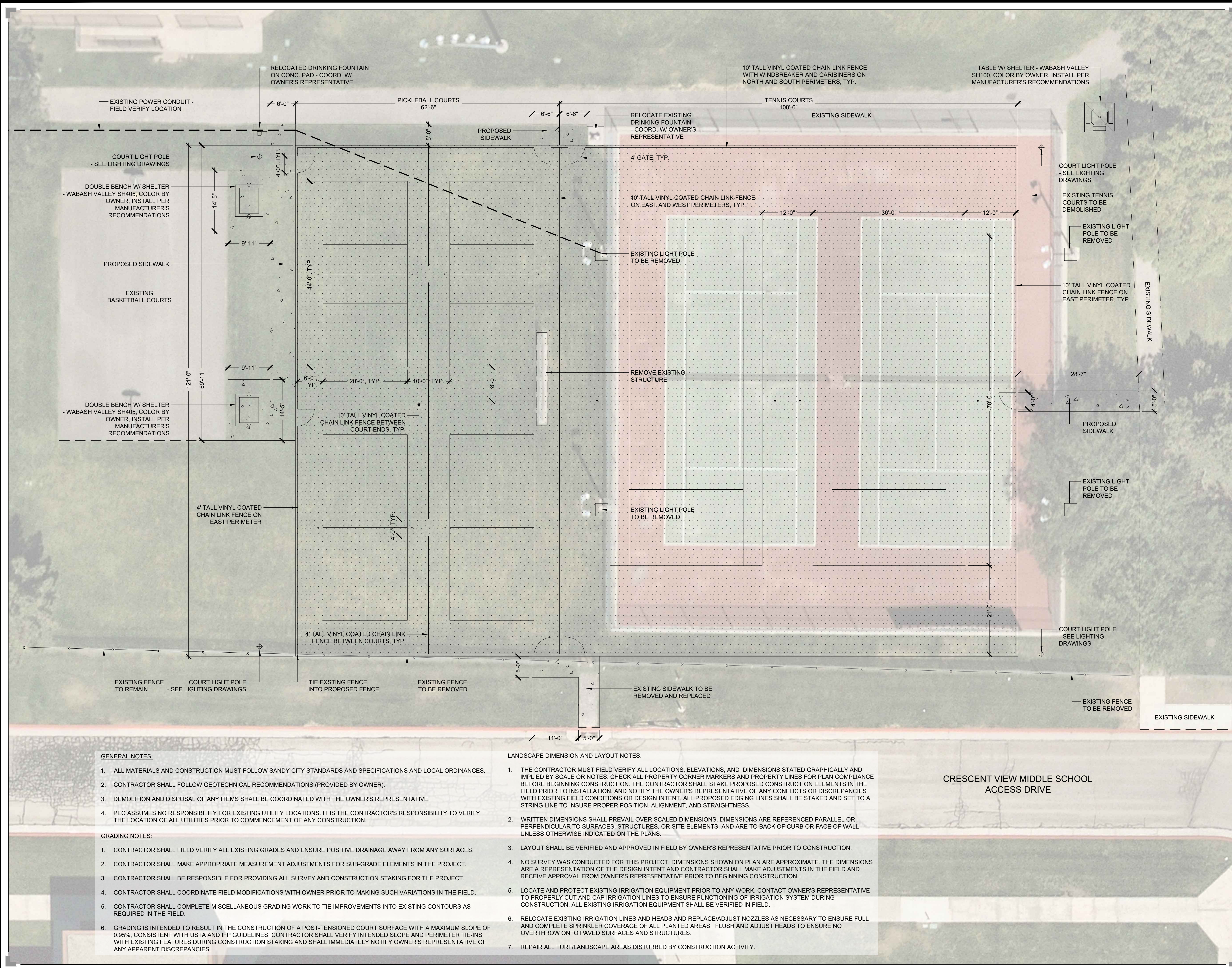


SPR-01-20-5794
Crescent Park Pickleball Courts
11071 S. 230 E.



PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT






OWNER/CLIENT



SANDY CITY PARKS & RECREATION
 1000 CENTENNIAL PARKWAY
 SANDY, UT 84070
 801-568-2900
 PARKSANDREC@SANDY.UTAH.GOV

ENGINEER/LANDSCAPE ARCHITECT

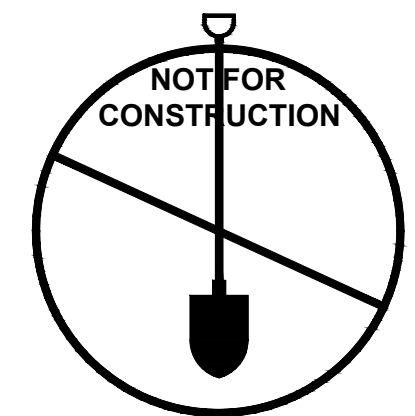


PROJECT ENGINEERING CONSULTANTS
 986 WEST 9000 SOUTH
 WEST JORDAN, UTAH, 84088
 OFFICE: 801-495-4240
 INFO@PEC.US.COM

PROJECT INFORMATION

**CRESCENT PARK
 TENNIS & PICKLEBALL COURTS**
 230 EAST 11000 SOUTH
 SANDY, UT 84070

SEAL/STAMP OF APPROVAL




PI: LA
 PM: GK
 DRAWN BY: TK
 CHECKED BY: GK
 PLOT DATE: 01-27-2020

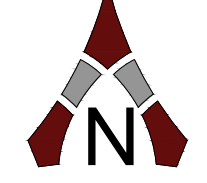
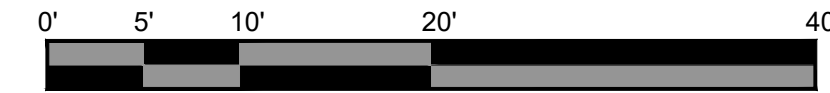
SUBMISSION DATE 01-27-2020 **PROJECT #** UT 19-092

NO.	REVISION	DATE
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PLAN INFORMATION



BLUE STAKES OF UTAH
 UTILITY NOTIFICATION CENTER, INC.
 1-800-662-4111
 www.bluestakes.org
 CALL BEFORE YOU DIG.
 IT'S FREE AND IT'S THE LAW.

GRAPHIC SCALE: 1" = 10'
 (24 x 36 SHEET)

SHEET NAME

SITE PLAN

SHEET NUMBER

LS-01

- GENERAL NOTES:**
- ALL MATERIALS AND CONSTRUCTION MUST FOLLOW SANDY CITY STANDARDS AND SPECIFICATIONS AND LOCAL ORDINANCES.
 - CONTRACTOR SHALL FOLLOW GEOTECHNICAL RECOMMENDATIONS (PROVIDED BY OWNER).
 - DEMOLITION AND DISPOSAL OF ANY ITEMS SHALL BE COORDINATED WITH THE OWNER'S REPRESENTATIVE.
 - PEC ASSUMES NO RESPONSIBILITY FOR EXISTING UTILITY LOCATIONS. IT IS THE CONTRACTOR'S RESPONSIBILITY TO VERIFY THE LOCATION OF ALL UTILITIES PRIOR TO COMMENCEMENT OF ANY CONSTRUCTION.
- GRADING NOTES:**
- CONTRACTOR SHALL FIELD VERIFY ALL EXISTING GRADES AND ENSURE POSITIVE DRAINAGE AWAY FROM ANY SURFACES.
 - CONTRACTOR SHALL MAKE APPROPRIATE MEASUREMENT ADJUSTMENTS FOR SUB-GRADE ELEMENTS IN THE PROJECT.
 - CONTRACTOR SHALL BE RESPONSIBLE FOR PROVIDING ALL SURVEY AND CONSTRUCTION STAKING FOR THE PROJECT.
 - CONTRACTOR SHALL COORDINATE FIELD MODIFICATIONS WITH OWNER PRIOR TO MAKING SUCH VARIATIONS IN THE FIELD.
 - CONTRACTOR SHALL COMPLETE MISCELLANEOUS GRADING WORK TO TIE IMPROVEMENTS INTO EXISTING CONTOURS AS REQUIRED IN THE FIELD.
 - GRADING IS INTENDED TO RESULT IN THE CONSTRUCTION OF A POST-TENSIONED COURT SURFACE WITH A MAXIMUM SLOPE OF 0.95%, CONSISTENT WITH USTA AND IFP GUIDELINES. CONTRACTOR SHALL VERIFY INTENDED SLOPE AND PERIMETER TIE-INS WITH EXISTING FEATURES DURING CONSTRUCTION STAKING AND SHALL IMMEDIATELY NOTIFY OWNER'S REPRESENTATIVE OF ANY APPARENT DISCREPANCIES.

- LANDSCAPE DIMENSION AND LAYOUT NOTES:**
- THE CONTRACTOR MUST FIELD VERIFY ALL LOCATIONS, ELEVATIONS, AND DIMENSIONS STATED GRAPHICALLY AND IMPLIED BY SCALE OR NOTES. CHECK ALL PROPERTY CORNER MARKERS AND PROPERTY LINES FOR PLAN COMPLIANCE BEFORE BEGINNING CONSTRUCTION. THE CONTRACTOR SHALL STAKE PROPOSED CONSTRUCTION ELEMENTS IN THE FIELD PRIOR TO INSTALLATION, AND NOTIFY THE OWNER'S REPRESENTATIVE OF ANY CONFLICTS OR DISCREPANCIES WITH EXISTING FIELD CONDITIONS OR DESIGN INTENT. ALL PROPOSED EDGING LINES SHALL BE STAKED AND SET TO A STRING LINE TO INSURE PROPER POSITION, ALIGNMENT, AND STRAIGHTNESS.
 - WRITTEN DIMENSIONS SHALL PREVAIL OVER SCALED DIMENSIONS. DIMENSIONS ARE REFERENCED PARALLEL OR PERPENDICULAR TO SURFACES, STRUCTURES, OR SITE ELEMENTS, AND ARE TO BACK OF CURB OR FACE OF WALL UNLESS OTHERWISE INDICATED ON THE PLANS.
 - LAYOUT SHALL BE VERIFIED AND APPROVED IN FIELD BY OWNER'S REPRESENTATIVE PRIOR TO CONSTRUCTION.
 - NO SURVEY WAS CONDUCTED FOR THIS PROJECT. DIMENSIONS SHOWN ON PLAN ARE APPROXIMATE. THE DIMENSIONS ARE A REPRESENTATION OF THE DESIGN INTENT AND CONTRACTOR SHALL MAKE ADJUSTMENTS IN THE FIELD AND RECEIVE APPROVAL FROM OWNER'S REPRESENTATIVE PRIOR TO BEGINNING CONSTRUCTION.
 - LOCATE AND PROTECT EXISTING IRRIGATION EQUIPMENT PRIOR TO ANY WORK. CONTACT OWNER'S REPRESENTATIVE TO PROPERLY CUT AND CAP IRRIGATION LINES TO ENSURE FUNCTIONING OF IRRIGATION SYSTEM DURING CONSTRUCTION. ALL EXISTING IRRIGATION EQUIPMENT SHALL BE VERIFIED IN FIELD.
 - RELOCATE EXISTING IRRIGATION LINES AND HEADS AND REPLACE/ADJUST NOZZLES AS NECESSARY TO ENSURE FULL AND COMPLETE SPRINKLER COVERAGE OF ALL PLANTED AREAS. FLUSH AND ADJUST HEADS TO ENSURE NO OVERTHROW ONTO PAVED SURFACES AND STRUCTURES.
 - REPAIR ALL TURF/LANDSCAPE AREAS DISTURBED BY CONSTRUCTION ACTIVITY.

CRESCENT VIEW MIDDLE SCHOOL
 ACCESS DRIVE



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Neighborhood Meeting Summary – Community #11

Date: 2.19.20

Location: Planning Conference Room

Community #/Name: #11

Community Coordinator: Vacant

Project Name: Pickleball Courts at Crescent Park **Number of Attendees:** 1

Applicants: Dan Medina

Number of Invitees:

Length of Meeting: 20 minutes

Notice Radius: 500 ft.

Project Description: The Sandy City Parks & Recreation Department has applied for a site plan review for property located at 11071 S 230 E (Crescent Park). The project proposes to add four pickleball courts as well as slightly relocating two tennis courts to the west. The project would expand the outdoor recreation opportunities present in the park.

Community Comments:

1. Resident in favor of the project.
2. No further comments.