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## Staff Report Memorandum

July 20, 2023

<p>To: Planning Commission          From: Community Development Department          Subject: Sandy Amphitheater Expansion (Modified Site Plan Review)          1245 E. 9400 S.          (Quarry Bend, Community #7)</p>	<p>SPR04242023-006523          SD(MU) Zone District          4.9 Acres</p>
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**Public Meeting Notice:** This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

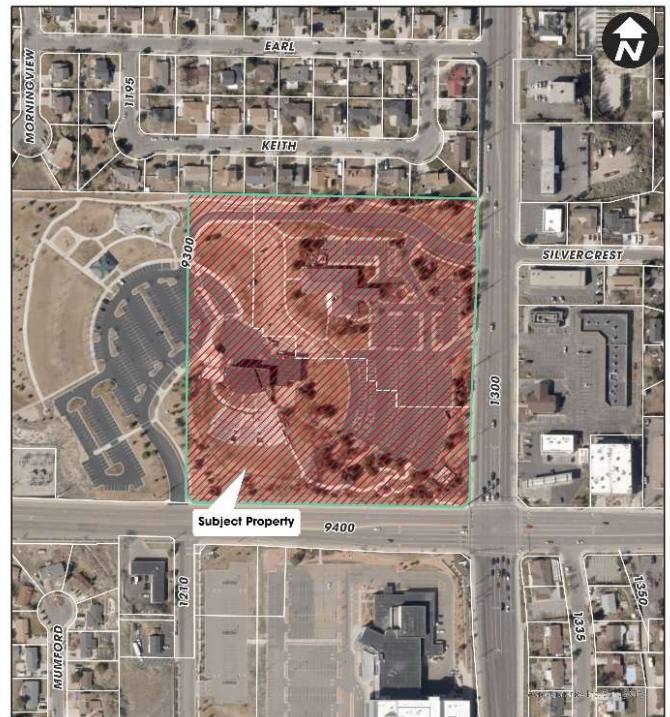
### Request

The applicant, Mearle Marsh, Community Arts Director for Sandy City, is requesting preliminary site plan review of a proposed expansion of the existing Sandy Amphitheater located at 1245 E. 9400 S. The request is to expand the eastern plaza to provide one additional concession building and gathering spaces. It would also add a merchandise pavilion on the west side and a lawn chair pavilion on the south side. The east parking lot will be modified to add landscaping following waterwise and low impact development standards to help with storm water management. The glass recycling bin will also be placed in an enclosure on the east side of the Sandy City Senior Center. See the attached Exhibit A for all application materials.

### Background

The 4.9 acre property is currently zoned SD(MU) (Special Use District (Mixed Use)). The property is bordered on the north by the Sandy Senior Center (also zoned SD(MU)), on the east by 1300 East, on the south by 9400 South, and on the west by the Amphitheater Park (with the Quarry Bend Commercial Center beyond).

The previous relevant applications to this site are summarized in the table below:



SPR04242023-006523  
Modified Site Plan  
1245 E 9400 S

Sandy City, UT  
Community Development Department

<b>Property Case History</b>	
<b>Case Number</b>	<b>Case Summary</b>
SPR#96-08	Sandy Senior Center site plan approval.
SPR#97-06	Master Site Development plan for the Amphitheater and park.
SPR #98-02	Initial seat expansion of the Amphitheater.
SPR-3-14-3507	Addition of the splash pad to the north side of the park.
MISC-8-14-3789	Approval of the master sign theme.
SPR-10-15-4724	Seat expansion and building facility enhancements/expansion.

### **Public Notice and Outreach**

This item has been noticed to all property owners within 500 feet of the proposed development. No neighborhood meeting was held as the development activity is not close to any residents nor are there any reasonably anticipated change to the impacts of the existing use.

### **Analysis**

The proposal makes several small modifications to various areas of the Amphitheater site. The proposed site improvements would not create new impacts but are designed to improve services to patrons at the venue and make functional improvements to the site. Any proposed site plan or modifications to an existing one must be reviewed by the Planning Commission in this zone and adhere to the unique standards of this Special Development zone.

**Buildings.** The proposed plans would add three new accessory buildings to the site. These pavilions each have different uses to provide additional services to patrons: concessions, merchandise, and lawn chair storage.

**Access.** Vehicle and pedestrian access to the site is not proposed to change.

**Parking.** Plans do not alter the overall capacity of the venue but include new landscape improvements within the eastern parking lot that will address existing issues with storm water. The proposed design follows low impact development (LID) development standards by creating collection and filtration areas with the existing parking lot. The proposed improvements both beautify and functionally improve the site. There is an existing recycling container that is currently placed in the parking lot covering stalls. This will be relocated into a proper enclosure on the Senior Center site nestled into a landscape area.

**Landscaping:** The existing landscaping of the manmade steep hillside area on the east side will be modified and further improved with the creation of the expanded plaza and concession area. Due to the steep slopes, it will step with the grade and include retaining walls between the levels. The existing landscaping along with these improvements will continue to provide a unique and enjoyable experience for patrons of the Amphitheater.

### **Staff Concerns**

The only concern staff has is regarding the gates on the recycling container enclosure. Staff would like to work with the applicant to find a better solution that balances the code requirements for a solid metal gates and full screening, while also creating a safe and accessible place for residents to access the area.

### **Recommendation**

Staff recommends that the Planning Commission determine preliminary review is complete for the

Sandy Amphitheater Expansion located at 1245 E. 9400 S. based on the following findings and subject to the following conditions:

**Findings:**

1. That the proposed project meets or 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.
2. That proposed building addition will enhance the functionality of the Amphitheater.

**Conditions**

1. That the development will comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
2. That the developer be responsible to meet all provisions of the SD(MU) zoning district and the Sandy City Architectural Design Requirements with the details finalized with staff during Final Site Plan review.
3. That the requirements and conditions of the various City Departments and Divisions be met and finalized during the Final Site Plan Review process with staff.
4. That the applicant work with staff to revise the gate design of the recycling enclosure.

Planner:



Mike Wilcox  
Planning Director

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Exhibit “A”  
(See the attached file for full details)

