



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum May 4, 2023

To: Planning Commission
From: Community Development Department
Subject: Waterford School Outdoor Sports Field and Parking Lot -
Preliminary Site Plan Review
9502 S. 1700 E.
(Willow Creek, Community #17)

SPR0302023-006493
Professional Office (PO)
7.84 Acre Portion of a
14.40 Acres Site

Meeting Notice:

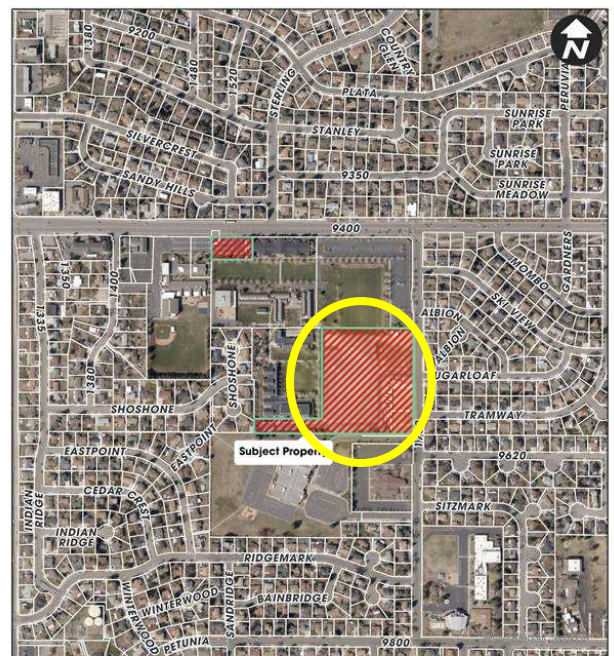
This item has been noticed by mailing to property owners within 500 feet of the subject area, the meeting agenda was posted on public websites and at required public locations, and a notice sign was posted at the site.

Request

The applicants, Greg Miles, CFO of Waterford School LLC., Architect Jake Hill or EDA Architects, and Cary Dunn, Project Manager, with Construction Management Corporation, are requesting that the Planning Commission consider the Preliminary Commercial Site Plan Review of a new Outdoor Sports Field facility and an addition to the existing 1700 E. Street frontage vehicle parking lots. The Planning Commission is the land use authority for Site Plan Review in the Professional Office (PO) zoning district.

Background

The project is located on the eastern side of the school campus at 9502 S. 1700 E. In addition to the existing grass sports field play area on the northern half of the 1700 E. frontage and an existing vehicle parking lot on the corner of 9400 E. and 1700 E. and extending south along 1700 E., a large new parking lot addition is proposed. Also proposed is a new competition level, artificial turf soccer sports field facility. This new field would be located just south of the current grass sports field, between the parking lot expansion area and the New Science Center Building, which is nearing completion. The disturbed area of this project consists of about 7.84



SPR0302023-006493
SPR12022022-006451
Commercial Site Plan
1590 E 9400 S

Community Development Department
Cartography Eleanor Means

Property Case History	
Case Number	Case Summary
Annexation 96-55	This site was part of a 24-acre annexation named Waterford II in 1996.
SPR- 96-21	Site Plan Review for Waterford School Expansion, approved in 1996.
SPR- 98-31	Site Plan Review for Waterford School, Phase VII, approved in 1998.
SPR- 03-32	Site Plan Review for Waterford School Phase 9, approved in 2003.
CUP-01112022-006246	Conditional Use Permit for Private School use in PO zoning district. Approved March 17, 2022, by the Planning Commission.
SPR-01112022-006245	Site Plan Review for Waterford School Science Building Project. Approved March 17, 2022, by the Planning Commission.

Acres. Also, some refinements to the existing east parking lot and the current long driveway on the southwest side of the campus will be made. At the current vehicle entrance driveway on eastbound 9400 S., the entry driveway will be slightly modified to improve the function and allow a driveway break in the existing long row of head-to-head parking stalls, which will improve circulation. On the long existing southwest access driveway, a new circular cul-de-sac type turnaround bulb will be added at the west end, to better serve this area. The surrounding and abutting current zoning is for single-family residential. The campus abuts a small area of PO zoning on the northwest side along 9400 S. The campus itself is zoned Professional Office (PO).

Public Notice and Outreach

Mailed notices for the neighborhood meeting were sent to property owners of record within a 500-foot radius of the site of the proposed Outdoor Sports Field and Parking Lot Addition project. The meeting was held on April 11, 2023, as a virtual meeting hosted on Zoom. Only one neighbor joined the meeting, and he expressed support for the proposed project. No other emails or phone messages have been received on this matter since the neighborhood meeting.

Mailed notices, public web sites listings physical agenda posting in public places and a site notice sign were posted for the Planning Commission meeting, as required by City ordinances.

Analysis

Access. There are currently three access driveway approaches connecting the east portion of the campus to the existing public street network. There is one driveway approach on 9400 S. which is a right-in and right-out driveway for eastbound 9400 S. traffic. There are two existing driveway approaches on 1700 E. These two driveway approaches allow full turning movements onto and from 1700 East. It is important to note that no new access driveway points are proposed resulting from these two projects, which will basically complete the campus development.

A transportation impact analysis was performed for the Science building project. This was reviewed and approved by the City Transportation Engineer. The City Transportation Engineer has requested that an updated transportation impact and queuing analysis be performed for the entire Waterford School Campus, now that the campus build-out is basically decided. The City Transportation Engineer is not anticipating any major issues with the parking lots, internal circulation and emergency vehicle access elements of that final analysis but will reserve the right during final site plan review with City staff to make any corrections, additions or revisions to the site plan as may be indicated after the completion of the overall campus study.

Emergency Vehicles access and circulation is being greatly improved with these new projects on campus. New pedestrian

sidewalks are being added which will double as fire apparatus and medical vehicle all weather driving surfaces. Some existing pedestrian sidewalks are being widened to also function for emergency vehicle use. (See plan set drawings (Exhibit “A”))

Vehicle Parking Stalls Numbers. In reviewing the eastern portion of the Waterford School Campus, there are currently 314 parking stalls and 8 ADA stalls constructed on the northeast corner of 9400 South and extending south along and parallel to the 1700 E. frontage. Some existing stalls will be removed from this area for the new sports field development. The new parking area located east of the new Sports Field and extending west along the south property boundary (which borders the Canyon’s District public school access driveway) will add 284 parking stalls and 12 ADA stalls. These changes and additions will produce a total of 536 total parking stalls, including 15 ADA stalls in the eastern portion of the campus. This expanded vehicle parking lot is expected to be the last of any parking lot additions to complete the school campus. The school has determined, based upon its long experience operating the school and its capped student enrollment that the proposed vehicle parking will be adequate for both its school hours parking demand and the occasional sports events using the existing and proposed sports fields. See plan set drawings (Exhibit “A”)

Architectural Design & Materials. There is no building construction associated with this construction project.

Landscaping. Proposed landscaping will meet the city requirements. Within the proposed “Limit of Disturbance” (LOD) area for this project, which contains approximately 7.84 acres, asphalt parking and driveways will occupy 3.89 Acres or approximately 50 percent of this area. The new sports field will occupy 2.78 Acres or about 35 percent of the site. Site landscaping will contain 1.17 acres, or approximately 15 percent of the disturbed site. Site landscaping will be adequate and meets City requirements. The artificial turf play field will reduce overall irrigation water needs, in keeping with new waterwise and water conserving goals and requirements. (See plan set drawings (Exhibit “A”).

Signage. No signage is proposed as part of this site plan review. Any signage will require a future sign permit application and must meet City requirements.

Fencing. The new sports field will be fenced along the south, east and north sides of the playfield area. The type of fence material and the height have not yet been determined.

Site Lighting. The new sports field will be illuminated with field lighting from poles to be located on both the east and the west sides of the new field. These field lights are to be designed to cast light onto the play fields with some light spill possible onto the parking lot, but not allowing light spill onto 1700 E. The new parking lot will have parking lot lighting similar to the existing parking lot lighting.

Staff Concerns. Planning Staff has no additional concerns with this project. The use proposed is appropriate for the site and the site design provides reasonable mitigation of potential negative impacts (thru proper site planning, physical distance, and landscaping) to the abutting neighborhood, while still allowing the desired use of the property by the owner.

Recommendation

Staff recommends that the Planning Commission determine preliminary Commercial Site Plan Review is complete for the Waterford School Outdoor Sports Field and Vehicle Parking Lot Addition, project located at 1580 E. 9400 S., based on the Staff report and the following two findings and subject to the following six conditions of approval:

Findings:

1. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and City departmental requirements and standards.

2. That the additional vehicle parking provided will be adequate and is appropriately scaled to complete the on-site parking needs of the school. This will support the school's functions and activities and will be adequate for its needs and not significantly change or compromise the existing traffic conditions in the area.

Conditions:

1. That the developer proceeds through the final site plan review process with staff prior to the start of any construction. The final site plan shall comply with all Development Code requirements and those modifications that may be required or allowed by the Planning Commission.
2. The City Transportation Engineer has requested that an updated transportation impact and queuing analysis be performed for the entire Waterford School Campus, now that the campus build-out is basically decided. The City Transportation Engineer is not anticipating any major issues with the parking lots, internal circulation and emergency vehicle access elements of that final analysis but will reserve the right during final site plan review with City staff to make any corrections, additions or revisions to the site plan as may be indicated after the completion of the overall campus Transportation and Queuing analysis.
3. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the developer be responsible for the placement of a temporary six-foot-high chain link fence around the perimeter of the project during the construction phase of the project for security. Said fence shall also be required to include fabric to prohibit blowing dust problems if it becomes necessary or if it is required by the Community Development Department during final Site Plan Review.
5. That the applicant complies with all department requirements as noted in all Preliminary Review comments and redlines, prior to submittal for final site plan review with staff.
6. That all signage be reviewed and approved under a separate permit and shall be in conformance with City Code.

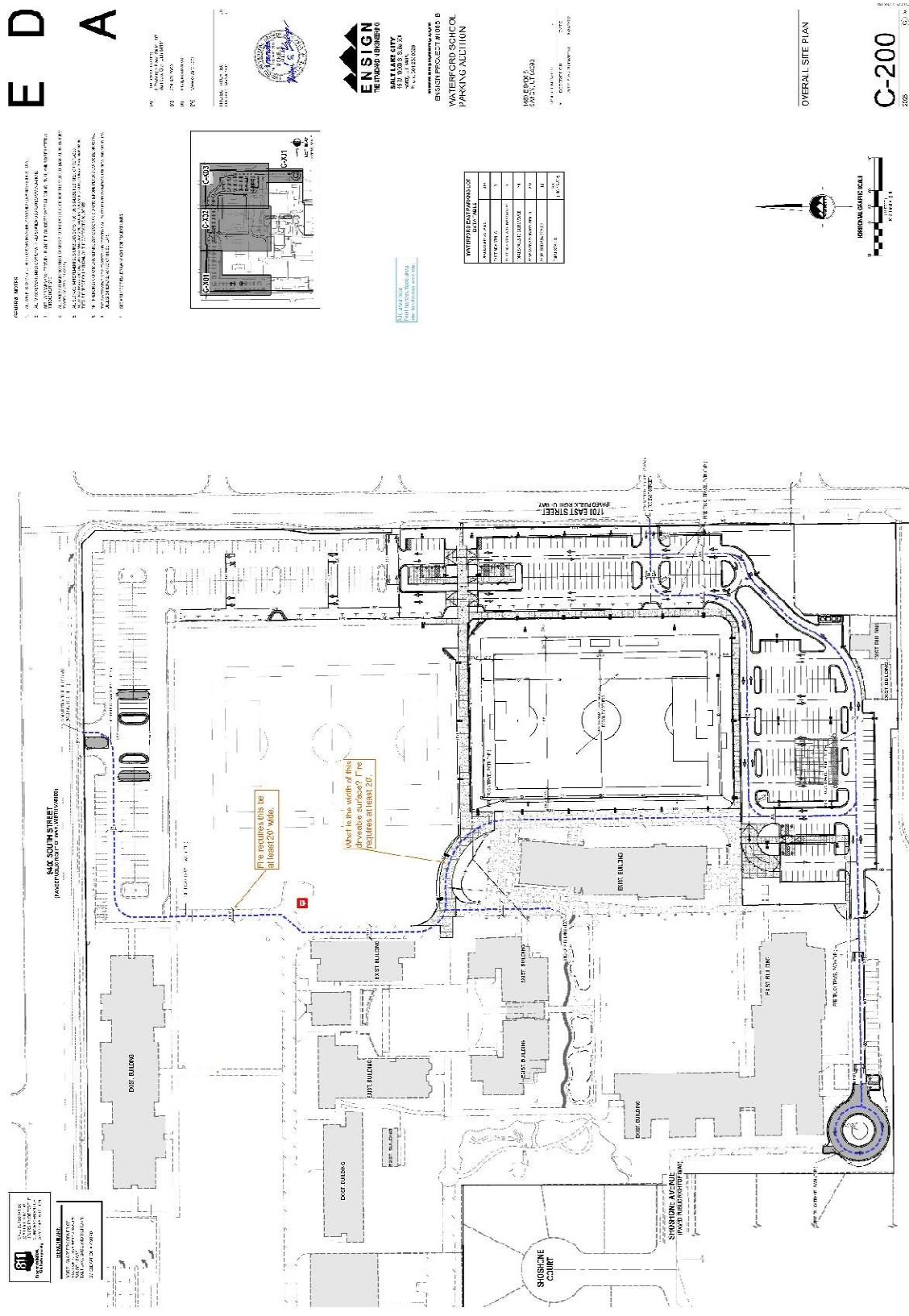
Planner:

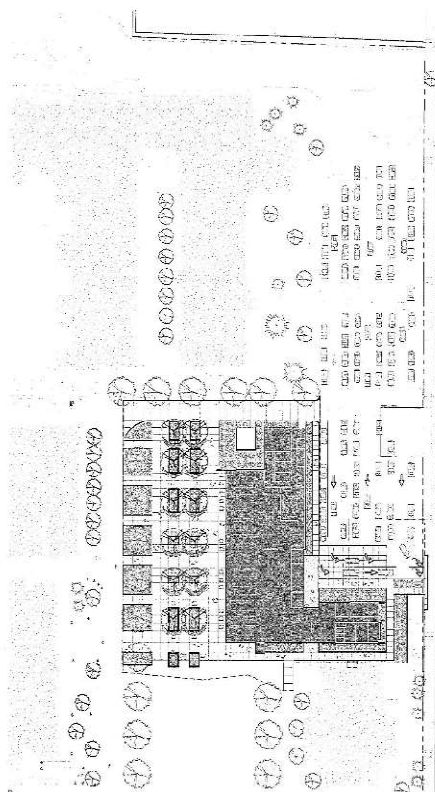


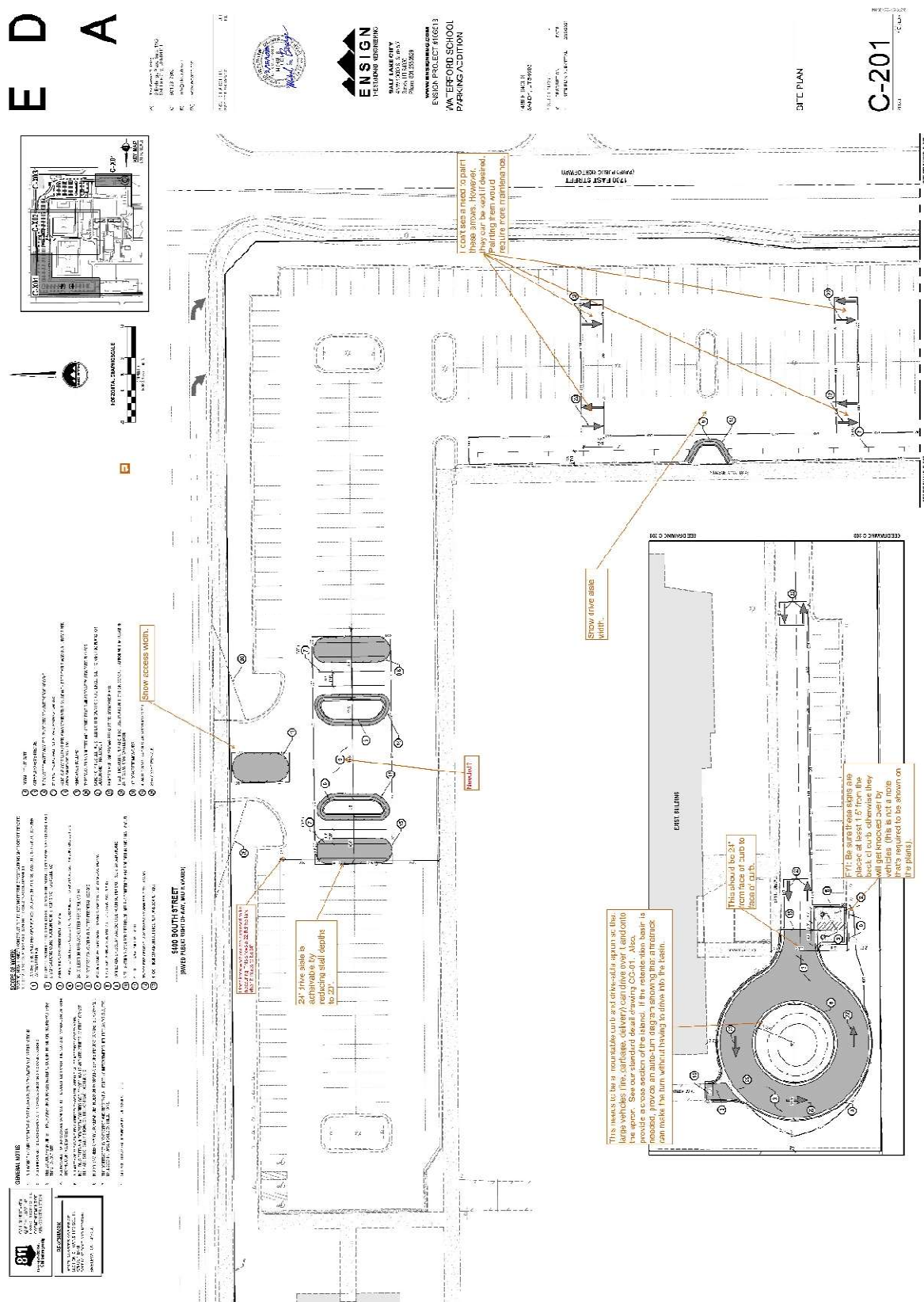
Douglass L. Wheelwright
Development Services Manager

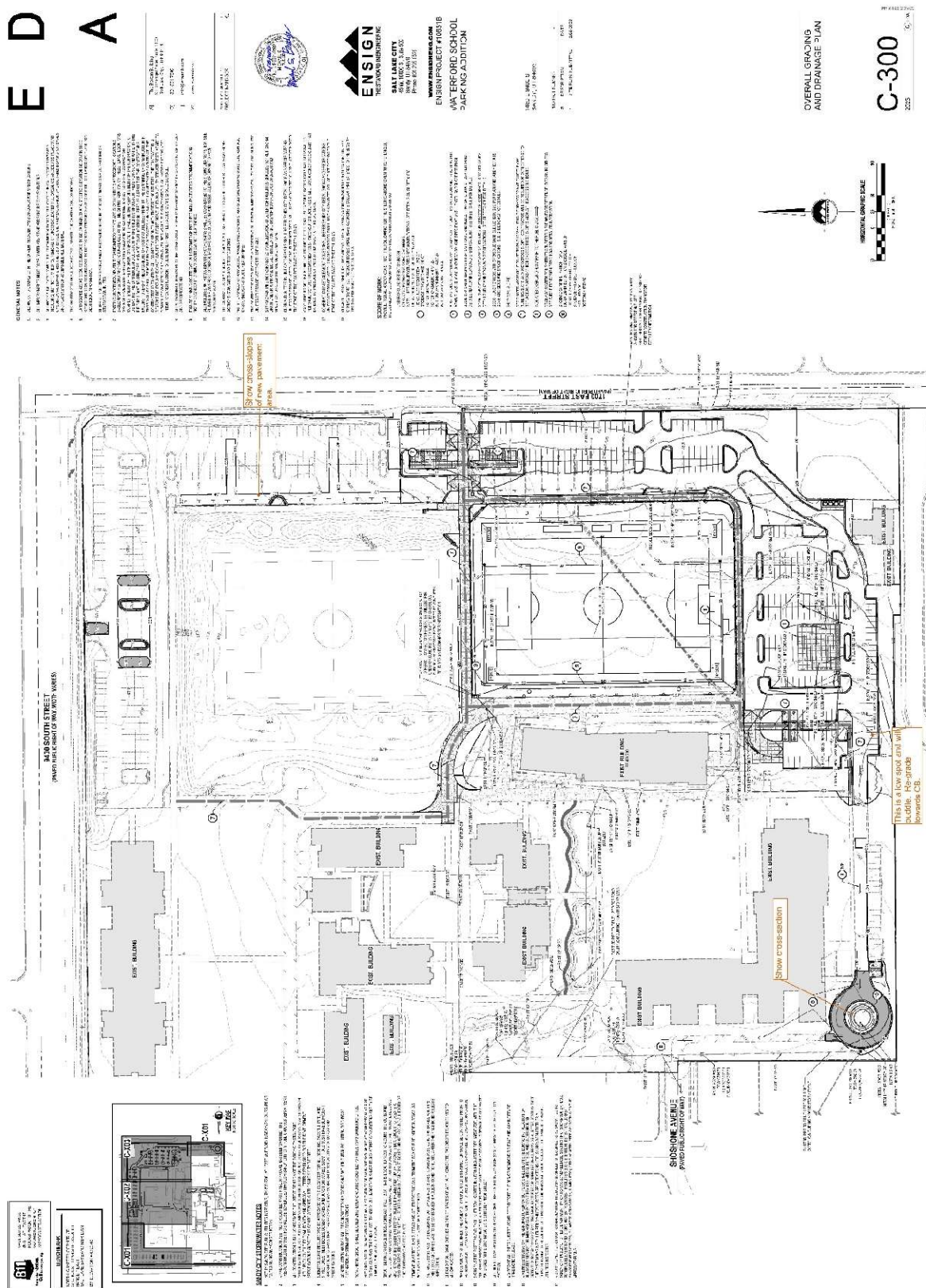
File Name: S:\USERS\PLN\STAFFRPT\2023\SPR03022023-006493 WATERFORD SPORTS FIELD\WATERFORD SCHOOL SPORTS FIELD AND PARKING LOT ADDITION SPR-P.C. STFF REPORT 5-4-2023.DOCX

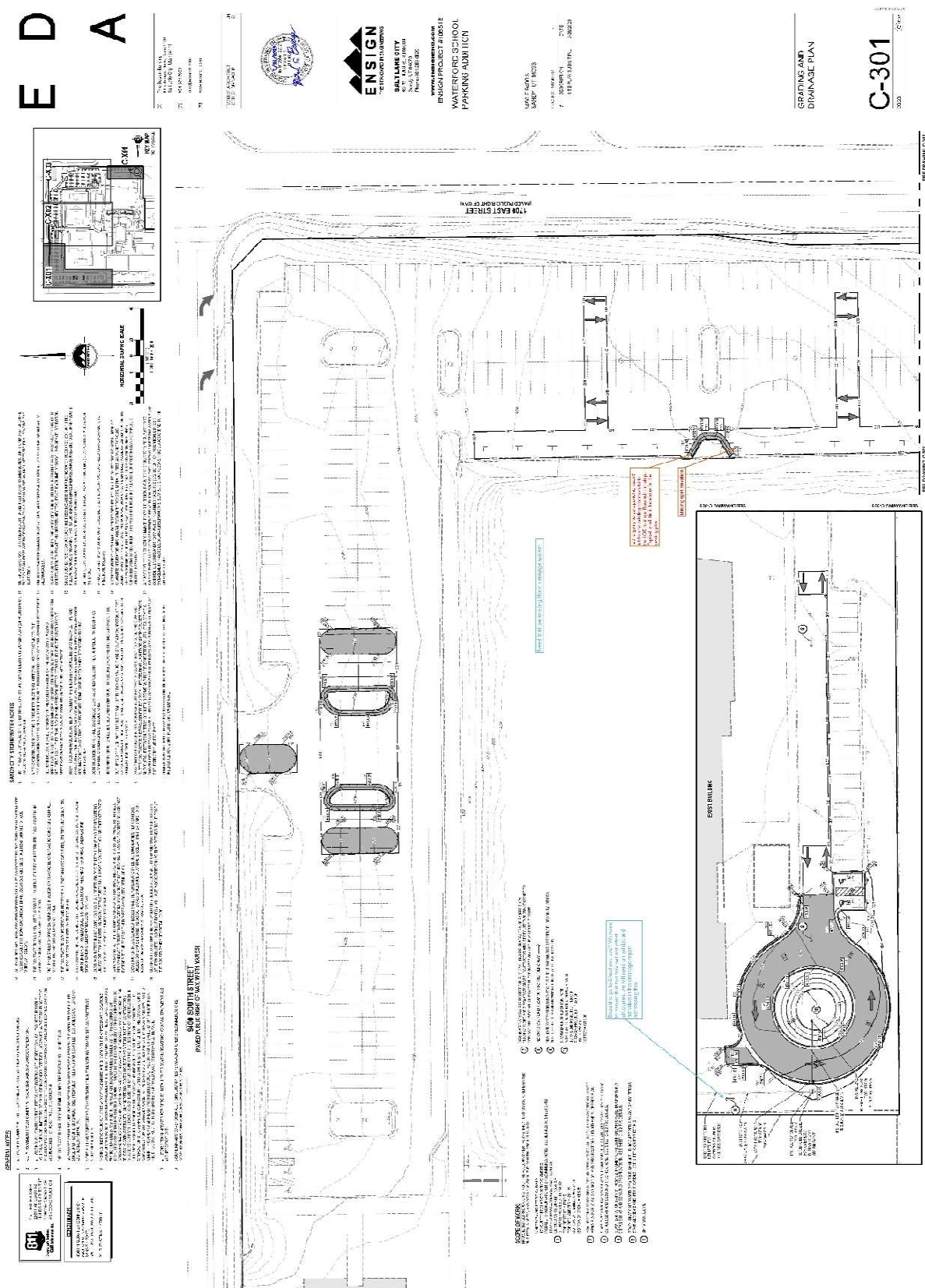
Exhibit "A"



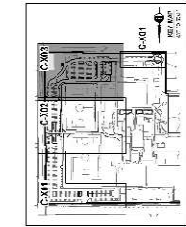








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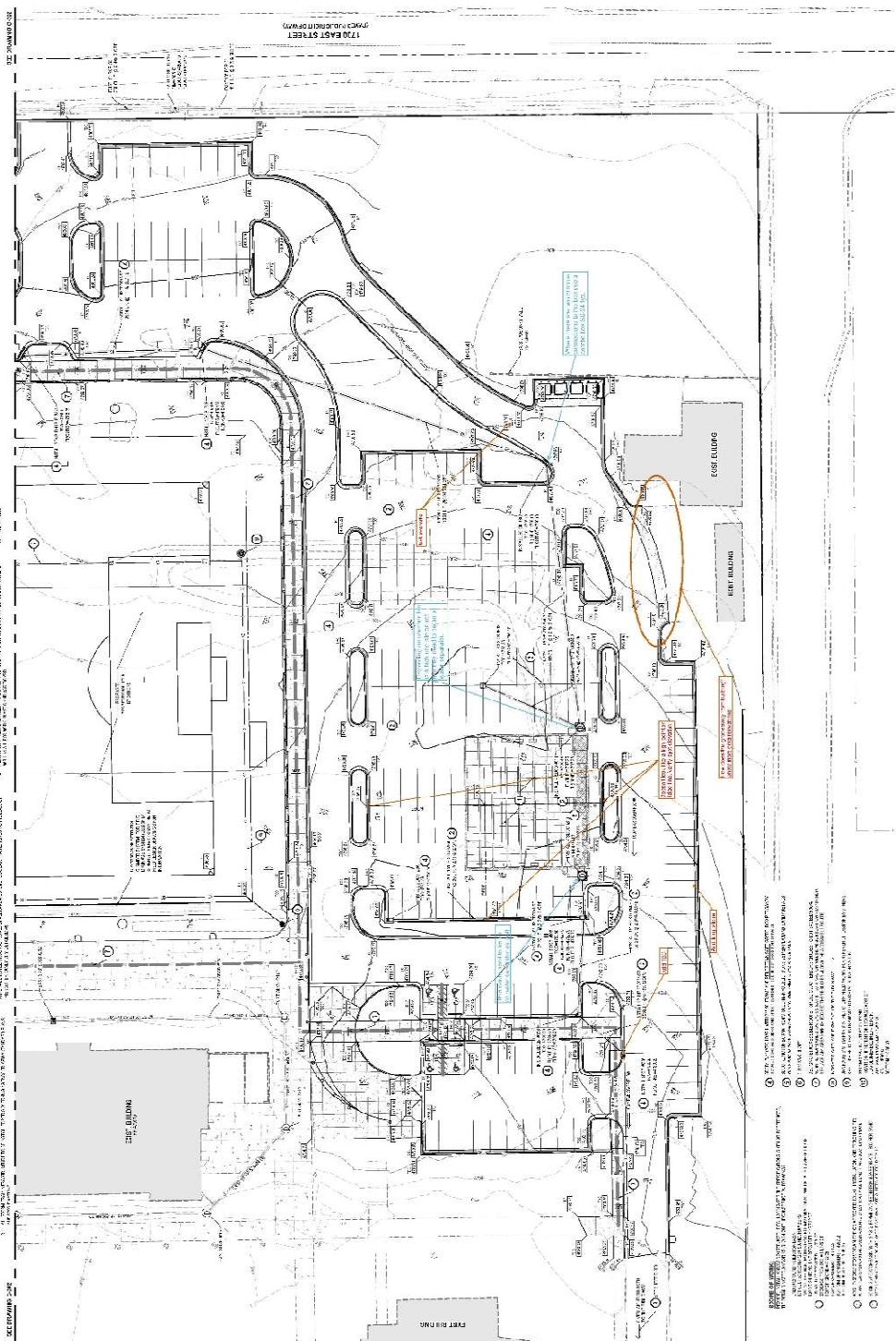


GENERAL NOTES

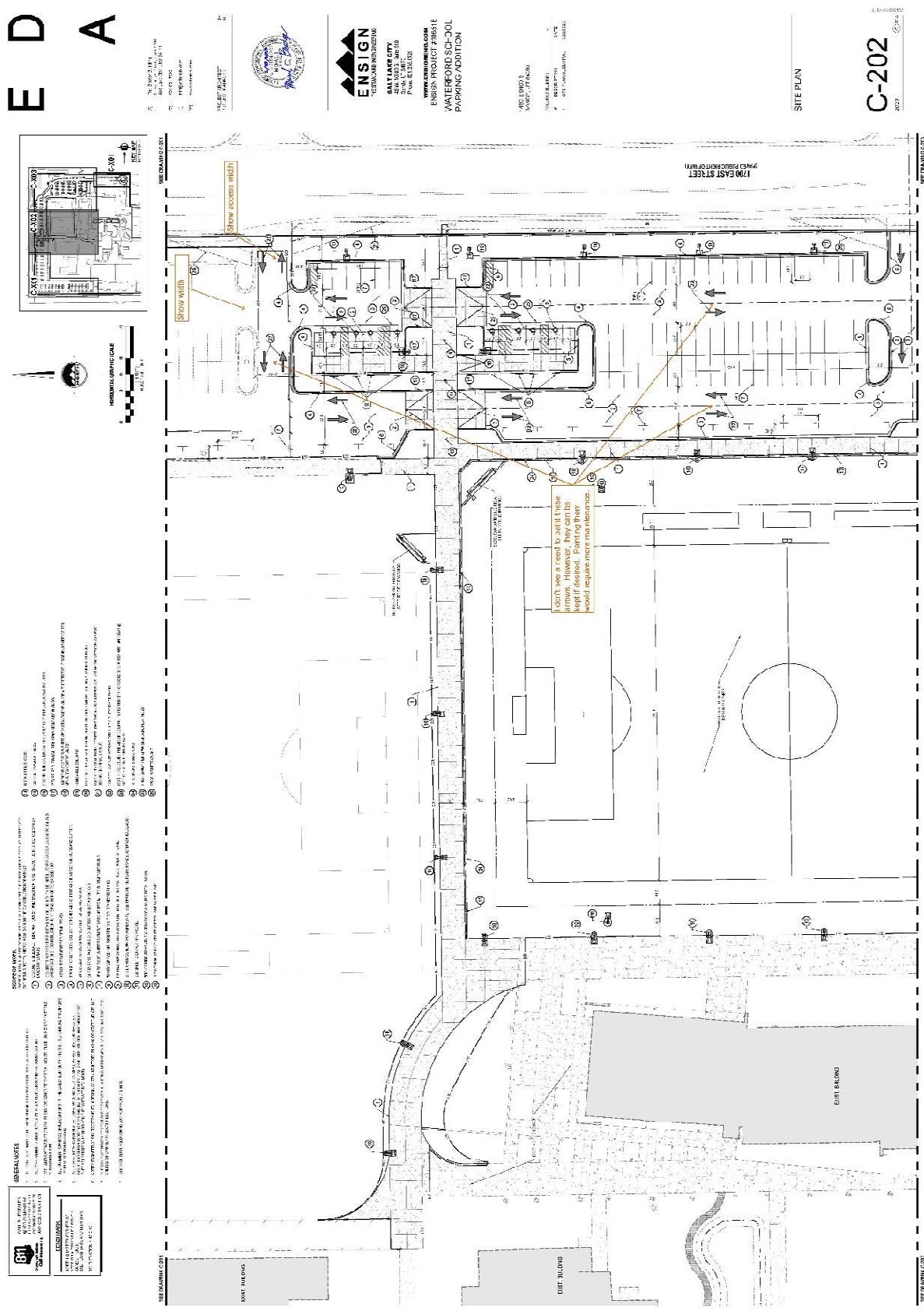
1. SEE SHEET C-301 FOR EXISTING SITE PLAN AND LEGEND.
2. ALL NEW CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST EDITIONS OF THE UTAH CONSTRUCTION SPECIFICATIONS AND THE UTAH BUILDING CODE.
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GRADING AND
DRAINAGE PLAN

C-303



DA
EE

[illegible]

WATERFORD SCHOOL
SPORTS FIELD AND
PARKING

品名	规格	单位	数量	单价	金额
1. 水泥	42.5	m ³	10.00	120.00	1200.00
2. 砂	中砂	m ³	20.00	40.00	800.00
3. 碎石	20mm	m ³	10.00	60.00	600.00
4. 钢筋	Φ12	kg	100.00	8.00	800.00
5. 人工	综合工日	工日	10.00	10.00	100.00
6. 材料费小计					3500.00
7. 人工费小计					100.00
8. 管理费					100.00
9. 利润					100.00
10. 税金					100.00
11. 合计					3800.00

GRAPHICS PLAN

PF6.0

COLOR LIST:

BROWN LINE COLOR: WHITE
 (FOR 11-12 BROWN RINGS)
 LACROIX: CO. CO. BLUE
 (FOR 11-12 LACROIX RINGS)
 FIELD COLOR:
 (11-12)

GRAPHICS GENERAL NOTES:

1. GENERAL CONTRACTOR IS RESPONSIBLE FOR PREPARATION OF THE BIDS IN THE AREA, AND FOR COORDINATION WITH THE OTHER CONTRACTORS, A TIME-BAR ALERT MUST BE SUBMITTED TO THE GENERAL CONTRACTOR AND COORDINATOR SEARCHES FOR AGENCY AND APPROVAL. THE TOTAL ALLOCATION OF SYNTHETIC FUEL, SUBSTITUTES FOR SHOP OR AIRBOSS AND COLOR SAMPLES MUST BE 14,000,000 LBS OF THE SPECIFICATIONS.

7. THE COURT OF THE REVENUE, BEING THE MASTER OF THE VESSEL, ADVISES THE PORTS, LAYS OUT WATER, AND MARKS THE ZONE LETTERING PRIOR TO INSTALLATION OF THE SYNTHETIC TIDE.

5. CONTRACTOR MAY USE THE STANDARD COLOR PALETTE, HOWEVER, IF THE STANDARD COLORS ARE NOT CONSIDERED IN THE DRAWING AND DESIGN SPECIFICATIONS, THE CUSTOMER COLOR SHALL BE PROVIDED. CONTRACTOR MAY PURCHASE COLORS FROM ANY OF THE FOLLOWING:

LEGEND:

ADDENDUM: THE TURTLE IS A LEPIDOTE

