



# SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY  
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI  
MAYOR

CLIFFORD STRACHAN  
CHIEF ADMINISTRATIVE OFFICER

## MEMORANDUM

April 21, 2022

**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Real Salt Lake Soccer Stadium (Rio Tinto Stadium)  
2021 Parking & Access Management Plan -  
Annual Update  
9256 S. State Street  
[Community # 2 – Civic Center]

SPR-06-04  
(RC) zone

**HEARING NOTICE:** *This item has been noticed to property owners within a specified area around the stadium property, which is beyond 500 feet.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
SPR 06-40	Real Salt Lake Stadium Parking and Access Management Plan approved by Planning Commission in 2008. Annual updates have occurred since then.

### BACKGROUND

On June 19, 2008, the Planning Commission reviewed and approved the Final Parking and Access Management Plan for the Real Salt Lake Soccer Stadium. One of the conditions of approval required that Real return to the Planning Commission annually to review and update the plan. Real Soccer and their Transportation Engineer, Ryan Hales, have updated their plan for the 2022 season as shown in the attached document. A synopsis of the 2022 plan changes are included in an attached document to the updated 2022 Parking and Access Management Plan.

### ANALYSIS

The applicant's Transportation Engineer, Ryan Hales, has prepared revisions to the 2022 Parking and Access Management Plan for the Real Soccer Stadium and will present those revisions to the Planning Commission for review and approval (see attached updated Parking and Access Management Plan Quick Facts) at the meeting.

With the addition of 930 stalls in the Mountain America parking structure (2019) that are available to the public after 6:00 pm and on the weekends there will be a surplus of parking stalls that are owned or available to Rio Tinto Stadium.

In addition to soccer games, there are a number of other programmed events that are planned to be held at the stadium property including: car shows, community run/walk events, mini-concerts on the East Plaza, and Sandy City movie night. Majority of these events are projected to have up to 5,000 attendees and should not cause a parking issue. (See attached list of events planned at the stadium)

The Planning Commission may remember that during the 2020 review the Commission asked for the parking report to provide information regarding event scheduling conflicts and to invite Sandy Police to attend the annual Planning Commission meetings to provide additional information regarding traffic/parking issues.

Page 6-7 of the 2022 update does include a summary of the 2022 parking evaluation. There is information regarding the number of conflicts with surrounding uses such as the MACU Expo Center and the Hale Center Theatre. However, it is not anticipated that Hale Center Theatre will ever use the full 930-stall parking garage, leaving space for overflow RSL parking, if needed. RSL does not show the Mountain America parking garage by Hale Center Theatre on their official parking map, so RSL guests will not be directed there.

Captain Cory Hess from the Sandy City Police Department should be in attendance to talk about traffic and parking enforcement over the last year. Other than a few issues while Monroe Street was under construction, there have not been any concerns that staff is aware of.

#### **STAFF RECOMMENDATION**

Staff recommends that the Planning Commission review and approve the updated 2022 season Parking and Access Management Plan for the Real Salt Lake Soccer Stadium located at 9256 S. State Street.

Planner:



Brian McCuiston  
Planning Director

Reviewed by:

