



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, February 20, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_W4zVNh3BSjuQRHiwuuCDaQ

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/89153255803>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/ksavS05rU>

Webinar ID: 847 5881 7739

Passcode: 619454

SELF GUIDED FIELD VISIT

[25-049](#)

Map

Attachments:

[02202025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Meeting Items

1. [SPR1022202](#) Mountain America Credit Union Branch Office
[4-006875](#) 9446 S. Highland Dr.
[Community #17, Willow Canyon]

Attachments: [Staff Report](#)
[Exhibit Files](#)
2. [SPR#06-40\(2](#) America First Field (Real Salt Lake Soccer Stadium) -
[025\)](#) 2025 Parking and Access Management Plan
9256 S. State St.
[Community #2, Civic Center]

Attachments: [Staff Report](#)
[Exhibit A](#)

Administrative Business

1. Minutes

[25-050](#) Minutes

Attachments: [02.06.2025 PC Minutes \(DRAFT\)](#)

2. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

File #: 25-049, **Version:** 1

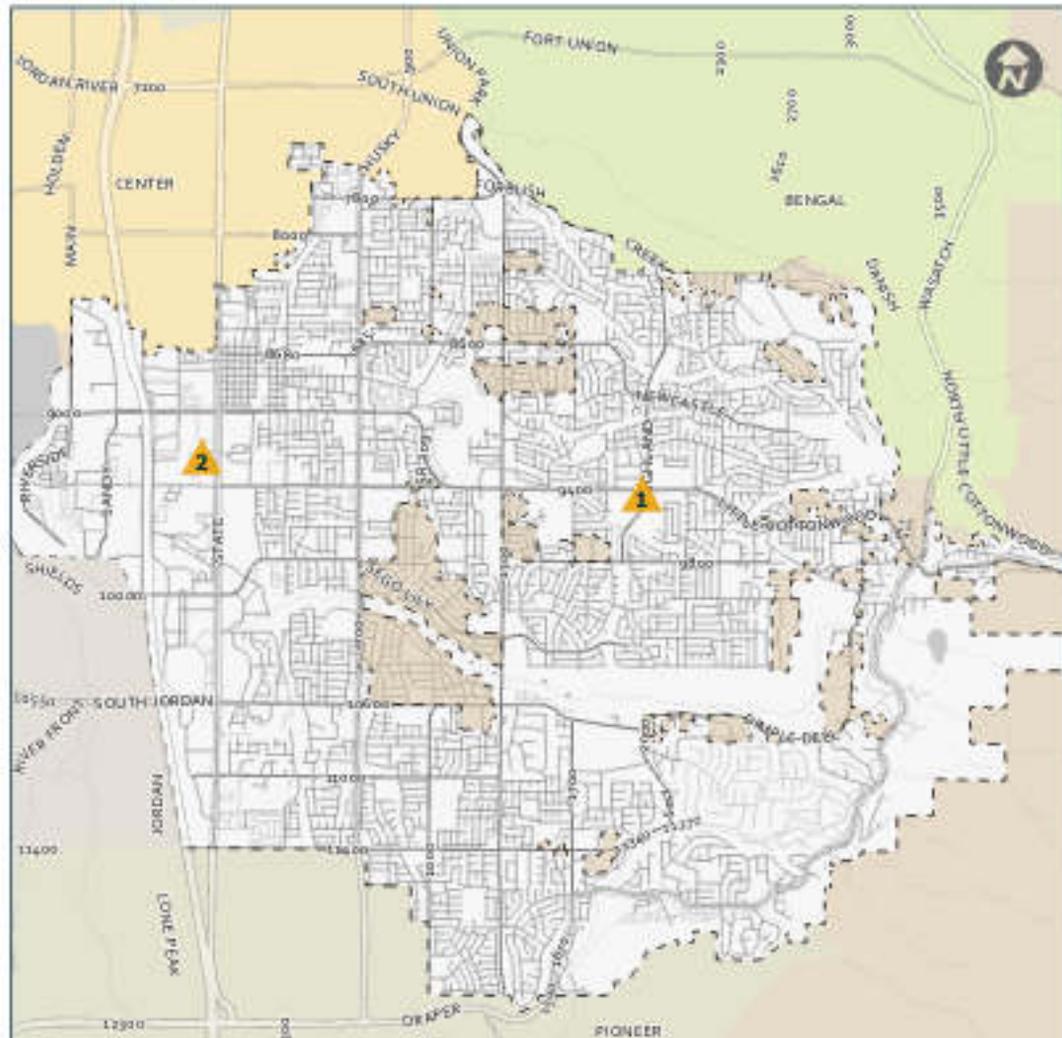
Date: 2/20/2025

Map



Planning Commission Field Visit

February 20, 2025



See Planning Commission agenda packet for specific addresses and details regarding the application.

1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number

- 1** Locations to visit on your own
- 1** Locations to be visited on tour



Staff Report

File #:
SPR10222024-006875,
Version: 1

Date: 2/20/2025

Agenda Item Title:

Mountain America Credit Union Branch Office
9446 S. Highland Dr.
[Community #17, Willow Canyon]

Presenter:

Douglas L. Wheelwright, Development Services Manager

Description/Background:

The applicants, Mr. Shane Sanders, Architect and Ms. Brooke Bean, Project Manager, representing Mountain America Credit Union, request that the planning commission consider the proposed site plan review for a new Mountain America Credit Union branch office. The proposed site is the site of the former Zaxby's Restaurant location. The property is located at 9446 S. Highland Dr., which is a commercial lot in the Little Cottonwood Center development. Please see attached (Exhibit A), application materials.

Recommended Action and/or Suggested Motion:

Staff recommends that the planning commission find that the preliminary site plan review is complete for the proposed Mountain America Credit Union Branch office project, located in the Little Cottonwood Canyon Shopping Center at 9446 S. Highland Dr. Staff recommends that the planning commission approve the requested Special Exception to the SD zone required architectural design theme and standards, to allow the new building as proposed, based upon the following three findings and subject to the five conditions outlined in the staff report:

Findings:

1. That the elimination of the existing vacant commercial building will benefit the neighborhood, the commercial center, and the city.
2. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
3. That the requested Special Exception to the architectural design of the building is approvable under the stated exception criteria for the SD (Magna) CC zoning district, as determined by the planning commission.

Conditions:

1. That the developer completes 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 required or allowed by the planning commission.

2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use
3. That the developer be responsible for the placement of a temporary 6-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 Sandy City Community Development Department during Final Site Plan Review.
4. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
5. That all signage be reviewed and approved under separate permit and be in conformance with City Code.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum February 20, 2025

To: Planning Commission
From: Community Development Department
Subject: Mountain America Credit Union Branch Office
(Prelim. Site Plan Review)
9446 S. Highland Dr.
(Community #17, Willow Canyon)

SPR10222024-006875
SD (Magna) CC Zone
Site 0.70 Acres
4,616 Sq. Ft. Office

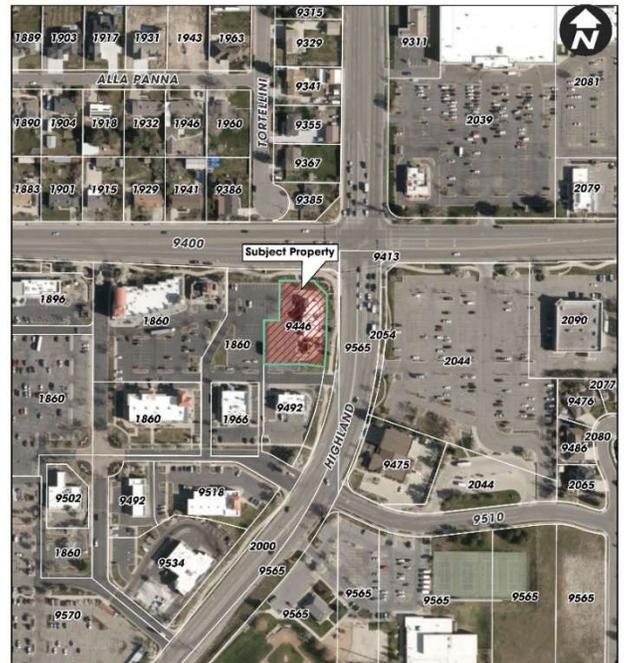
Public Meeting Notice: This item has been noticed by mail to property owners within 500 feet of the subject area, on public websites, at public locations, and posted a sign on site.

Request

The applicants, Mr. Shane Sanders, Architect and Ms. Brooke Bean, Project Manager, representing Mountain America Credit Union, request that the planning commission consider the proposed site plan review for a new Mountain America Credit Union branch office. The proposed site is the site of the former Zaxby's Restaurant location. The property is located at 9446 S. Highland Dr., which is a commercial lot in the Little Cottonwood Center development. Please see attached (Exhibit A), application materials.

Background

The shopping center was developed, built, owned and managed by the local commercial property development entity, Magna Investment in the early to mid-1990's, until recently (prior to 2022), when the shopping center was sold to other owners. The site is located on the southwest corner of 9400 S. St. and Highland Dr. (2000 East). The entire shopping center (45 Acres) is zoned Special Development SD (Magna) CC Community Commercial. There is residential R-1-20A zoning and development north of the site, across 9400 S. St. To the east of the site is the UTA Park and Ride lot and the city fire station. To the south there is more SD (Magna) CC zoning and other associated retail and service development.



SPR10222024-006875
Mountain America Credit Union
9446 S Highland Dr

Sandy City, UT
Community Development Department

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR 94-22 B	Magna Little Cottonwood Commercial Site Plan Review. Approved 1994
SPR 97-48	Little Cottonwood Center Commercial Site Plan Review. Approved in 1997.
N/A	Little Cottonwood Center Subdivision, 3 lots, 45 Acres. Approved in 2006.
N/A	Little Cottonwood Center Subdivision, Amendment, 3 lots, 22 Acres. Approved in 2010.
SPR#5-14-3638	Zaxby's Chicken Restaurant Site Plan /Review, 0.70 Acres, 3,652 Sq. Ft., Approved 2014.
CUP#7-14-3713	Zaxby's Chicken Restaurant Conditional Use Permit for Drive-up Window. 2014

While under the Magna management, strict adherence to the site-specific architectural design elements (established by the SD zone itself) were enforced upon all of the various retail buildings built in the project. Thus, the center has an



"Architectural Theme" established which is reflected in most of the buildings present in the shopping center. This existing architectural design theme is characterized by barreled roof and hipped roof corner tower elements, consistent yellowish tan and orange building colors, and wall parapets capped with exaggerated cornice moldings.

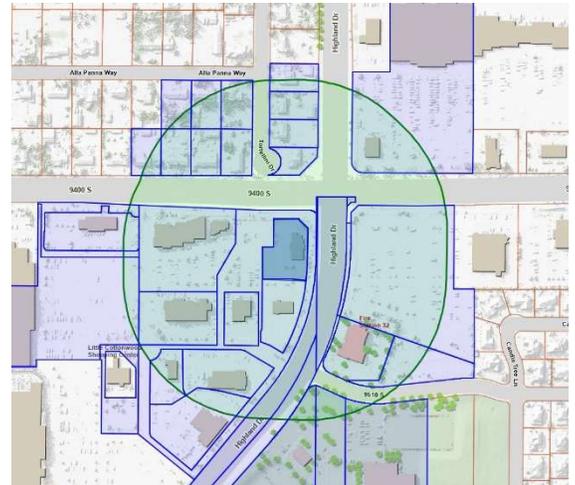
In addition to the commission's consideration of the credit union building's proposed architectural designs, materials and colors, as proposed by the architectural consultant, the planning commission must decide if the new building modern design can be introduced into the existing shopping center's "Architectural Theme" as established by the SD zone and by prior development.

Public Notice and Outreach

A public notice has been mailed out to all neighboring property owners within 500 feet of the proposed site. A notice has also been posted on public websites, at public locations, and a sign posted on site to provide notice of this meeting. Staff has not received any comment or feedback from the public

Neighborhood Meeting

A neighborhood meeting was held virtually on Zoom for this project on January 30, 2025. No property owners or interested citizens from the public participated in the scheduled meeting. The planning staff did not receive any written or verbal communications generated from the mailed notice or agenda postings.



Analysis

Vehicle Access. Vehicle access to the shopping center will remain the same as it currently exists. A trip generation memo has been prepared for the proposed change of use, which compares the estimated trip generation between the prior restaurant use and the proposed use. The new use will generate fewer trips than the prior use. The existing site improvements for the restaurant use will be removed and a new parking and on-site circulation layout is proposed. A remote teller facility, and its related vehicle queueing, have been reviewed and approved by the city engineers. Vehicle access, parking and on-site circulation will be adequate for this development.

Pedestrian Access. Pedestrian access to the shopping center will remain the same as it is now. Pedestrian access will be adequate for this development.

City Departmental Reviews. All reviewing city departments and divisions have reviewed the proposed new site plan development, and all recommend approval by the planning commission. Slight changes may need to be made to fully meet all the requirements of the various city departments, as noted in their review redlines and correction comments. All departments and agency redlines, corrections report items and approval conditions will be incorporated into the final site plan prior to final approval administration by city staff.

Zoning Review. The proposed “Financial Services” office is a Permitted Use in the SD (Magna) CC zoning district. The drive up teller location is over 250 feet away from the residentially zoned properties. Therefore, no CUP is required for this land use.

Architectural Design Review. The proposed building materials, colors and architectural design elements, fully meet the “Sandy City Architectural Design Standards” for commercial buildings. Because of the SD (Magna) CC zoning of this property, this zone also includes certain design and development standards that apply specifically to this unique SD district. The “Sandy City Architectural Design Standards” document was adopted by the city in 2004 and extends city wide applicability to new commercial development. This document incorporates many of the design concepts and requirements which were initiated in the development of the SD (Magna) CC commercial zone. (Please see the attached as “Exhibit A”, building elevation drawings and renderings attached to this report.)

Attached as “Exhibit B” are three selected pages from those design and development standards that are pertinent to the proposed new building architectural design within the SD (Magna) CC zone. The first page is the cover page of the design and development standards text. The second page is titled "13. Architectural Design Standards." Sub paragraphs “a.” through “f.” Subparagraph "a." may be the most useful in the Planning Commission's analysis of architectural design change which differs from the SD (Magna) CC design theme. **"Architectural concepts should reflect the stable character of an integrated well planned commercial center".** This statement seems to encourage consistency with prior development as to architectural materials and elements, but does use the term "should" or "must" and is not specific as to design elements or building materials. The third page, under "17. Special Exceptions" provides that the Planning Commission may grant special exceptions to the architectural design theme of the SD zone by evaluating the following three criteria:

1. *Alternative solutions and/or changing standards make the exception reasonably necessary.*
2. *Such exception meets the purpose and intent of the SD Magna/2000 East District.*
3. *Such exception will not adversely impact adjoining residential properties.*

In response to these three criteria, staff can state the following:

1. The applicant and city planning staff propose that they allow "changes" to the design theme and architectural elements of the initial shopping center development, since that development is thirty plus years old, and is in need of redevelopment and updating. Considerable public support was expressed during the East Sandy State Liquor Store application in 2022, as to the desirability of introducing modern architectural design into Little Cottonwood Center



development.

2. The applicant and city planning staff propose that these new building’s modern architectural design and building materials and colors will still meet the purpose and intent of the SD (Magna) CC zone, which is as follows:

- a. **Purpose.** *The purpose of the CC Planned Development Center/Community Commercial Sub-District is to allow for retail businesses and related uses to be grouped together into a well-planned and designed shopping center as a complimentary portion of the community center for the Alta Canyon Quadrant. The development is characterized by a shopping center which follows the current development trend by emphasizing several large tenants, with fewer smaller tenants being provided. This zone is intended to increase commercial investment in the city and encourages the location of new types of businesses needed in the area: not simply encouraging the relocation of existing local businesses in a new commercial setting.*
3. The change of use and the proposed architectural design change will not adversely impact the adjoining residential properties to the west, which are well buffered from the center's buildings and uses by building setbacks, mature landscape buffers and a masonry wall. Residential uses to the north are adequately buffered by the arterial street and the subdivision boundary wall which is in place.

Recommendation

Staff recommends that the planning commission find that the preliminary site plan review is complete for the proposed Mountain America Credit Union Branch office project, located in the Little Cottonwood Canyon Shopping Center at 9446 S. Highland Dr. Staff recommends that the planning commission approve the requested Special Exception to the SD zone required architectural design theme and standards, to allow the new building as proposed, based upon the following three findings and subject to the five conditions outlined in the staff report:

Findings:

1. That the elimination of the existing vacant commercial building will benefit the neighborhood, the commercial center, and the city.
2. That the proposed project will meet all the applicable requirements of the Sandy City Development Code and the Sandy City Architectural Design Standards as to building architectural design, materials and colors.
3. That the requested Special Exception to the architectural design of the building is approvable under the stated exception criteria for the SD (Magna) CC zoning district, as determined by the planning commission.

Conditions:

1. That the developer completes 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 required or allowed by the planning commission.
2. That the development complies with all Building & Safety, Fire and Life Safety Codes applicable to this type of use
3. That the developer be responsible for the placement of a temporary 6-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 Sandy City Community Development Department during Final Site Plan Review.
4. That the applicant complies with all department requirements as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
5. That all signage be reviewed and approved under separate permit and be in conformance with City Code.

Planner:



Douglas L. Wheelwright
Development Services Manager

File Name: S:\USERS\PLN\STAFFRPT\2024\SPR10222024-006875 - MOUNTAIN AMERICA CREDIT UNION BRANCH\P.C.
STAFF REPORT (DRAFT) MOUNTAIN AMERICA CREDIT UNION BRANCH 2-20-2025.DOCX

Exhibit "A"
See the attached file for the full site plan information

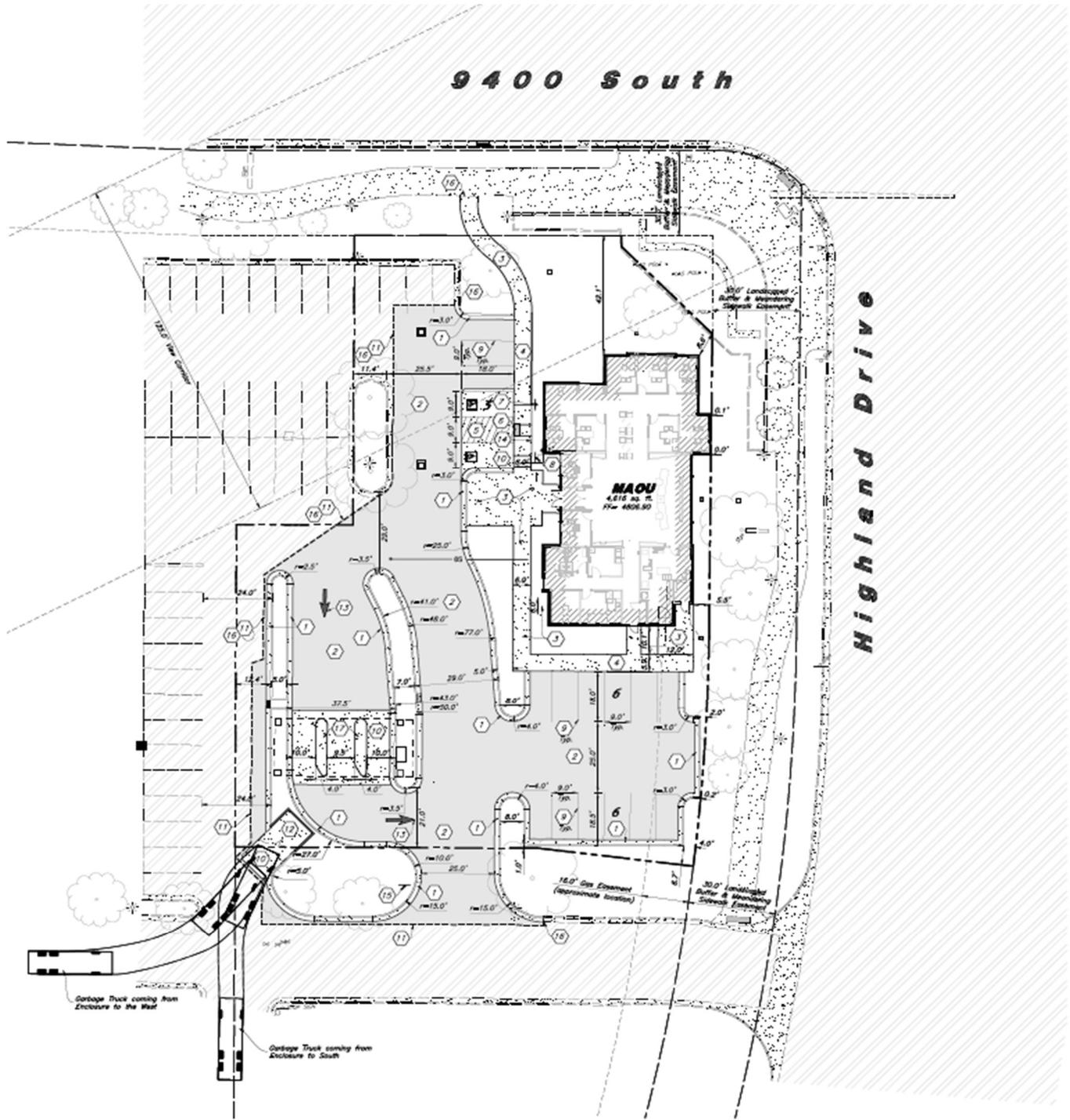


Exhibit "B"

SD/CC - Community Commercial Sub - District**Design and Development Standards****1. Setbacks**

- a. Setbacks on Lots within the Property have been established to ensure an attractive streetscape, and to provide sufficient space between streets, buildings, and parking areas.
- b. Setbacks shall be maintained along peripheral property lines of the Property which shall be a minimum of that required by the zone.
- c. Exclusions: The following Improvements may be excluded from these restrictions:
 - 1) Improvements below the ground and covered by landscaping;
 - 2) Steps, sidewalks, driveways and curbing;
 - 3) Landscaping;
 - 4) See Standards and the Sandy City Land Use and Development Code on specific setback requirements for various uses.

2. Easements

It is recommended that all parking areas serving the commercial area share common cross-parking and access. These easements shall be granted by each tenant and/or property owner to facilitate the overall parking and automobile circulation system.

3. Vehicular Circulation

- a. A well defined automobile circulation plan for the Property is essential to accommodate local residents, employees, visitors, as well as service, mass transit and emergency vehicles. Traffic engineering professionals shall be utilized to define ingress and egress patterns, traffic control elements and impacts to existing traffic flow, and establish an overall interior circulation pattern in the commercial area.

- d. Areas under construction on the site shall be fenced, and shall be maintained in a neat and orderly manner. All trash shall be kept in enclosed containers and removed frequently.

13. Architectural Design Standards

- a. Compliance with the architectural theme for the property. It is the intent of the Design Standard to cause the creation of an attractive, high quality commercial project. Architectural concepts should reflect the stable character of an integrated well planned Commercial Center.
- b. The shape of the building and the character of the architecture in later phases must be in harmony with the preceding phases. The elements to be considered are:
- 1) The extent and quality of the materials used,
 - 2) The treatment of the facades relative to fenestration, entrance treatments, detailing, style compatibility, color, etc .
 - 3) Site and landscape treatment.
- c. Buildings must be designed to appear substantial and in no way temporary in nature. Materials used should support this intent; i.e., brick, well finished concrete, cone-tie, form finished, sandblasted etc. architectural block, commercial grade stucco products (R-wall, Dryvit) well-designed metal treatments, i.e. sidings, caps, railings, accents etc. glass, and wood elements where appropriate and protected from weathering.
- d. Within the basic architectural style, the following items will be of concern:
- 1) Basic proportions of all elements, (height, mass size and articulation).
 - 2) The relationship of openings to their surroundings.
 - 3) The appearance of all vents, louvers and other mechanical apertures.
 - 4) The use of color, texture and other architectural design features.
- e. All efforts to screen mechanical equipment from the view of adjacent roads and properties shall be made whenever reasonably practical. Parapet walls or other screening devices which are integral to the architecture of the building are encouraged. Landscape treatments in specific cases are also an acceptable alternative.
- f. All flues, vents, downspouts and like elements must be painted to match the surface from which they project.

- 2) Maintenance of the Openspace/Pedestrian corridors shall be provided by the developer for (5) five years and by Sandy City or the Alta Canyon Sport Center thereafter.

17. Special Exceptions

Special Exceptions from requirements of the Standards may be approved by the Planning Commission.

a. Special Exception

Any person seeking a special exception to "The Little Cottonwood Project Design and Development Standards" shall submit a written petition stating the reason for the exception, to the Community Development Department. In granting such exceptions it shall be found by the Planning Commission that:

1. Alternative solutions and/or changing standards make the exception reasonably necessary.
2. Such exception meets the purpose and intent of the SD Magna/2000 East District.
3. Such exception will not adversely impact adjoining residential properties.



2668 Grant Avenue
 Ogden, Utah 84401
 Phone: 801 421 1303
 www.sandersarch.com

Seal
 Consultant

MOUNTAIN AMERICA CREDIT UNION
 SANDY 9400 S. BRANCH
 9446 HIGHLAND DRIVE
 SANDY, UT 84092

Project Name

Issued No.	Date	Description

Revision No.	Date	Description

SA Project No. 2024-08
 Drawing Title

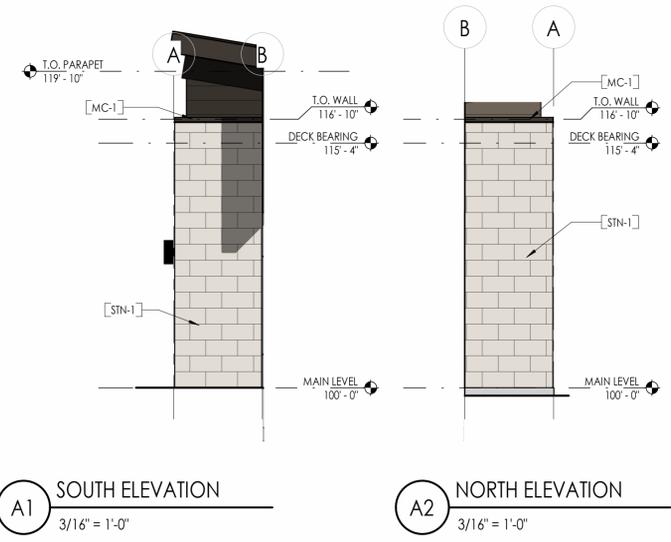
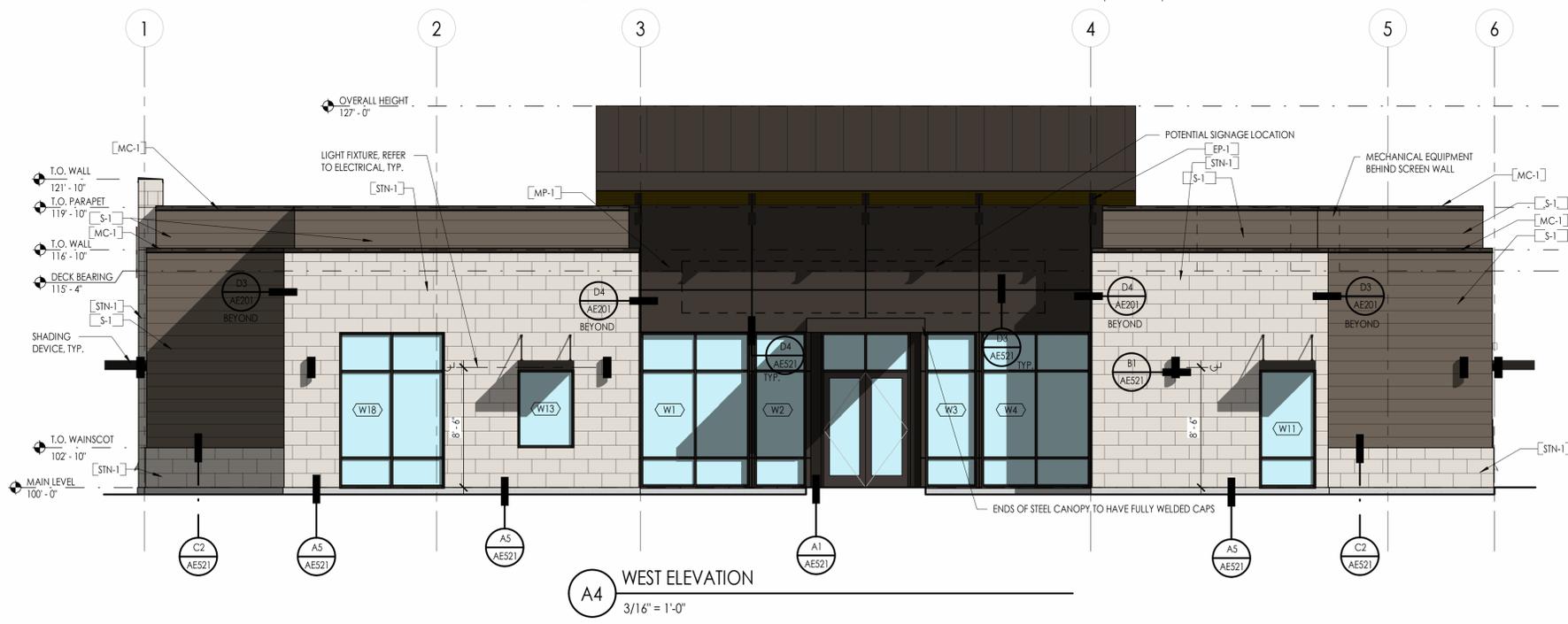
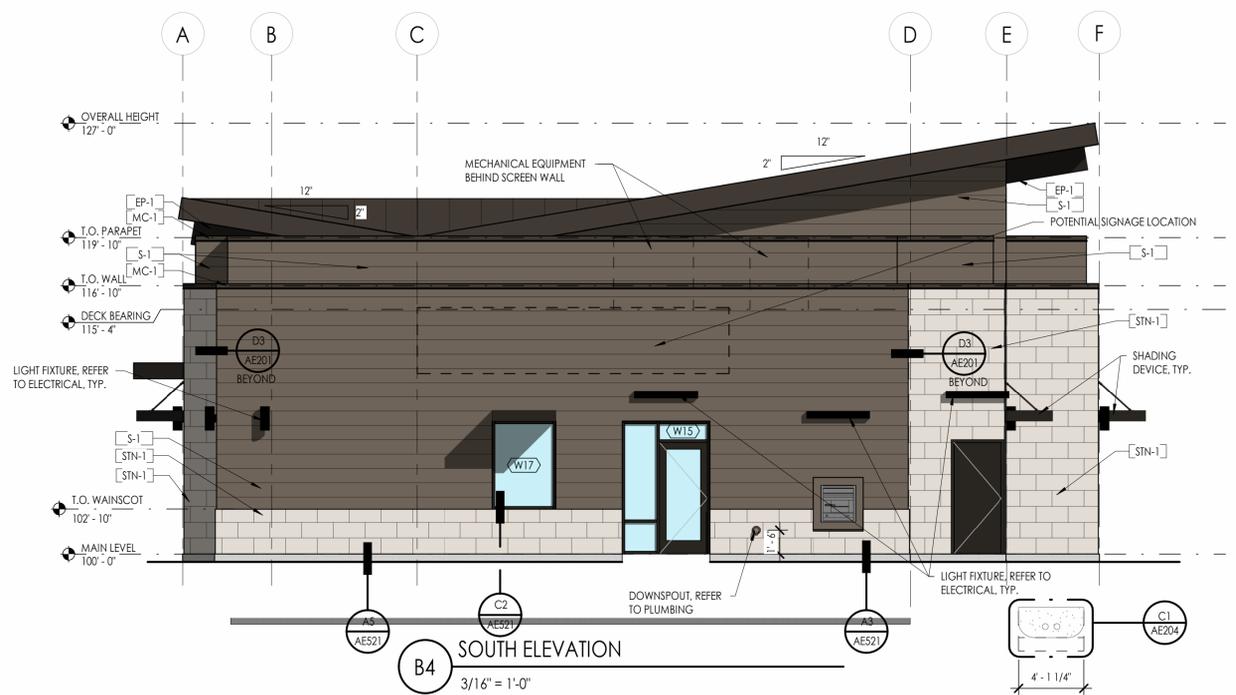
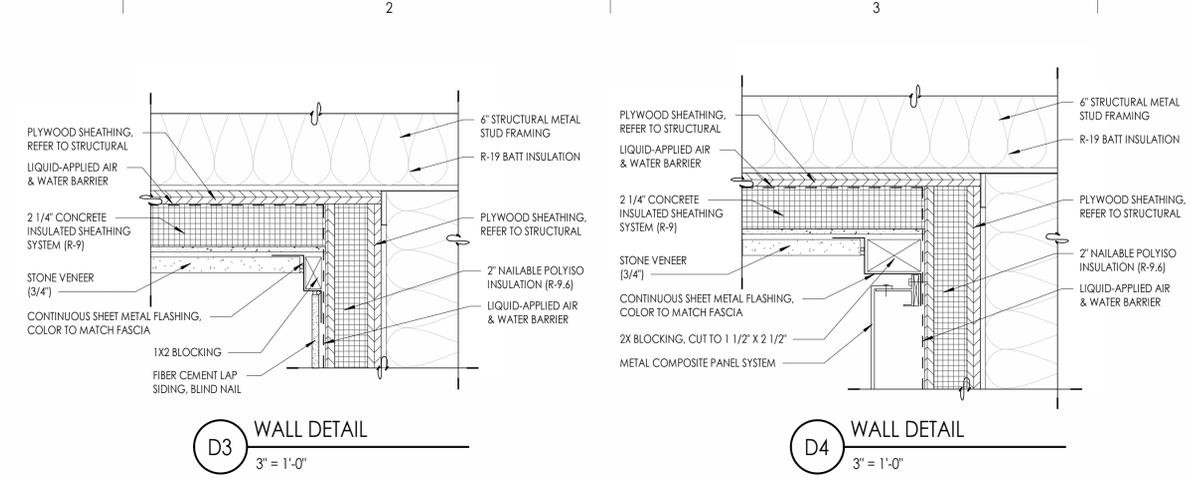
EXTERIOR ELEVATIONS

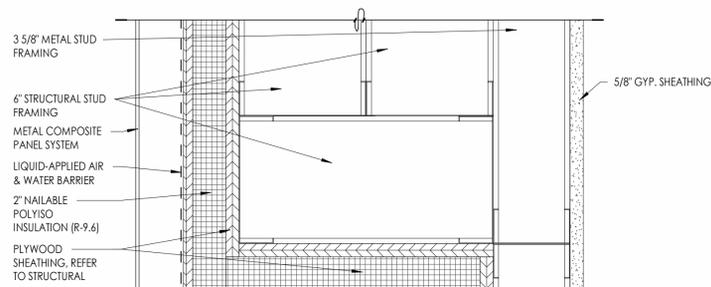
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AE201

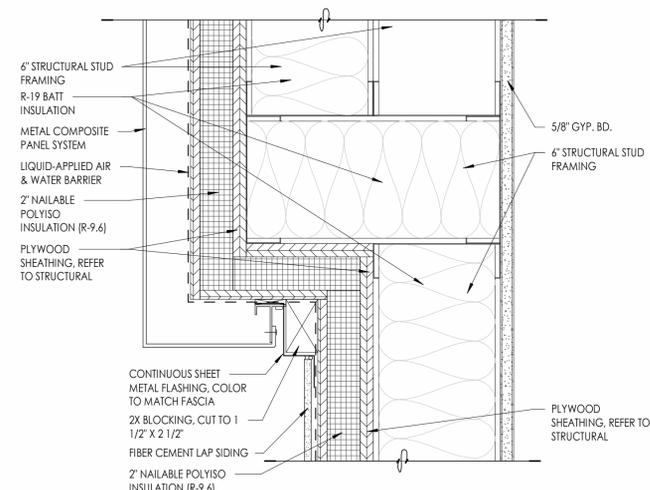
EXTERIOR MATERIAL SCHEDULE			
MARK	MANUF.	PRODUCT	COLOR / FINISH
EXTERIOR PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	SW6990 CAVIAR 251-C2, EGGSHELL
MASONRY			
STN-1	DELTA STONE	STONE VENEER, 12" x 24" x 2CM, SMOOTH CUT FACE	IVORY WHITE; 3/8" GROUT JOINTS, COLOR: SM550 MEDIUM BROWN
METAL			
MC-1	SEE SPEC. 076200	PRE-FINISHED METAL COPING	SEE SPEC.
METAL PANEL			
MP-1	ALPOLIC	METAL PANEL	JBR BRONZE (SIGNAGE PAINT COLOR SW7020 BLACK FOX)
SIDING			
S-1	FIBER CEMENT LAP SIDING	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN (SIGNAGE PAINT COLOR SW7026 GRIFFIN)	
ST-1	FIBER CEMENT LAP SIDING TRIM	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN	
SOFFIT			
WS-1	LONGBOARD	SOFFIT	DARK FIR

- BUILDING CONSTRUCTION & MATERIAL PERCENTAGES**
- CONSTRUCTION TYPE: V8
 - NORTH ELEVATION**
 - STONE: 31% (373 SF / 1219 SF = 0.305)
 - METAL PANEL: 29% (352 SF / 1219 SF = 0.288)
 - LAP SIDING: 27% (335 SF / 1219 SF = 0.274)
 - GLASS: 13% (159 SF / 1219 SF = 0.13)
 - SOUTH ELEVATION**
 - STONE: 29% (342 SF / 1195 SF = 0.286)
 - SIDING: 65% (785 SF / 1195 SF = 0.65)
 - GLASS: 6% (68 SF / 1195 SF = 0.056)
 - EAST ELEVATION**
 - STONE: 30% (617 SF / 2062 SF = 0.299)
 - METAL PANEL: 16% (323 SF / 2062 SF = 0.156)
 - LAP SIDING: 23% (481 SF / 2062 SF = 0.233)
 - GLASS: 31% (641 SF / 2062 SF = 0.31)
 - WEST ELEVATION**
 - STONE: 34% (435 SF / 1287 SF = 0.336)
 - METAL PANEL: 18% (331 SF / 1887 SF = 0.175)
 - LAP SIDING: 24% (461 SF / 1887 SF = 0.244)
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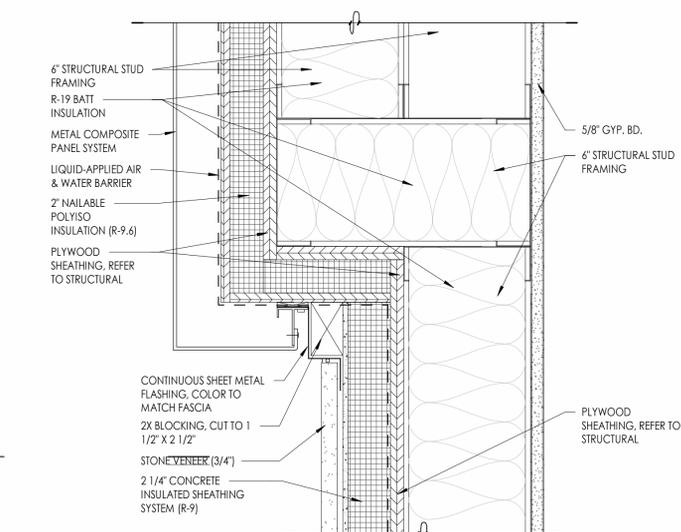




C1 WALL DETAIL
3" = 1'-0"



B1 WALL DETAIL
3" = 1'-0"



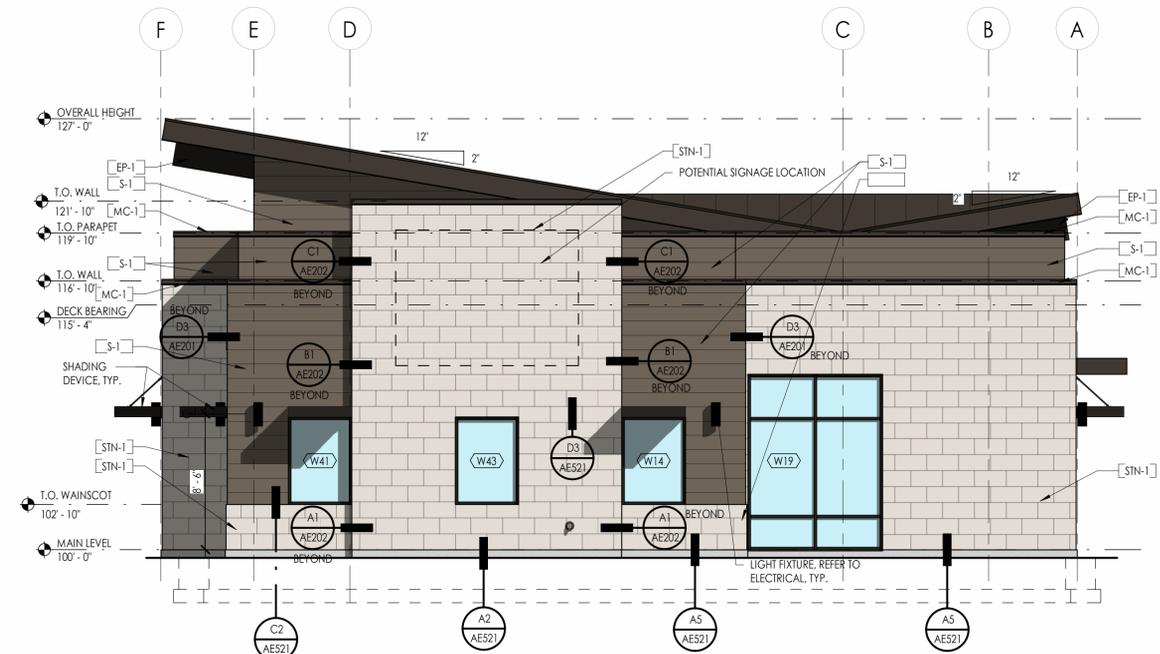
A1 WALL DETAIL
3" = 1'-0"

BUILDING CONSTRUCTION & MATERIAL PERCENTAGES

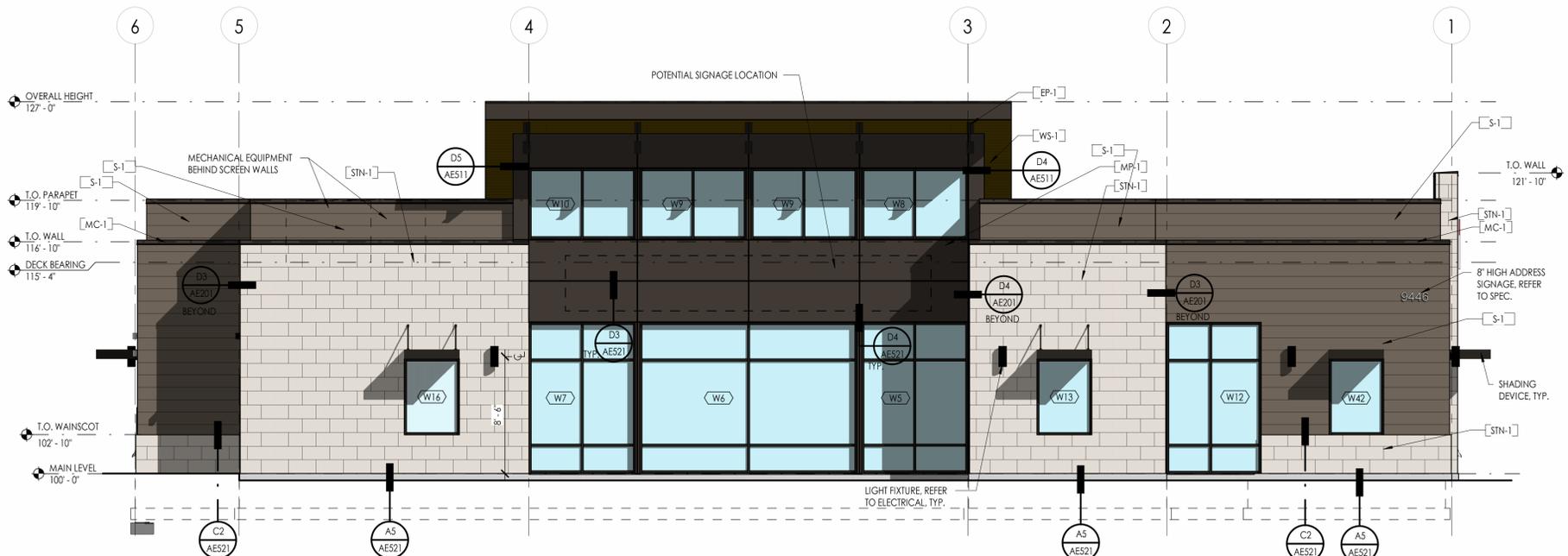
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EXTERIOR MATERIAL SCHEDULE

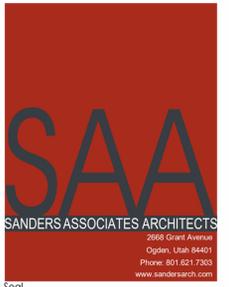
MARK	MANUF.	PRODUCT	COLOR / FINISH
EXTERIOR PAINT			
EP-1	SHERWIN WILLIAMS	EXTERIOR PAINT	SW6990 CAVIAR 251-C2, EGGSHHELL
MASONRY			
STN-1	DELTA STONE	STONE VENEER, 12" x 24" x 2CM, SMOOTH CUT FACE	IVORY WHITE; 3/8" GROUT JOINTS, COLOR: SM550 MEDIUM BROWN
METAL			
MC-1	SEE SPEC. 076200	PRE-FINISHED METAL COPING	SEE SPEC.
METAL PANEL			
MP-1	ALPOLIC	METAL PANEL	JBR BRONZE (SIGNAGE PAINT COLOR SW7020 BLACK FOX)
SIDING			
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ST-1	FIBER CEMENT LAP SIDING TRIM	CEDAR TEXTURE FINISH, PAINT SW7026 GRIFFIN	
SOFFIT			
WS-1	LONGBOARD	SOFFIT	DARK FIR



B3 NORTH ELEVATION
3/16" = 1'-0"



A3 EAST ELEVATION
3/16" = 1'-0"



Consultant

MOUNTAIN AMERICA CREDIT UNION
SANDY 9400 S. BRANCH
9446 HIGHLAND DRIVE
SANDY, UT 84092

Project Name

Issued No.	Date	Description

Revision

No.	Date	Description

SAA Project No. 2024-08
Drawing Title

EXTERIOR ELEVATIONS

Sheet Number
AE202



C1 SOUTHEAST 3D VIEW



C4 NORTHEAST 3D VIEW



A1 SOUTHWEST 3D VIEW



A4 NORTHWEST 3D VIEW

Consultant

MOUNTAIN AMERICA CREDIT UNION
 SANDY 9400 S. BRANCH
 9446 HIGHLAND DRIVE
 SANDY, UT 84092

Project Name

Issued No.	Date	Description

Revision No.	Date	Description

SAA Project No. 2024-08
 Drawing Title

EXTERIOR 3D RENDERINGS

Sheet Number

AE203



Staff Report

File #: SPR#06-40(2025),
Version: 1

Date: 2/20/2025

Agenda Item Title:

America First Field (Real Salt Lake Soccer Stadium) -
2025 Parking and Access Management Plan
9256 S. State St.
[Community #2, Civic Center]

Presenter:

Mike Wilcox, Planning Director

Description/Background:

The applicant, Justin Nelson, representing Real Salt Lake (the owner/operator of America First Field (formerly known as Rio Tinto Stadium)), is requesting review and approval of the updated 2025 Parking and Access Management Plan for America First Field located at 9256 S. State St. The request is to present an annual update to their parking management plan that allows for temporary off-site event parking. The intent of this review is to inform the city of the applicants' plans to address parking and access to the stadium for all events held therein. The applicant has provided some updated materials prepared by Hales Engineering.

See the attached staff report and exhibits for the full details of the request application materials.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission review and approve the 2025 Parking and Access Management Plan for America First Field located at 9256 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The updated information shows that they are still in compliance with the original parking management plan approved in 2008 and can effectively manage off-site parking demands for the stadium.
2. The proposed changes and updates to the original plan are routine, timely, and minor in nature.

Conditions:

1. That next year's Parking and Access Management Plan include the following corrections/updates:
 - a. a map of the neighborhood areas where parking is prohibited to be added to the Appendix A.
 - b. all code references be updated to reflect the current Land Development Code.

- c. include updated maps and information materials that reflect the range of transportation options (driving and parking, public transportation, shuttle, and rideshare).
 - d. include updated maps that include the newly extended Monroe Plaza Way.
2. That the applicant make changes to the public information made available to patrons on how to efficiently access through different modalities when attending events at America First Field that fully address the concerns of staff referenced in this report.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum

February 20, 2025

To: Planning Commission
From: Community Development Department
Subject: America First Field (Real Salt Lake Soccer Stadium) -
2025 Parking and Access Management Plan
9256 S. State St.
(Community #2, Civic Center)

SPR#06-40(2025)

RC Zone

Public Meeting Notice: This item has been noticed to property owners within a specified area surrounding this proposal, which is beyond 500 feet.

Request

The applicant, Justin Nelson, representing Real Salt Lake (the owner/operator of America First Field (formerly known as Rio Tinto Stadium)), is requesting review and approval of the updated 2025 Parking and Access Management Plan for America First Field located at 9256 S. State St. The request is to present an annual update to their parking management plan that allows for temporary off-site event parking. The intent of this review is to inform the city of the applicants' plans to address parking and access to the stadium for all events held therein. The applicant has provided some updated materials prepared by Hales Engineering (see the 2025 Parking & Access Management Plan in Exhibit A).

Background

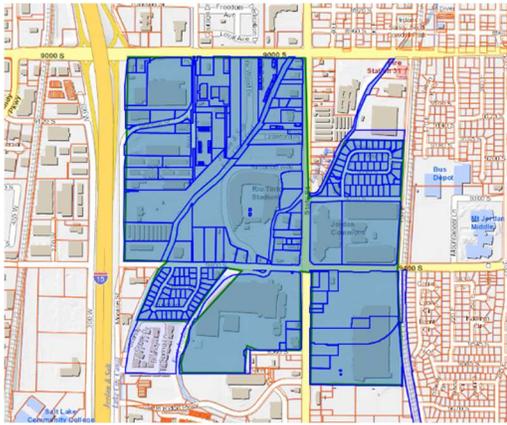
On June 19, 2008, the Planning Commission reviewed and approved the Final Parking and Access Management Plan for the Real Salt Lake Soccer Stadium which allows for temporary off-site event parking. One of the conditions of approval and code requirements is that the stadium operators return to the Planning Commission annually to review and update the plan. This plan has been updated annually since that date.



SPR-06-40 (2025)
Real Salt Lake Soccer
Stadium Annual Update
9256 S State St.

Community Development Department
Sandy City, UT

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.



Public Notice and Outreach

A public notice has been mailed out to property owners within a specified area surrounding this proposal, which is beyond 500 feet of the subject property. We have specifically provided mailed notice to property owners that may be affected or within the off site temporary parking areas. The area that has been noticed is shown in the map to the left.

Neighborhood Meeting

A neighborhood meeting has not been held. The purpose of these annual updates is to provide an opportunity for public input on any issues related to off-site event parking.

Analysis

The America First Field has already received approval for off-site event parking in 2008. That approval is to be reviewed annually as part of that approval and the code requirement found in [section 21-24-3\(a\)\(2\)\(e\)\(14\)](#) of the Land Development Code:

Sec. 21-24-3. - Special Access and Parking Provisions.

(a) *Alternative to On-Site Parking.*

(2) *Temporary Off-Site Event Parking.*

e. The Parking and Access Management Plan shall be submitted with the application for the project or use and shall:

- 14. Be updated on a yearly basis or as otherwise required by the Planning Commission after the project or event has commenced operation. The Planning Commission shall hold at least one public meeting prior to the approval of any updated Parking and Access Management Plan.

The applicant’s Transportation Engineering Firm, Hales Engineering, has prepared revisions to the 2025 Parking and Access Management Plan for America First Field and will present those revisions to the Planning Commission for review and approval.

While soccer matches are the primary function of the stadium, there are several other programmed events that are planned to be held at the stadium property including: car shows, community run/walk events, concerts on the East Plaza, banquets/parties, and Sandy City movie night. Most of these other events are projected to have up to 5,000 attendees and should not cause a parking issue beyond the demand generated for soccer matches. The venue has not hosted concerts within the stadium for several years, but that changed last year in hosting the Kenney Chesney concert. There are no announced concerts planned to be hosted within the stadium and only one concert announced for the East Plaza at this time. However, the updated plan does address full stadium concert use and the larger crowds that it would generate.

The Planning Commission has brought up concerns in past years regarding event scheduling conflicts, especially with venues such as the Mountain America Expo Center, Hale Centre Theatre, City Hall, etc. The updated information provided by the applicant does address this issue (see page 7). Events held at those listed facilities are expected to have just a few conflicting events that overlap planned events at America First Field. Those stalls would not be available during those conflicts which reduce the maximum potential of off-site parking. They would still have above the total minimum of 4,548 stalls secured for stadium related parking needs. One addition to past plans is the introduction of a shuttle route to the South Towne Mall and opens access to at least 975 stalls during events (see Figure 3). They have also identified over 5,000 stalls in unofficial stalls within a 15-minute walk of the stadium that could be utilized during conflicting events in the area (see Figure 4).

In the past, the Planning Commission has also sought Sandy Police to attend the annual update meetings to provide additional information regarding traffic/parking issues in this affected area. A representative from the Sandy City Police Department should be in attendance to talk about traffic and parking enforcement over the last year. Staff is not aware of any concerns on this matter.

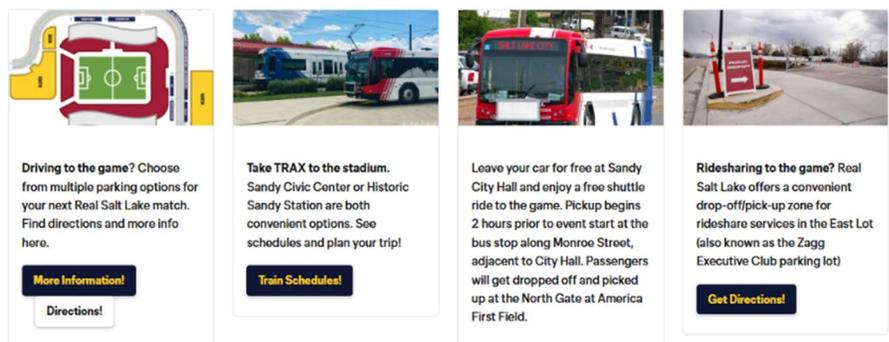
Staff Concerns

Staff has the following concerns with the proposed updates:

1. There are some minor updates/inaccuracies that should be addressed in their updated plan and public information websites regarding parking and accessing the stadium. In general, staff would like to see a greater emphasis on transit options be highlighted to encourage more transit usage and lower the parking demand during events.

- a. The “[Know Before You Go](#)” landing page on RSL’s website does show the range of transportation options (driving and parking, public transportation, shuttle, and rideshare) but this same info is not available under the “Parking and Directions” header. That information should also be amended to fix the following issues:

Transportation Options



- i. The public transportation section does not mention any bus routes to the stadium, the closest station to the stadium, Sandy Expo, and the link to UTA train schedules is broken.
- ii. The section on the free shuttle lacks a heading and a link to a map of the shuttle route, and available park and ride lot stops along the route.
- iii. The parking maps only show the lots immediately around the stadium but do not show any of the other secured parking areas that are contained within the exhibits of the updated Parking and Access Management Plan (see Exhibit A). There is no longer a map that shows where parking is prohibited. This should be added to the parking information links.

- b. The stadium website for [America First Field](#) has a different set of information. Both websites should be consistent and provide the same level of information. This site only has reference to parking with no reference to the other 4 options for arriving at the stadium. They do have [the parking map](#) that illustrates the prohibited parking areas, and the additional parking lots available in the area. Consistency and breadth of information available through either website is key.

2. Road Construction

- a. The extension of the Monroe Plaza Way is under way, with one half of this project nearly completed. Phase 2

will be extending this roadway south from the canal to 9400 South that will impact the stadiums parking lot areas and remove some of that parking. This will have an impact on traffic and some parking options in the area while this road project is under construction. It's anticipated that this will begin in April and be completed by the end of October.

Recommendation

Staff recommends that the Planning Commission review and approve the 2025 Parking and Access Management Plan for America First Field located at 9256 S. State St. based on the following findings and subject to the following conditions:

Findings:

1. The updated information shows that they are still in compliance with the original parking management plan approved in 2008 and can effectively manage off-site parking demands for the stadium.
2. The proposed changes and updates to the original plan are routine, timely, and minor in nature.

Conditions:

1. That next year's Parking and Access Management Plan include the following corrections/updates:
 - a. a map of the neighborhood areas where parking is prohibited to be added to the Appendix A.
 - b. all code references be updated to reflect the current Land Development Code.
 - c. include updated maps and information materials that reflect the range of transportation options (driving and parking, public transportation, shuttle, and rideshare).
 - d. include updated maps that include the newly extended Monroe Plaza Way.
2. That the applicant make changes to the public information made available to patrons on how to efficiently access through different modalities when attending events at America First Field that fully address the concerns of staff referenced in this report.

Planner:



Mike Wilcox
Planning Director

File Name: S:\USERS\PLN\STAFFRPT\2006\SPR-06-40_REAL_SOCCER_STADIUM\2025 UPDATE\STAFF REPORT.DOCX

Exhibit “A”
See attached for full document



MEMORANDUM

Date: February 4, 2025
To: Sandy City
From: Hales Engineering
Subject: **Sandy America First Field – Temporary Off-Site Event Parking 2025 Update**

Introduction

This memorandum addresses the America First Field – Temporary Off-Site Event Parking and correlates to the proposed Sandy City Land Development Code, Off-Street Parking Standards ordinance amendments (Code #15-06-05, Section B - General Provisions, proposed item 5 with subsections a) through n):

5. Temporary Off-Site Event Parking. Temporary off-site parking for events may be allowed after review and approval of a parking and access management plan by the Planning Commission at a public meeting. Temporary parking is parking established for a fixed period of time with the intent to discontinue such parking upon the expiration of the time period. An occasional event with an expected attendance of less than five hundred (500) persons or if the event does not occur more than once a year shall not be subject to the requirements of this Section.

The applicant will be responsible to make provisions for on- and off-site parking, safe pedestrian routes to and from the off-site parking, transportation to and from off-site locations beyond a 5,000-foot (approximately 15-minutes) walking route, entry and exiting methods, temporary or permanent traffic control methods, and restricting parking in identified areas.

The parking and access management plan must be approved prior to the issuance of a temporary use permit, business license, or certificate of occupancy required for the event, project, or use. Upon approval, the parking and access management plan shall be available for public inspection. All approved updates of a parking and access management plan shall be available for public inspection.

The applicant may be responsible to post a guarantee for improvements and implementation of various components of the parking and access management plan.

MEMORANDUM

Date: February 4, 2025
To: Sandy City
From: Hales Engineering
Subject: **Sandy America First Field – Temporary Off-Site Event Parking 2025 Update**

Introduction

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The parking and access management plan must be approved prior to the issuance of a temporary use permit, business license, or certificate of occupancy required for the event, project, or use. Upon approval, the parking and access management plan shall be available for public inspection. All approved updates of a parking and access management plan shall be available for public inspection.

The applicant may be responsible to post a guarantee for improvements and implementation of various components of the parking and access management plan.

Parking Plan

a. Determine the total number of parking spaces required based upon the land use category less any anticipated mass transit projection, which may be limited to 15% of the total number of required parking spaces unless greater mass transit use is demonstrated.

Soccer Match Required Parking: 4,548 total parking stalls

Soccer Match¹: 20,213 attendees
 (-) Mass Transit riders: 2,021 attendees (10% of attendees)²
 18,192 attendees will drive to stadium
 18,192 attendees / 4 seats per vehicle = 4,548 stalls

Large Concert Required Parking: 5,400 total parking stalls

Large Concert: 24,000 attendees
 (-) Mass Transit riders: 2,400 attendees (10% of attendees)²
 21,600 attendees will drive to stadium
 21,600 attendees / 4 seats per vehicle = 5,400 stalls

Small Concert Required Parking: 1,125 total parking stalls

Large Concert: 5,000 attendees
 (-) Mass Transit riders: 500 attendees (10% of attendees)²
 4,500 attendees will drive to stadium
 4,500 attendees / 4 seats per vehicle = 1,125 stalls

b. Establish the minimum number of on-site spaces that are required. Specify the number of those spaces that will be reserved for or utilized by employees, VIP's, buses, media, etc.

2,116 stalls provided on-site (see Figure 1). Based on conversations between the City and the development Team, it was determined that a minimum of **656 stalls** would be required based on the parking that was available in the first year, recognizing that this could change in the future with the fluctuating land uses.

Lot	Parking Supply (stalls)
West Stadium Lot	354
South Stadium Lot	197
Stadium Loading Docks	80
North Lot	275
Auric Solar Lot	563
Canyons East Lot	200
Canyons West Lot	200
Zagg Brands Lot	69
Flag Lot	178
TOTAL	2,116

Employees and staff personnel will be encouraged to ride mass transit or to use the shuttle route provided by America First Field. Shuttle routes will begin operation two hours before game time and continue until two hours after the event is over for employees.

c. Establish the minimum number of off-site spaces, if any, that are required within a 1,650 foot (approximately 5-minutes) walking route of the site.

1,420 additional stalls acquired / secured (see Figure 2) within a 5-minute walking route to the site.

Lot	Parking Supply (stalls)
Monroe Plaza Parkway Lot	250
UYSA Lot	100
Sandy Business Park Lot	300
UDOT Lot	95
MACU Expo Center	675
TOTAL	1,420

d. Establish the minimum number of off-site parking spaces, if any, that are required within a 5,000 foot (approximately 15-minutes) walking route of the site.

2,141 additional stalls acquired / secured (see Figure 3) within a 15-minute walking route or shuttle ride to the site.

Lot	Parking Supply (stalls)
Sizzler Lot	200
Sandy City Hall	285
Mountain America parking structure	930
UTA Sandy Civic Center TRAX station	262
UTA Historic Sandy TRAX station	267
South Town Mall North Lots	975
Workers Comp	150
TOTAL	3,069

A shuttle route runs between the Sandy City Hall parking and the stadium and 2 hours before and 2 hours after the game. Starting in 2025, the shuttle will also run starting 4 hours before the game until 2 hours before the game from the South Town Mall North Lots to the stadium. This will primarily be for staff to transport to the stadium. These shuttle routes are shown as the primary and secondary routes on the map.

In total, 6,605 stalls are owned or secured by America First Field, thus meeting the required amount of 4,548 stalls for soccer matches, 5,400 stalls for a large concert, and 1,125 stalls for a small concert.

e. Establish the minimum number of off-site parking spaces, if any that are required beyond the 5,000-foot (approximately 15-minutes) walking route of the site.

No stalls are anticipated beyond the 15-minute walking route of the Stadium.

f. Identify all off-site parking sites potentially available to be used for c, d, and e above. Identify methods that the applicant will provide for safe pedestrian routes to and from the parking sites satisfying criteria c and d, above, e.g. wider sidewalks, trails, bridges, permanent or temporary traffic control devices, individuals directing traffic, etc. and methods to provide transportation to and from those sites satisfying criterion e, above, e.g. TRAX, UTA buses, shuttle buses, etc. and provide a timeline for the implementation of the identified methods. Each potential off-site parking location shall conform to the parking area development and maintenance requirements in this Section.

Figure 2 shows the off-site parking supply within a 5-minute walk route of the stadium. Figure 3 identifies the off-site parking within a 15-minute walk route, and parking areas beyond the 15-minute walk routes where shuttles will be used.

The following methods have been implemented:

1. UDOT with their State Street road widening paved the park strip area between 9000 South and Town Ridge Parkway on the west side of the road, which provides an effective walking sidewalk width of 8-feet
2. Master plan sidewalk widening projects
3. A pedestrian bridge has been constructed over the canal on the northeast corner of the stadium and a new wider staircase was constructed (2014)
4. Temporary traffic control devices
 - a. Barriers used to control pedestrians for in-load and out-load of the stadium
5. Crowd control officers – Officers were used at the 9400 South / State Street traffic signal, 9400 South / Stadium Road, 9400 South / Monroe Street, 9200 South (stadium road) / State Street intersections and along State Street east of the stadium.
6. Several parking lots close to the stadium sell parking stalls to the public during stadium events. These locations are not under contract but have consistently provided parking for events. These locations are shown in Figure 4 and had an estimated 5,000(+) parking stalls, with peak recorded event parking of 2,406 parked vehicles for the Paul McCartney concert on July 13th, 2010, and 2,356 parked vehicles for an RSL soccer game on Aug. 18th, 2010. In addition, we have not included any on-street parking stalls within our calculations.
7. In the summer of 2021, a traffic control signal was installed following the realignment of 9270 South making it a full four-leg intersection. This signal replaces the temporary pedestrian signal.
8. Transportation - In addition to the shuttle owned by America First Field, two local bars (A Bar Named Sue & Club 90) provide charter service to transport patrons to the stadium. The charter vehicles have a designated parking stall at the stadium and the parking staff arranges the patrons' tickets to allow for smooth entrance into the events.

g. Identify neighborhoods and other areas that will specifically not be allowed to be part of the calculation of available parking spaces or will be subject to parking restrictions during the event. Identify measures that the applicant will implement to prevent parking within restricted areas, e.g. signage, security personnel, proposed new parking regulations, etc. and provide a timeline for the implementation of the identified methods.

As previously identified, the neighborhoods in the vicinity of the stadium have been excluded from the parking calculations. For events at the stadium during 2013, traffic signs reading, "No Event Parking," were effectively used to limit parking in several areas along with several temporary traffic barriers that were placed across the inbound traffic lanes at several locations to prevent parking infiltration into local neighborhoods, see pictures in Appendix A. Implementation of these measures was sufficient for the 2013(+) events at America First Field since implemented. In addition, America First Field will remind their patrons that parking in the adjacent neighborhoods is not appropriate or acceptable.

h. Identify pedestrian exit times and volumes to on-site and off-site parking areas. Identify methods that the applicant will implement to manage the projected volume expeditiously and safely, e.g. wider sidewalks, temporary or permanent traffic control methods, etc. and provide a timeline for the implementation of the identified methods.

Refer to item (f) for pedestrian management strategies. UDOT has installed a full traffic signal at the stadium road with State Street (9270 South) to aid in the safe crossing of America First Field patrons, which provides additional pedestrian opportunities on both the east and west side of State Street and facilitates better and separate pedestrian flow to the TRAX station.

It is our understanding that the traffic signal has made a positive impact on the foot traffic before and after events held at America First Field. Pedestrians are now directed to designated areas for crossing State Street, which can be completed more efficiently with the traffic signal and with less oversight from the officers.

i. Include a traffic study presenting traffic counts, times and circulation patterns for a geographic area encompassing all potential off-site parking sites is required by the City Transportation Engineer. If required, the traffic study shall also present the projected impact of the event on existing traffic counts, times, and circulation patterns.

Hales Engineering submitted a traffic study in 2008, and will update the study next year (2025) to reflect the Monroe Street realignment changes and identify any subsequent changes to the traffic flow.

j. Identify the methods the applicant will implement, on vacant or unimproved lots, to control the dust and debris.

The Canyon's West and East lots on 9400 South will implement dust and debris control measures.

k. Identify any permits or approvals necessary from other transportation agencies with jurisdiction over roads or streets affected by the temporary or permanent traffic control measures identified in criteria g, h and i above.

America First Field staff works with the Sandy City public services to identify the needs for temporary traffic control / officer enforcement on an as needed basis. Following the identification of these needs, America First Field holds a combined meeting with Sandy City and UDOT officials to discuss the traffic control plans and identify the appropriate permits or approvals necessary for implementation.

Coordination meetings are held with Sandy PD, Engineering and Planning before major events in the stadium.

l. Specify the date by which the applicant must provide the Planning Commission with evidence of availability of off-site parking spaces, safe pedestrian routes, transportation services, measures to prevent parking in restricted areas, and measures to manage entry and exit times and volumes of pedestrians and vehicles.

America First Field typically updates the parking and access management plan before the start of each RSL season (February to March) as the schedule is released. The 2024 RSL schedule is shown in Appendix B.

m. Indicate the time period for which the parking and access management plan will be in effect.

The America First Field parking and access management plan will be in effect from March to February each calendar year.

n. Be updated on a yearly basis or as otherwise required by the Planning Commission after the project or event has commenced operation. The Planning Commission shall hold at least one public meeting prior to the approval of any updated parking and access management plan.

America First Field will update the parking and access management plan in March of each calendar year for the pending season, depending on when the season schedule is released.

¹ Average attendances at soccer matches during the 2011 season (not including post season, or exhibition matches) were 17,561. The highest attendance recorded in 2010 for a regular soccer game was 20,762 on Sept. 28th, 2011 vs. the Chicago Fire.

² Mass transit ridership is based on information from UTA for similar events at Energy Solutions Arena, Rice-Eccles Stadium, and Franklin Covey Field.

³ Walking speed for pedestrian's ranges from 4 feet / second for a senior citizen to 7 feet / second for a teenager. The average walking speed of 5.5 feet per second equates to a walking distance of 1,650 feet within a 5-minute walk time, and a walking distance of approximately 5,000 feet within a 15-minute walk time.

2024 Schedule Evaluation

Hales Engineering reviewed the schedules for America First Field, the Mountain America Credit Union (MACU) Expo Center, and Hale Center Theatre, as these are the venues that likely have the highest parking demand in the area. The soccer match schedules for Real Salt Lake and the Utah Royals in 2025 are provided in Appendix B. Real Salt Lake's home schedule will begin on March 1, 2025, and the Utah Royal's home schedule will begin on March 15, 2024. The MLS and NWSL regular seasons will end on October 18, 2025, and November 2, 2025, respectively. In addition to the games listed in the RSL schedule found in Appendix B, there may also be some home games as part of the Leagues Cup sometime between July 29 and August 31. This may include approximately two home games.

There is only one concert currently scheduled at America First Field. It will be held on Thursday, August 28, 2025, at 7:00 PM with a capacity of 24,000 attendees. The small concerts have not been scheduled, though it is anticipated that there will be approximately 5,000 attendees. With only 1,125 stalls required for the small concerts, it is anticipated that the parking will be handled with on-site parking (2,116 total on-site stalls).

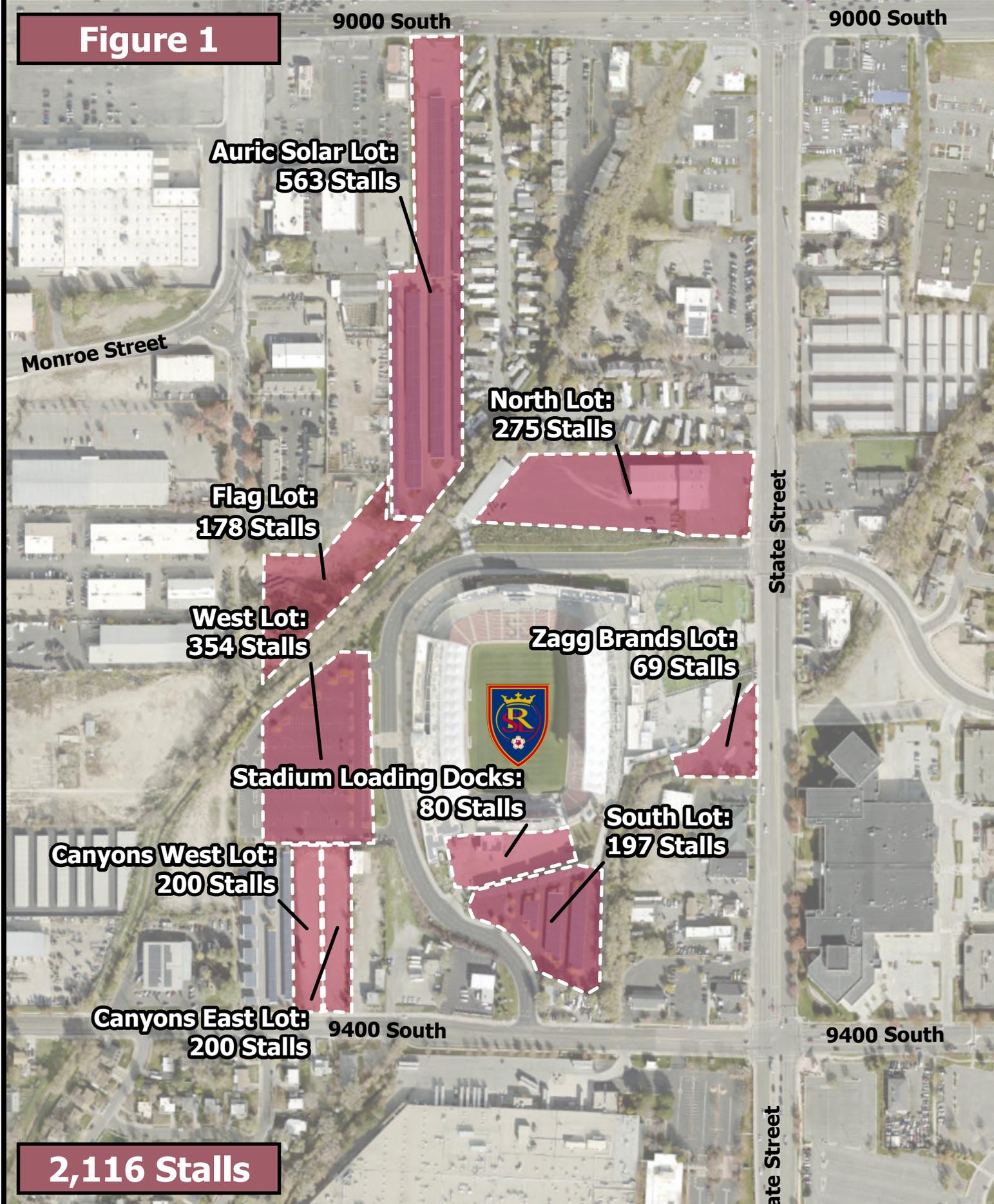
Hales Engineering compared the America First Field schedule with the schedules of the MACU Expo Center and Hale Center Theatre. With this schedule, it was found that there may be conflicts between all soccer matches and Hale Center Theatre shows. It is also anticipated that there may be up to 12 conflicts with major MACU events (>10,000 attendees) and home soccer matches in 2025.

The conflicts between soccer matches and Hale Center Theatre may result in less parking options. However, Hale Center Theatre, with a capacity of 1,360 patrons, requires only 340 stalls out of the available 930 stalls in the Mountain America parking structure. 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. As noted in previous years, there have been times of congestion after soccer matches when they coincide with Hale Center Theatre egress traffic. It is recommended that Sandy City officers direct traffic for both events such that the egress traffic minimized conflicts. For example, Hale Center Theatre traffic can be directed to travel east on Towne Ridge Parkway after traveling north on Monroe Street. This will allow soccer match vehicles to use 9400 South unimpeded.

As noted, there are several America First Field events that conflict with Hale Center Theatre and/or MACU Expo Center events. However, even if the 675 MACU Expo Center stalls are occupied for an event and 340 of the Mountain America parking structure stalls are occupied for Hale Center Theater, this would still leave 5,590 stalls available for a soccer match, which is more than the 4,548 required stalls.

On the evening of the large concert on August 28, 2025, Hale Center Theatre will have one show going, but the MACU Expo Center does not currently have an event planned. Therefore, there may be approximately 6,265 stalls available for the large event, which is more than the 5,400 required stalls for a large concert.

Figure 1



2,116 Stalls

Figure 2

**Business Park Lot:
300 Stalls**

9000 South

9000 South

**Monroe Plaza Lot:
250 Stalls**

**UYSA Lot:
100 Stalls**

Monroe Street

State Street

**UDOT Lot:
95 Stalls**

9400 South

9400 South

Monroe Street

State Street

1,420 Stalls

**Mountain America Expo Center Lot:
675 Stalls**

Figure 3

**UTA Historic Sandy TRAX Lot:
267 Stalls**

**Sizzler Lot:
200 Stalls**

9000 South

9400 South

**Worker's Comp:
150 Stalls**

**Mountain America Parking Garage:
930 Stalls**

**Sandy City Hall Lot:
285 Stalls**

Sego Lily Drive

**UTA Sandy Civic Center TRAX Lot:
262 Stalls**

3,069 Stalls

**South Town Mall North Lots:
975 Stalls**

Legend

Shuttle Route

● Primary

● Secondary

Figure 4



APPENDIX A

Event Signing



APPENDIX B

Schedule



2025 SCHEDULE

 FEB 22 8:30 PM PAYPAL PARK	 MAR 01 2:30 PM AMERICA FIRST FIELD	 MAR 08 7:30 PM AMERICA FIRST FIELD	 MAR 15 6:30 PM SHELL ENERGY STADIUM	 MAR 22 7:30 PM AMERICA FIRST FIELD	 MAR 29 6:30 PM ALLIANZ FIELD	 APR 05 2:30 PM AMERICA FIRST FIELD
 APR 12 6:30 PM GEODIS PARK	 APR 19 7:30 PM AMERICA FIRST FIELD	 APR 26 5:30 PM SNAPDRAGON STADIUM	 MAY 03 8:30 PM BC PLACE	 MAY 10 6:30 PM TOYOTA STADIUM	 MAY 14 7:30 PM AMERICA FIRST FIELD	 MAY 17 7:30 PM DICK'S SPORTING GOODS PARK
 MAY 24 7:30 PM AMERICA FIRST FIELD	 MAY 28 6:30 PM Q2 STADIUM	 MAY 31 8:30 PM DIGNITY HEALTH SPORTS PARK	 JUN 14 7:30 PM AMERICA FIRST FIELD	 JUN 25 7:30 PM AMERICA FIRST FIELD	 JUN 28 6:30 PM CHILDREN'S MERCY PARK	 JUL 05 7:30 PM AMERICA FIRST FIELD
 JUL 12 7:30 PM AMERICA FIRST FIELD	 JUL 16 8:30 PM PROVIDENCE PARK	 JUL 19 7:30 PM AMERICA FIRST FIELD	 JUL 26 7:30 PM AMERICA FIRST FIELD	 AUG 10 4:00 PM RED BULL ARENA	 AUG 16 5:30 PM BANK OF AMERICA STADIUM	 AUG 23 7:30 PM AMERICA FIRST FIELD
 AUG 30 8:30 PM LUMEN FIELD	 SEP 13 7:30 PM AMERICA FIRST FIELD	 SEP 21 7:00 PM BMO STADIUM	 SEP 27 7:30 PM AMERICA FIRST FIELD	 OCT 04 7:30 PM AMERICA FIRST FIELD	 OCT 18 7:00 PM ENERGIZER PARK	 - HOME  - AWAY

ALL MATCHES AVAILABLE TO STREAM THROUGH APPLE TV MLS SEASON PASS.
SCHEDULE SUBJECT TO CHANGE. VISIT RSL.COM FOR UP-TO-DATE KICKOFF TIMES & FURTHER INFORMATION

**SEAT
GEEK**



Utah Royals FC

2025 SCHEDULE

 **MAR 15**
5:30 PM
AMERICA FIRST FIELD

 **MAR 22**
7:00 PM
SNAPDRAGON STADIUM

 **MAR 29**
6:30 PM
CPKC STADIUM

 **APR 11**
8:00 PM
AMERICA FIRST FIELD

 **APR 18**
7:30 PM
AMERICA FIRST FIELD

 **APR 25**
7:00 PM
SHELL ENERGY STADIUM

 **MAY 3**
8:00 PM
AMERICA FIRST FIELD

 **MAY 9**
7:30 PM
BMO STADIUM

 **MAY 17**
7:30 PM
AUDI FIELD

 **MAY 23**
7:30 PM
AMERICA FIRST FIELD

 **JUN 6**
7:30 PM
LYNN FAMILY STADIUM

 **JUN 13**
7:30 PM
AMERICA FIRST FIELD

 **JUN 21**
3:00 PM
AMERICA FIRST FIELD

 **AUG 3**
6:00 PM
INTER&CO STADIUM

 **AUG 8**
8:00 PM
AMERICA FIRST FIELD

 **AUG 15**
8:00 PM
AMERICA FIRST FIELD

 **AUG 23**
7:30 PM
SPORTS ILLUSTRATED STADIUM

 **AUG 29**
7:30 PM
PROVIDENCE PARK

 **SEP 6**
7:30 PM
FIRST HORIZON STADIUM

 **SEP 14**
4:00 PM
AMERICA FIRST FIELD

 **SEP 19**
8:00 PM
AMERICA FIRST FIELD

 **SEP 27**
7:00 PM
PAYPAL PARK

 **OCT 5**
3:00 PM
SEATGEEK STADIUM

 **OCT 11**
8:00 PM
AMERICA FIRST FIELD

 **OCT 17**
7:00 PM
LUMEN FIELD

 **NOV 2**
3:00 PM
AMERICA FIRST FIELD

● - HOME ● - AWAY
MATCH TIMES LISTED AS MOUNTAIN STANDARD TIME

SEAT
GEEK

SCHEDULE SUBJECT TO CHANGE. VISIT [RSL.COM/UTAHROYALS](https://rsl.com/utahroyals) FOR UP-TO-DATE KICKOFF TIMES & FURTHER INFORMATION



Staff Report

File #: 25-050, **Version:** 1

Date: 2/20/2025

Minutes



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, February 6, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_U-kcSqAQbGC-Uank8Y0Sw

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/83132914868>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/83132914868>

Webinar ID: 831 3291 4868

Passcode: 135305

4:00 PM FIELD TRIP

1. [25-033](#) Field Trip Map

Attachments: [Map](#)

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 9 - Commissioner Dave Bromley
Commissioner Cameron Duncan
Commissioner David Hart
Commissioner Ron Mortimer
Commissioner Daniel Schoenfeld
Commissioner Steven Wrigley
Commissioner Craig Kitterman
Commissioner Jennifer George
Commissioner LaNiece Davenport

Public Meeting Items

DRAFT

- 2. [SGN1209202](#) Boyer South Towne II Sign Theme
[4-035154](#) 10150 S. Centennial Parkway
[Community #9, Commercial Area]

Attachments: [Staff Report](#)

Sarah Stringham introduced this item to the Planning Commission.

Spencer Summerhayes with the Boyer Company, 101 S 200 E, further presented this item.

LaNiece Davenport asked if the existing sign is illuminated and if there are plans to have additional signs illuminated.

Spencer Summerhays said the existing sign is back illuminated and all additional signs will meet city code.

Sarah Stringham said that staff approves recommendation for the project.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Steven Wrigley, that the Planning Commission approve the sign theme for the Boyer South Town II building located at 10150 S Centennial Parkway based on the two findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

- Nonvoting:** 2 - Craig Kitterman
Jennifer George

3. [SPX0116202](#) The Meadows at Cys Road Subdivision (Special Exception Review)
[5-006906](#) 8777 S. 700 E.
[Community #7, Quarry Bend]

Thomas Irvin introduced this item to the Planning Commission.

David Hart clarified that zoning is not a topic for discussion.

Brad Reynolds, 2500 E Haven Lane, Holladay, further presented this item.

Steven Wrigley asked the applicant to elaborate on the parking.

Brad Reynolds replied that every unit has a two car garage and added an additional 12 guest parking stalls that are spaced throughout the project.

Thomas Irvin spoke about Green Way and that it will bisect the property. He also spoke about access points, the landscaping plans, guest parking, and the special exceptions.

Steven Wrigley asked if a stoplight will be put on 700 E.

Brittney Ward, Assistant Public Works Director, said that the intent is to add a traffic signal on 700 E and spoke about improvements on Cy's Road.

Steven Wrigley said that during rush hour it's difficult to make a left on 700 E.

Brittney Ward spoke about widening the road.

David Hart opened this item for public comment.

John Glassey, 8742 Harvard Park Drive, shared his concerns relating to traffic and speeding and asked if speed bumps or stop signs would be implemented to help slow down cars.

Resident, 761 E Autumn Field Drive, asked if Cy's Road will be widened and how the intersection on Green Way will be managed.

David Parker, 1119 Petaluma Circle, shared his concerns about parking on Cys Road.

Barbara Lewis, 765 Autumn Field Drive, had questions about parking on Cy's Road, adequate parking for the single family homes, if there will be a wall surrounding the project, where will the crash gates be located and if the property will be managed by an HOA .

Ryan Betz, 444 E 8220 S, said that he likes the proposed development and had questions regarding parking.

David Hart closed this item to public comment.

Brittney Ward said that Cys Road is a minor collector road so it will be widened leaving no room for street parking. She also said the intersection at Green Way will have stop signs while Cys Road will not as it will be a through way.

Steven Wrigley said if traffic volume gets higher could residents request a four way stop.

Brittney Ward replied that stop signs will never be added on Cys Road because it's too close to the traffic signal.

Thomas Irvin said that the project meets the minimum standard requirement for guest parking.

David Hart asked if the two stall per residential unit meets the code requirement.

Thomas Irvin said yes.

Brad Reynolds said that they're planning on putting a 6' concrete wall to go all around the perimeter on the north and east and not along the street frontage.

David Hart asked if the project will have any crash gates.

Brad Reynolds said they will not have any crash gates. He also said that the price point for the units will be for young families and a few retired couples who do not have a lot of cars.

Dave Bromley feels the materials are great and the setbacks are appropriate.

A motion was made by Dave Bromley, seconded by Daniel Schoenfeld, that the Planning Commission determine the requested special exceptions described in the staff report for The Meadows at Cys Road Subdivision and Site Plan located at 8777 S 700 E are approved based on the four findings detailed in the staff report. The motion carried by the following roll call vote:

- Yes:** 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

- Nonvoting:** 2 - Craig Kitterman
Jennifer George

- 4. [SPR1016202](#) The Meadows at Cys Road (Site Plan Review)
[4-006872](#) 8777 S. 700 E.
[Community #7, Quarry Bend]

- Attachments:** [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)
[Exhibit C](#)

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that the preliminary site plan review for The Meadows at Cys Road located at 8777 S 700 E is substantially complete based on the three findings and subject to the three conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

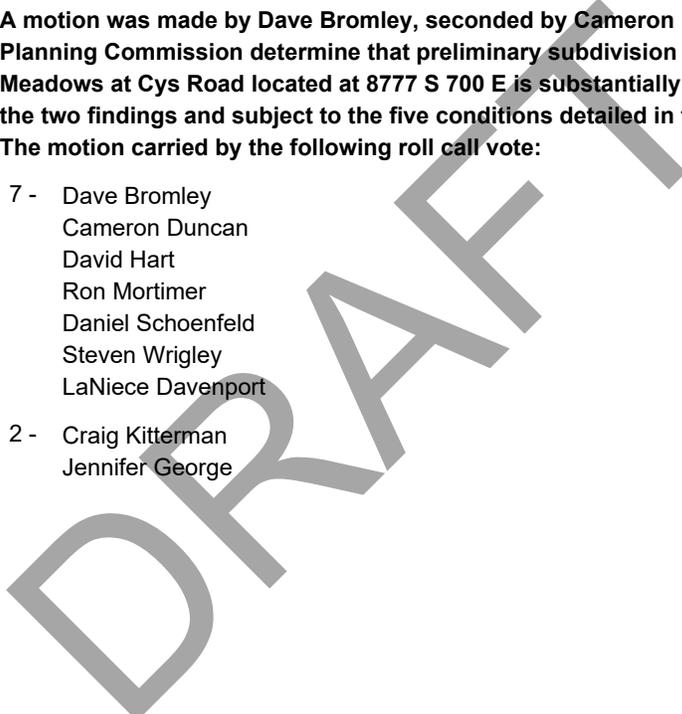
Nonvoting: 2 - Craig Kitterman
Jennifer George

5. [SUB1016202](#) The Meadows at Cys Road (Subdivision Review)
[4-006871](#) 8777 S 700 E
[Community #7, Quarry Bend]

A motion was made by Dave Bromley, seconded by Cameron Duncan, that the Planning Commission determine that preliminary subdivision review for The Meadows at Cys Road located at 8777 S 700 E is substantially complete based on the two findings and subject to the five conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Nonvoting: 2 - Craig Kitterman
Jennifer George



6. [SPR0102202](#) 90th South Mixed Use Master Plan Update
[5-006902](#) 8925 S. Harrison St.
[Community #1, Northwest Exposure]

Attachments: [Staff Report](#)

[Exhibit A](#)

[Exhibit B](#)

Mike Wilcox introduced this item to the Planning Commission.

David Kelly, 12351 Gateway Park Place, Draper, further presented his project.

Cameron Duncan asked the applicant how he's going to make these homes affordable and not for rent.

David Kelly replied that DR Horton only builds homes to own not for rent unless it's an apartment.

Zach Hartman, 2265 Murray Holladay Road, Holladay, said that they plan to put together an exclusive marketing period to certain members of the community and put restrictions on investors.

David Kelly said they will first market to city employees, first responders and school teachers.

Mike Wilcox spoke about the changes between the previous plans that were there versus now and recommended approval of the project.

Dave Bromley asked Mike Wilcox if the traffic pattern to the southeast will be required to connect once the project is finished.

Mike Wilcox said there wouldn't be a requirement today but there will be a connection in the future.

Dave Bromley asked if fire access is sufficient and will a temporary turnaround be required.

Mike Wilcox replied that there is a proposal to show connectivity in one of the phases.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Daniel Schoenfeld, that the Planning Commission approve the updated 90th South Mixed Use Master Plan as described in the staff report and exhibits for the property located at approximately 8925 S Harrison St based on the six findings and subject to the four conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport

Nonvoting: 2 - Craig Kitterman
Jennifer George

Administrative Business

1. Minutes

An all in favor motion was made by Daniel Schoenfeld to approve the meeting minutes from 01.16.2025.

[25-034](#)

Minutes

Attachments: [01.16.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-035](#)

Development Report

Attachments: [02.01.2025 DEV REPORT](#)

3. Director's Report

Adjournment

An all in favor motion was made by Ron Mortimer to adjourn.

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256