



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

May 7, 2020

To: Planning Commission

From: Community Development Department

Subject: Alta Canyon Park Pickleball Courts – Amended CUP SPR-03-20-5822
 and Preliminary Site Plan Review CUP-04-20-5839
 9565 S. Highland Dr. 8.1 Acres
 [Community #20 – Little Cottonwood] OS Zone (Open Space)

HEARING NOTICE: *This item has been noticed to property owners within **500** feet of the subject area.*

PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
CUP 83-21	Alta Canyon Recreation Center
SPR 83-30	Alta Canyon Park was approved for baseball diamonds, tennis courts, pool, recreation center, and parking.
SPR 08-18	In 2009, an expansion of the recreation center building was approved.
SPR 3-17-5230	Site Plan Review for Alta Canyon Park Pickleball Courts (Tabled)

REQUEST

The Sandy City Parks & Recreation Department has submitted an application for an amended Conditional Use Permit and is requesting that the Planning Commission determine preliminary review is complete for the Alta Canyon pickleball courts project. The proposal is part of the 8.1 acre Alta Canyon Park. The request is proposing to add four pickleball courts and also add an additional parking lot to the east of the courts.

BACKGROUND

The property is bordered by a commercial area to the west and northwest. To the south are single family homes in the SD(Magna) R(3.75) zone. The east boundary borders single family residences in the SD(Magna) R(4.25) zone. To the north of the proposed amenities are a parking lot, the baseball fields and swimming pool. The area of the proposed project is the southern portion of Alta Canyon Park south of the south parking lot.

The proposal for pickleball courts was previously presented to the Planning Commission during a meeting on May 12, 2017. At that time the primary concerns expressed by residents had to do with the noise generated by pickleball activities, potential spillover of light onto the adjacent private properties, and inadequate parking.

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel to notify them of the Planning Commission meeting. One neighborhood meeting was held for this project at the Alta Canyon Sports Center on April 26, 2017. 18 Residents attended the meeting. A second neighborhood meeting was held on October 9, 2018 in the Sandy City Hall multi-purpose room. 20 residents attended the meeting. The minutes of these meetings are attached.

ANALYSIS

Pickleball Courts location

The pickleball courts would be constructed in the southern portion of Alta Canyon Park. There is an existing parking lot to the north of the proposed location. That parking lot will remain.

In the initial 2017 proposal six pickleball courts were planned. Under the current proposal the number has been reduced to a total of four. This will allow additional space for the new parking lot to the east, and will also increase the distance from the adjacent residences to the east to help mitigate noise and light. The original site plan in 2017 showed the pickleball courts approximately 55 feet from the nearest residence to the east. The new site plan locates them approximately 230 feet from the residence.

Access and Parking:

Access will remain unchanged from what currently exists at the park today. An additional parking lot is proposed to be constructed immediately east of the pickleball courts, and south of the existing parking lot. Parking was a concern for multiple residents during the neighborhood meetings. They asked if it would be possible to decrease the number of courts and add additional parking. This site plan reflects those changes – decreasing the number of pickleball courts from six to four, and adding the additional parking lot.

Lighting

Lighting is proposed to be installed at the corners of the pickleball courts area. The lights to the north will also provide additional lighting for the existing parking lot for enhanced visibility and safety. The lights will be turned off at 10:00 p.m. nightly. The park hours are until 10:30 p.m. to enable park users time to leave the area without trespassing.

CONDITIONAL USE PERMIT:

Per **Section 21-10-1** of the Sandy City Land Development Code, all developments in the OS (Open Space) District shall be reviewed and approved by the Planning Commission.

COMPLIANCE WITH SECTION 21-33-4

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 21-33-3(1.a) to (1.i), as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions 1 through 15, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

2. Proposed site ingress and egress existing and proposed roads and streets.
The ingress and egress from Highland Drive to the pickleball courts uses the already-existing access point located at the southwest corner of the park. The road leads to the existing parking lot, and to the proposed additional parking lot. This single access should be sufficient for the adjacent uses, which are comprised of a baseball field and the pickleball courts.
4. Design, location and amount of off-street parking, loading areas and solid waste disposal and collection areas.
The amount of off-street parking required is not regulated by ordinance. The project includes keeping the existing parking lot with 39 parking stalls. It also proposes constructing an additional lot with 45 parking stalls. The project more than doubles the available parking, which should be a sufficient amount to handle the use of the four new pickleball courts.
10. Measures directed at minimizing or eliminating possible nuisance factors, including, but not limited to, noise, vibrations, smoke, dust, dirt, debris, plant materials, odors, gases, noxious matter, heat, glare, electromagnetic disturbances, and radiation.
The reduction from six pickleball courts to four, along with the additional distance created from the properties to the east will help mitigate the noise generated at the pickleball courts. It will also mitigate the light and prevent any potential spillover into adjacent properties. Trees will line the southern side of the pickleball courts, and also the eastern side of the new parking lot. This will help a little with noise mitigation and significantly help mitigate any light nuisance.
12. The regulation of operating hours for activities affecting normal schedules and functions.
Per City ordinance 13-1-14, the park is currently open from 6:00 a.m. until 10:30 p.m. daily, and this will remain unchanged. The lights at the pickleball courts will shut off at 10:00 p.m. nightly. This allows park users half an hour to exit the park after the lights have shut off. By 10:30 park users must be off the premises.
13. Identifying a time for regular review and monitoring, as determined necessary, to ensure the use continues to operate in compliance with all conditions and requirements of approval.
This conditional use may be reviewed by legitimate complaint.

Concerns

A primary concern brought up by residents previously is the noise generated by the pickleball courts. The fact that the number of courts have been reduced from six to four, and are proposed to be located farther from the residences to the east, and behind the sizeable rear yards of the residences to the south should help mitigate the noise. The courts would be located approximately 160 feet from the residences to the south, and approximately 230 feet from the

nearest residence to the east. Additionally, the pickleball court lights would be scheduled to turn off at 10:00 p.m. nightly to help mitigate late-evening usage, light, and noise,

Staff finds that the proposed project meets the intent of the OS (Open Space) Zone. It will enhance the open space in the area, while providing additional recreational opportunities for the public.

STAFF RECOMMENDATION

- 1) Staff recommends that the Planning Commission **approve an amended conditional use permit** for pickleball courts in the OS (Open Space) Zone, based upon the following findings, and subject to the five conditions listed below:

Findings:

1. A pickleball court is categorized as ‘Recreation, outdoor’, which is a conditional use in the OS (Open Space) Zone.
 2. The character of the open space is not being altered.
 3. Additional parking is being proposed.
 4. The proposed pickleball courts will add an additional amenity for recreational opportunities at Alta Canyon Park.
- 2) Staff recommends that the Planning Commission **determine that the preliminary site plan review is complete** for the pickleball courts at Alta Canyon Park, subject to the following five conditions:

Conditions

1. That the developer **proceed through the final site plan review process** with staff prior to the start of any construction. The final site plan shall be in compliance with all Development Code requirements and those modifications required by the Planning Commission.
2. That the development **comply with all Building & Safety, Fire and Life Safety Codes** applicable to this type of use.
3. That the developer be responsible to **meet all provisions of the OS Zone.**
4. That the applicant **comply with all department requirements** as noted in all Preliminary Review letters prior to submittal for final site plan review with staff.
5. That this use will be reviewed upon **legitimate complaint.**

Planner:

Reviewed by:

Craig P. Evans
Planner

Brian McCuiston
Planning Director