

**Planning Commission Minutes**  
**March 15, 2007**

THOSE PRESENT: Bruce Steadman, Chairman; Max Burdick, Darren Mansell, Nancy Day, Alan Matheson, Joseph Baker, Monica Collard, Members; Fred Lowry, Ken Reber, Alternate Members; Steve Smith, City Council; Michael G. Coulam, Community Development Director; James Sorensen, Planning Director; Gil Avellar, Development Services Manager; Brian McCuiston, Zoning Administrator; Kathy Jeffery, Deputy City Attorney; Eileen Luker, Secretary

Field Trip

The Planning Commission field trip for this meeting commenced at 4:00 p.m.. They visited the following locations:

Del Sol - 280 West 10200 South - This item is a request for a Conditional Use Permit to include research and development as part of the existing business. It will include the development of new products and processes that are used on their apparel and accessory lines of products in a research laboratory setting. The Planning Commission went inside the building and toured the lab where the research will be conducted. Jeff Liechty, the applicant, gave a demonstration of what is done there. The Planning Commission also went inside a storage room where flammable materials are stored. Mr. Liechty explained that a new storage facility will be built in the near future that will be separated from the main building.

ReAL Salt Lake Soccer Stadium - 9256 S. State Street - Mike Coulam pointed out the location of the canal along the east side of property where it is hoped an agreement with the canal company can be worked out so a trail can be created to help move pedestrian traffic. He drove through the former Ardell Brown property and mentioned that this property will be used by the developer as their staging area during construction of the stadium.

Wasatch Custom Design - 8728 South 120 East - This small two-floor office building has limited parking. Gil Avellar explained that much of the work is done by employees elsewhere. In order to provide parking for customers, some employees will ride Trax to work, and others live close enough that they can walk. It was noted that there were two vehicles parked illegally on the property.

Executive Session

**1. ReAL Salt Lake Soccer Stadium - Discussion**

Mike Coulam, Community Development Director, reported on ReAL owners' efforts to acquire property. They currently own enough property to build the stadium as proposed. It is hoped that more property can be acquired in the future so the master plan for the area can be implemented. The contractors are ready to proceed with construction of the stadium as soon as a building permit can be issued.

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Mike Coulam further commented that the biggest issue of concern regarding the soccer stadium at this time is parking. The subcommittee that was formed to address this issue has met on two occasions. They have developed a proposed code amendment to establish regulations for temporary off-site parking that will be reviewed by the Planning Commission on March 22, 2007. In response to that anticipated code amendment, the ReAL Salt Lake representatives have created a parking management plan for the soccer stadium that will be reviewed by the Planning Commission during tonight's regular meeting. He emphasized the fact that this is only a plan and there most likely will be questions asked for which there are no answers at this time. Implementation of the parking management plan will come later. The City is prepared to issue a grubbing and grading permit at this time. The City has also initiated contact with the canal company to the east regarding the possibility of creating a trail to help with pedestrian traffic. It is anticipated that over time, more parking will become available.

Aerial photos were shown that illustrated ways to access the stadium property at the present time and possible future access points.

Ryan Hales, of Hales Engineering, reviewed ReAL's parking management plan. He addressed each of the items in the proposed code amendment. He assured the Planning Commission that ReAL will provide evidence that they will comply with this plan at least 120 days prior to opening day. He reviewed the locations and number of potential stalls within 5 and 15 minute walking routes. If parking is determined to be needed more than 15 walking minutes away, then a shuttle service will be implemented.

Mr. Hales provided a report on existing sidewalks that are 4-5 feet wide, 6-7 feet wide, and 8-10 feet wide. He also pointed out locations for future pedestrian routes.

Joe Baker commented that his main concern continues to be moving people out of the area, especially on the east side of the stadium. He strongly supported the need for a trail along the canal on the east side and hoped that will become a reality. If that does not happen, then a back up plan will be needed for pedestrian traffic.

This meeting adjourned and the Planning Commission reconvened in the Council Chamber for the regular meeting.

### **Regular Session**

#### **1. Welcome/Pledge of Allegiance/Introductions**

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**2. Del Sol**  
**280 West 10200 South**

**CU#07-05**

Mr. Jeff Liechty, of Del Sol, LLC, is requesting approval for a Conditional Use Permit in order to include research and development as part of his existing business located at 280 West 10200 South. Del Sol is in the business of selling apparel and accessories that change color when exposed to the sun.

The research and development portion of their business would include the development of new products and processes that are used on their apparel and accessory lines of products in a research laboratory setting. A total of 648 square feet of space of their overall 27,500 square foot office area would be used for the research laboratory. Chemicals and dyes, which have been determined to be flammable by the City Fire Marshall, are mixed on the site in small amounts in the research and development of new products and for the applicant to showcase their product to prospective clients and new employees. Approximately 600 gallons of flammable materials are proposed to be stored on site with a maximum of 240 gallons that can be stored inside of the building per fire codes.

Staff concerns include the following issues:

1. As a result of the Fire Department's requirements, an outdoor chemical storage enclosure will need to be built for the flammable materials used in the research and development process.
2. Since the research and development process requires the use of chemicals and dyes that are flammable, strict Fire Department regulations are required to be followed for all inside and outside storage and use of chemicals at this site.

Staff recommends that the Planning Commission approve a Conditional Use Permit for a research and development use to be added to the business license for Del Sol, LLC, located at 280 West 10200 South, based upon the following findings:

1. The research and development laboratory portion of this business is a very small portion of their overall business space.
2. The research and development portion of this business will not cause a hazard to adjacent developments when following fire and building code requirements.

And be subject to the following conditions:

1. That a new chemical enclosure be built on site in a location to be approved by the Planning staff. The enclosure shall be built of the same materials and design as the existing trash enclosure and shall not take up any required parking spaces for the proposed or other businesses on this site.
2. That the applicant comply with all Building & Safety, Fire and Life Safety Codes relating to the proposed conditional use.

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3. Obtain written approval from the Utah State Department of Environmental Quality relating to the outdoor storage of flammable liquids.

Brent Browser, representative for the applicant, agreed to comply with the conditions listed in the staff report.

Chairman Steadman invited public comment on this issue, and there was none.

**Max Burdick moved that the Planning Commission approve a Conditional Use Permit for a research and development use to be added to the business license for Del Sol, LLC, located at 280 West 10200 South, based upon the findings listed in the staff report and be subject to the conditions listed in the staff report with the following addition:**

- 4. That the use be reviewed upon legitimate complaint.*

Alan Matheson seconded the motion. The vote was as follows: Max Burdick, yes; Alan Matheson, yes; Joseph Baker, yes; Monica Collard, yes; Nancy Day, yes; Darren Mansell, yes; Bruce Steadman, yes. The vote was unanimous in favor.

3. **ReAL Salt Lake Soccer Stadium - Final Site Plan Review**  
**(Conditional Use for Extended Hours & Parking Management Plan)** **CU#06-50**  
**9256 S. State Street** **SPR#06-40**

Mr. John Maas, of ASWN+ Architects and representative for ReAL Salt Lake Soccer, requested final site plan review of the ReAL Salt Lake Soccer Stadium as well as approval of a parking management plan and a Conditional Use Permit for extended hours of operation of the stadium.

The proposed new soccer stadium will include 20,000 fixed seats with concert seating that could include an additional 500 removable seats. The stadium building will include a total of 524,766 square feet that will include stage facilities for concerts, team offices, ticket sales, team locker rooms, employee facilities, VIP suites, and team memorabilia retail sales areas.

Access to the new stadium is proposed to be gained via one new driveway off of State Street and one off of 9400 South.

Parking is a very important issue relating to a sports venue. Since this facility is not used on a daily basis, total required parking is typically not provided on the site but is distributed around the general area of the stadium in existing parking lots within walking distance of the stadium. A code amendment is in the process of being submitted that will allow for off-site event parking and will be reviewed by the Planning Commission on March 22, 2007. The code amendment will require the

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applicant to submit a parking management plan to be reviewed and approved by the Planning Commission.

The applicant is requesting specific extended hours of operation for this use as follows:

Soccer games and all other outdoor events - Until 12:00 midnight including setup, take down and closing down of events.

All indoor activities - Until 1:00 a.m. excluding setup, take down and administrative activities.

Other issues addressed in the staff report included building height, landscaping, and signage.

Staff concerns include the following issues:

1. The Sandy City Development Code currently requires that all parking be provided on site for each use. To accommodate off site parking, a request for a code amendment has been submitted and will be reviewed by the Planning Commission on March 22, 2007. A parking management plan has also been submitted and reviewed by the Parking Subcommittee, and they have forwarded a recommendation regarding this issue.
2. The Parks and Recreation Department has required that this development address the required trails and trail tie ins according to the Sandy City Trails Master Plan and the 9000 South Gateway Master Plan.
3. Extended hours of operation at this facility should be limited due to the facility's close proximity to residential uses.

Staff recommends that the Planning Commission find that the final site plan is complete and that the Planning Commission approve the proposed parking management plan and the Conditional Use Permit for extended hours within 250 feet of a residential district based upon the following findings:

1. Development of this property as a soccer stadium and special events venue is closely tied to the entertainment and leisure activity environment that has been established in this area with the adjacent Jordan Commons and South Towne Exposition Center projects.
2. Development of this property is consistent with the entertainment theme that has been established in this area.
3. Development of this area is consistent with the 90<sup>th</sup> South Gateway Master Plan that was adopted by the City Council in October 2003. This site area was identified as a key underdeveloped site with high visibility.
4. The development will have access to regional transportation facilities such as State Street, 9000 South, I-15, and to the new light rail station at 9400 South and 150 East which will provide an important transportation alternative for people wishing to attend a soccer game or special event that may take place in the area.

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And be subject to the following conditions:

1. That street dedications and improvements be carried out according to plan and profiles approved by the Sandy City Engineer and UDOT, and specifically:
  - a. That State Street be dedicated and improved to the width required by the Sandy City Transportation Engineer and which shall include curb, gutter, asphalt, sidewalk, parkstrip, and streetscape (including 2 inch caliper street trees). The varieties of street trees required are Little Leaf Linden and Redspire Flowering Pear, alternated and planted 30 feet on center in the parkstrip along State Street (if the parkstrip is at least 8 feet wide, otherwise the street trees are to be planted 4 feet behind the sidewalk in the front landscape area). Street trees shall be coordinated with street light locations and other utilities.
  - b. That 9400 South Street be dedicated and improved to the width required by the Sandy City Transportation Engineer and which shall include curb, gutter, sidewalk, parkstrip, and streetscape (including 2 inch caliper street trees). The varieties of street tree required are Little Leaf Linden and Redspire Flowering Pear, alternated and planted 30 feet on center in the parkstrip along 9400 South Street (if the parkstrip is at least 8 feet wide, otherwise the street trees are to be planted 4 feet behind the sidewalk in the front landscape area). Street trees shall be coordinated with street light locations and other utilities.
  - c. That any existing drive approaches that need to be abandoned as a result of this project shall be removed and replaced with high back curb and gutter.
2. That the applicant proceed through the final site plan review process with staff prior to the issuance of a building permit (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures Handout. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
3. That the development comply with all Building & Safety, Fire and Life Safety Codes applicable to this type of use.
4. That the developer be responsible to meet all provisions of the RC (Regional Commercial) Zone, the Sandy City Development Code and all conditions of approval imposed by the Planning Commission regarding this project prior to issuance of a building permit including but not limited to: compliance with the Sandy City Water Policy, trash enclosures, compliance with the Sign Ordinance and obtaining sign permits for all signs proposed, front landscaping berming, screening of all roof mounted mechanical equipment and vents, installation of all required public improvements, provide staff with a specific water efficient landscape and irrigation plan prior to final approval of the site plan, and underground existing overhead utility poles across this property. All utility boxes (transformers, switch gear, telephone, cable tv, etc.) shall be shown on the site plan and be placed underground or moved behind the front setback (minimum of 30 feet from the front property line) and

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- screened from view. Each box shall be shown in its exact location and be noted with its exact height, width, and length.
5. That the developer of this project allow for reciprocal access to and from adjacent developments to the north, east, south, and west of this project where it is deemed to be appropriate and necessary by the Sandy City Planning, Fire, and Engineering staffs.
  6. That the applicant and any of his tenants comply with the hours in the Revised Ordinances of Sandy City relating to trash collection, parking lot sweeping as well as loading and unloading activities. The Revised Ordinances of Sandy do not allow these activities to take place between the hours of 9:00 p.m. or 7:00 a.m. of the following day. The hours of these activities cannot be extended by a Conditional Use Permit.
  7. 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 Community Development Department during Site Plan Review.
  8. That extended hours of operation for soccer games and all other outdoor events shall be limited to 12:00 midnight (including setup, take down, and closing down of events). Extended hours for all indoor activities shall be limited to 1:00 a.m. (excluding setup, take down, and administrative activities). If additional extended hours are desired, a future submittal to the Planning Commission must be made at a future date.
  9. That the applicant encourage tenants to consider offering their employees incentives for the use of car pooling, ride sharing, bus and light rail passes, van service to the Light Rail Station and Bus Transfer Station as well as any other alternative modes of transportation that may be available in order to decrease the need for parking and reduce vehicle trips that congest local roads and add to air pollution.
  10. That approval of this conditional use and review of the final site plan by the Planning Commission is contingent upon the final approval of a code amendment revising the Off-Street Parking ordinance regarding off-site parking by the Planning Commission and City Council..
  11. That the Planning Commission approve the attached parking management plan as submitted to staff and reviewed and recommended by the Parking Subcommittee.
  12. That the final site plan include trails and trail tie ins according to the Sandy City Trails Master Plan and the Downtown Illustrative Master Plan.
  13. That the applicant comply with all department requirements as noted in all preliminary review letters prior to submittal for final site plan review by staff.
  14. That the use and hours be reviewed upon legitimate complaint.

John Maas, of ASWN+ Architects, commented that the staff report was very thorough, and he agreed with all the conditions listed. In response to a question regarding emergency exiting plans, Mr. Maas commented that an emergency plan is in place, and that information will be verified by the City's Building Department. He also explained that there are certain unknown elements of the parking management plan that will be available for Planning Commission review 120 days prior to opening.

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Kathy Jeffery, Deputy City Attorney, mentioned that if there are some issues pertaining to the parking management plan needing to be reviewed sooner than 120 days prior to opening, the Planning Commission can make that request.

Mike Coulam, Community Development Director, referred to the Temporary Off-Site Event Parking requirements, and in particular paragraph "i" which requires that the applicant specify a date when 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 will be provided. He suggested that regular updates be provided to the Planning Commission between now and the opening of the stadium so all issues pertaining to parking will be closely monitored over the next several months.

Joe Baker commented that he did not feel that pedestrian traffic, especially the majority of the people who will be exiting the stadium on the east and then walking to the south, is being adequately addressed.

Mr. Maas responded that they will continually be working on the parking management plan as the details of that plan are finalized over the next several months. He recognized the concern expressed regarding pedestrian traffic, and they will work with UDOT in order to utilize State Street as best as is possible. Hopefully that will include widening the sidewalk and possibly closing off the State Street and 9400 South intersection in both directions for a short period of time to disburse people.

Max Burdick recalled at the last meeting that condition #13 attached to the preliminary review required that an on-site and off-site parking, traffic, and pedestrian management plan be submitted including an off-site employee parking plan and proposed on-site reserved parking for players and VIPs. He especially wanted to know how much on-site parking will be available to regular soccer fans.

Ryan Hales, of Hales Engineering, reviewed ReAL's parking management plan in response to the proposed code amendment. (*Proposed code amendment language will be shown in italics and ReAL's response in standard font.*)

15-06-05      Off-Street Parking Standards

5. *Temporary Off-Site Event Parking. Temporary off-site event parking may be allowed after review and approval of a parking management plan by the Planning Commission. The developer will be responsible to make all provisions for on- and off-site parking, safe pedestrian routes, transportation from off-site locations beyond the 15 minute walking route, entry and exiting methods, and restricting parking in identified areas. The parking management plan shall be submitted with the application for preliminary site plan review of the project and shall:*



- a. *Determine the total number of parking spaces required based upon the land use category less any anticipated mass transit projections.*

Total required parking: 5,300 total parking spaces.

- b. *Establish the minimum number of on-site spaces that are required. Estimate the number of those on-site spaces that will be reserved for or utilized by employees, VIPs, buses, etc.*

A minimum of 631 spaces required on site (90 reserved). Employees and staff personnel will be encouraged to ride mass transit. In addition, if shuttle routes to the parking areas beyond the 15 minute walking routes are necessary, shuttles will begin operation 2-3 hours before game time and continue 2-3 hours after the event is over for employees.

- c. *Establish the minimum number of off-site spaces, if any, that are required within a close proximity within a 5 minute walking route of the site.*

A minimum of 369 additional spaces required within a 5 minute walking route to the concourse area. Parking supply within 5 minutes equals 847 stalls. Safe pedestrian walking routes from the identified parking stalls were shown.

- d. *Establish the minimum number of off-site parking spaces, if any, that are required within a 15 minute walking route of the site.*

There are 4,300 additional spaces required within a 15 minute walking route to the concourse area. Safe pedestrian walking routes from the identified parking stalls were shown.

- e. *Establish the minimum of off-site parking spaces, if any, that are required beyond the 15 minute walking route of the site.*

There are 1,734 additional parking stalls available. If needed, a shuttle route could be implemented.

- f. *Identify all off-site parking sites potential available to be used for c, d, and e above. Identify possible methods that the developer will explore to provide safe pedestrian routes to and from the parking sites, 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, e.g.*

The following methods have been identified for possible implementation:

1. Master plan sidewalk widening projects.
2. Pedestrian bridges. Two canal crossing locations might be suitable for pedestrian bridges to minimize walking times to the stadium from parking. One could possibly be constructed with the development of the super block.
3. Temporary traffic control devices:
  - a. Pedestrian scramble phases at the 9400 South and potential 9200 South traffic signals - to be used during the game loading and unloading.
  - b. Barriers will be used as necessary to control pedestrians.
4. Crowd control officers. It is anticipated that officers will be used at the 9400 South traffic signal, and if constructed, at the 9200 South traffic signal. Other officers will likely be used within and around the stadium to control crowds.

- g. Identify neighborhoods and other areas that will specifically not be allowed to be part of the calculation of available parking spaces. Identify possible measures that the developer will explore to prevent parking within restricted areas, e.g., signage, security personnel, proposed new parking regulations, etc.*

The following measures will be used to prevent parking within restricted neighborhoods used on an escalated scale:

1. Traffic signs - "No Event Parking"
2. Temporary traffic barrier across the inbound traffic lane.
3. Barricade multiple subdivision access points to limit the required enforcement personnel, e.g., barricade one of two adjacent entrances within sight distance of each other.
4. Parking restrictions will be in place at least 1 ½ hours prior to the event and for 1 hour post event.
5. Barricade attendant.

- h. Identify pedestrian exit times and volumes to on-site and off-site parking areas. Identify possible methods that the developer will explore to manage the projected volume expeditiously and safely, e.g., wider sidewalks, temporary or permanent traffic control methods, etc.*

Have provided pedestrian exit volumes. Item f provides pedestrian management strategies.

- i. Specify a date by which the developer/applicant must provide planning staff with evidence of availability 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.*

It is anticipated that the first game in the new stadium being proposed for July 4, 2008 and that 120 days before, or before March 4, 2008, ReAL will provide evidence to staff that they comply with this item.

*j. **Be updated annually after the business has commenced operation.***

ReAL will update the plan in January of each calendar year for the upcoming season.

Chairman Steadman invited public comment on this issue.

Wally Bowler, Community Coordinator, questioned if a parking structure is going to be built. He pointed out that the parking structures at the Workman Comp buildings seem to be occupied at night.

Joe Scovil, a realtor for Coldwell Bank, questioned if the area around the stadium has been designated in such a way that the City can exercise eminent domain.

Lon Lewis, owner of an assisted living facility on 9400 South, commented that there are still a lot of unanswered questions pertaining to parking and traffic. Light, noise, and extended hours are all issues of major concern for the residents who live nearby. He noted that there are unresolved issues with UDOT, and it isn't known how State Street will be incorporated as part of this project. He questioned how 9400 South will be improved.

Ryan Kump, City Transportation Engineer, explained that the master plan for 9400 South will be an 80 foot right-of-way from State Street to the stadium entrance and a 60 foot right-of-way from the stadium entrance to Monroe Street with a shoulder for on-street parking where appropriate. An 8 foot sidewalk on the north side of the road is planned. Two accesses into the stadium have been determined to be adequate due to the number of on-site parking spaces. The majority of parking will be located elsewhere so traffic will be dispersed from many areas. The bigger on-site issues needing to be addressed is how to disburse spectators because 85% of the people will be leaving the site on foot.

Randy Sant, City Economic Development Director, pointed out that this current parking management plan will be temporary. How the parking will be handled in the future will be changing as permanent parking areas are developed. He expressed confidence that many more answers regarding parking will be known in the near future. He explained that the City's redevelopment agency will not have eminent domain powers in this area as a result of the soccer stadium. He expressed a willingness to meet with residents and answer their questions.

Chairman Steadman closed the public comment portion of the hearing.

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Max Burdick commented that he did not feel comfortable approving the parking management plan as presented because there are some things that he did not agree with. He questioned if the Planning Commission could grant temporary approval so it can be modified and updated as time goes along.

Kathy Jeffery, Deputy City Attorney, referred to the new Temporary Off-Site Event Parking Ordinance and explained that letters "a-h" are intended to provide temporary information. Letter "i" is the part of the ordinance that provides specifics details as to how the parking management plan is being complied with and implemented.

Darren Mansell commented that he has enough concerns and unanswered questions regarding the soccer stadium that he would like to have the ability to hold up the City's funding and certificate of occupancy until the Planning Commission approves the final parking, traffic, and pedestrian plans.

Randy Sant responded that the Planning Commission can put in place certain requirements that will force the applicant to comply with what is being requested, e.g., regular meetings between the applicant and the Planning Commission and regular reports to the RDA. He stated that he did not have a problem that prior to the issuance of the bonds, the Planning Commission condition this request that the RDA will have had discussions with the Planning Commission to ensure that their concerns regarding ReAL's parking management plan have been resolved. It is expected that the development agreement will be completed by July 1, 2007.

Bruce Steadman emphasized the importance of understanding the parking management plan and that it is a plan in progress that will be finalized 120 days prior to opening day.

Kathy Jeffery, Deputy City Attorney, explained that the stadium's development is guaranteed through bonding as required in condition #2. Those bonds guarantee the eventual completion of the parking management plan that the Planning Commission is still needing to approve. There will also be a condition of approval that says the applicant will be bonding and giving other financial assurances (a development agreement) that will make sure it is completed.

Randy Sant explained that the enforcement to guarantee that the parking management plan and site plan are completed to the City's satisfaction is the bond money. He offered to include in the development agreement wording requiring that a final parking management plan will be in place before any bonds are issued.

Kathy Jeffery explained that when the proposed code amendment was drafted, those involved anticipated that it would be a two stage process. The idea was for the Planning Commission to initially approve a parking management plan identifying where parking could be located in the future. Afterwards the applicant would come back at a time to be determined showing the exact number of available parking spaces.

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Max Burdick responded that it is his intent to protect the residents and pedestrians as much as possible so the experience at the first game will be a positive experience for everyone and fans will want to come back again.

There was a lengthy discussion regarding procedure and how to interpret the applicant's parking management plan in relation to the City's ordinance pertaining to temporary off-site event parking in order to accomplish the Planning Commission's objective to make sure that a parking management plan will be provided by ReAL that will include all the required information before the first game is played.

Mike Coulam suggested that condition #11 be modified to read that the Planning Commission *accepts* rather than approves the parking management plan *dated March 7, 2007 with a requirement that the owners of the ReAL Soccer Stadium return to the Planning Commission on a regular interval basis between now and the opening of the stadium in order to review the parking management plan as well as the traffic and pedestrian access plans with the Planning Commission and the Sandy City staff. The intervals for review shall be once every other month on the first meeting of the month starting with April or May 2007.*

Mr. Coulam clarified that this condition would send a message that the Planning Commission accepts what has been submitted to this point, and it is recognized that an implementation plan is still forthcoming.

Steve Smith, City Councilman, commented that the proposed code amendment that will be addressed by the Planning Commission on March 22, 2007 and by the City Council on March 27, 2007 is supposed to apply to any event that would be in need of temporary off-site parking. As the ordinance is presently written, it seems to apply specifically for ReAL Salt Lake. He shared a similar concern as expressed by Darren Mansell with the use of words such as "potentially", "possible", and "would explore". Other events where this ordinance would apply probably would not have a lengthy period of time between when the plan is initially submitted and when it is implemented. He supported some changes to the language that would help tighten up the Planning Commission's participation in reviewing a plan and the timeliness it would be approved.

**Max Burdick moved that the Planning Commission find that the final site plan is complete and that the Planning Commission *accepts* the parking management plan and *approves* the Conditional Use Permit for extended hours within 250 feet of a residential district based upon the findings listed in the staff report and be subject to the conditions listed in the staff report with the following modifications and additions:**

- 2. That the applicant proceed through *and complete* the final site plan review process with staff prior to the issuance of a building permit (including payment of development fees and posting of an appropriate bond to guarantee completion of all required improvements on and off the site), according to the Site Plan Review Procedures**

**Handout.** The final site plan shall be in compliance with all Development Code requirements, those modifications required by the Planning Commission, *and include the number of employees at a game, reserve 90 spaces for employees, players, and VIPs, an off-site employee parking plan, an emergency entry and exit plan from the stadium to be reviewed by all appropriate departments, e.g. Police Department, Fire Department, Traffic Division, and disaster planning staff, and a 9400 South/State Street management plan.*

10. That approval of this conditional use and review of the final site plan by the Planning Commission is contingent upon final approval of a code amendment revising the Off-Street Parking Ordinance regarding off-site parking by the Planning Commission and City Council.
11. That the Planning Commission *accepts* the attached parking management plan *dated March 7, 2007* as submitted to staff and reviewed and recommended by the Parking Subcommittee *with the requirement that the owners of the ReAL Soccer Stadium return to the Planning Commission on a regular interval basis between now and the opening of the stadium in order to review the parking management plan as well as the traffic and pedestrian access plans with the Planning Commission and the Sandy City staff. The intervals for review shall be once every other month on the first meeting of the month starting on May 3, 2007 and continuing until March 4, 2008.*
15. *That the parking management plan be approved by the Planning Commission prior to the issuance of the RDA tax increment bond.*
16. *That the site plan be delivered to the appropriate individuals at East Jordan Irrigation Company, Salt Lake Canal Company, and UDOT.*
17. *That approvals be obtained from all City departments.*

Monica Collard seconded the motion. The vote was as follows: Max Burdick, yes; Monica Collard, yes; Joseph Baker, yes; Alan Matheson, yes; Nancy Day, yes; Darren Mansell, yes; Bruce Steadman, yes. The vote was unanimous in favor.

(Max Burdick was temporarily excused from the meeting.)

**5. Wasatch Custom Design – 1<sup>st</sup> Floor Use & Parking**  
**8728 South 120 East**

**SPR#05-14**

In 2005, the Planning Commission approved the preliminary site plan for the Cambridge Office Building that has been built at 8728 South 120 East. At the time of site plan review, the Planning