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Staff Report Memorandum

March 7, 2024

To: City Council via Planning Commission
From: Community Development Department
Subject: America First Field (Real Salt Lake Soccer Stadium) -
2024 Parking and Access Management Plan
9256 S. State St.
(Community #2, Civic Center)

SPR#06-40(2024)

RC Zone

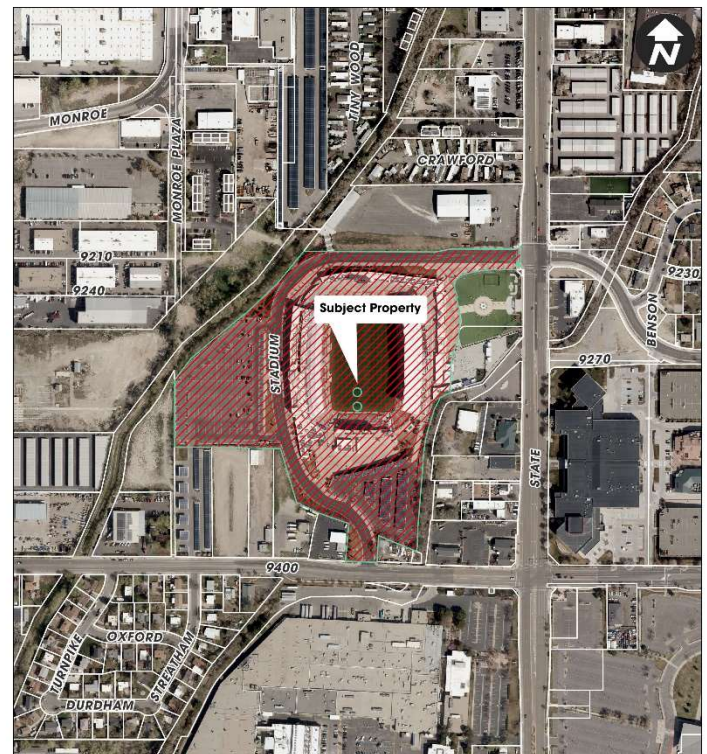
Public Meeting Notice: This item has been noticed to property owners within a specified area surrounding this proposal, which is beyond 500 feet.

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 2024 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 Fact Sheet in Exhibit A and the 2024 Parking & Access Management Plan in Exhibit B).

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.

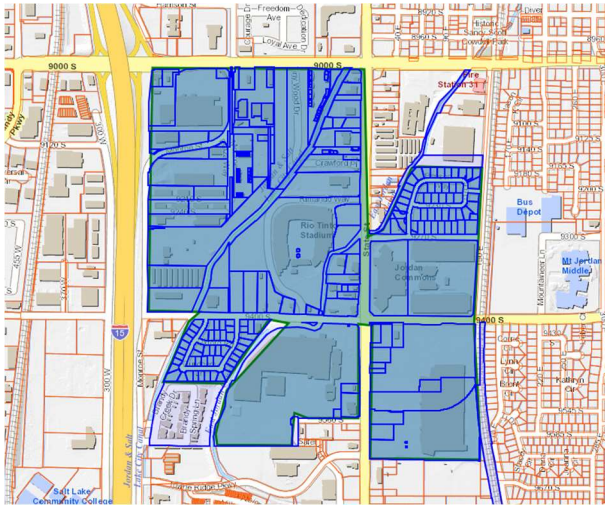


0 100 200 400 600 800 1,000 Feet

SPR-06-40 (2024)
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\(a\)\(2\)\(c\)\(14\)](#) 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 Engineer, Ryan Hales with Hales Engineering, has prepared revisions to the 2024 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 will change this year. There is at least one concert planned for this year to be hosted within the stadium (Kenny Chesney). The updated plan does not directly address this type of use and the larger crowds that it will generate.

The Planning Commission has brought up concerns in the past 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 reduces the maximum potential of off-site parking by 1,890 stalls. That would place them below the number of stalls that they would need to supply for soccer matches with their supply of parking areas under parking agreements. However, they have 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.

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. Captain Jon Arnold 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:

- A) There have been rumors of a second or expanded shuttle route that would include utilization of the South Town Mall parking lots. Staff supports this addition, but this is not referenced in the document.
- B) There are some minor updates/inaccuracies that should be addressed in their updated plan and [public information website](#):
 - 1. The Monroe Plaza Lot is shown utilizing City owned land (that was part of the Wasatch Shadows property). The Monroe Plaza owners do not have permission to park vehicles on City owned property.
 - 2. The City has purchased the “Flag Lot” west of the stadium for expansion of Monroe Street. That will no longer be available for temporary parking at this time.
 - 3. As mentioned above, major concerts are planned for the stadium once again. The plan needs to be updated to address the higher impact and demand for parking. A schedule of all concerts should be added to the appendix and checked for scheduling conflicts.
 - 4. The Matchday Directions and Parking guide and associated map (see Exhibit “C”) that is made available on their [website](https://www.rsl.com/matchday/parking-directions) (<https://www.rsl.com/matchday/parking-directions>) was updated after last years meeting. There are some further updates that should be incorporated to provide their patrons with accurate information:
 - a. The map is called “Parking” and should be retitled to “Parking and Transit Access” to highlight that you can get here by other means than just driving and parking. A greater emphasis on transit options should be highlighted to encourage more transit usage and lower the parking demand for events.
 - b. The map color coding of available parking lot areas is not clearly defined or explained.
 - c. The Historic Sandy neighborhood should also be listed as no available event parking and have the “no parking symbol” be added.

For future reference, next year’s update will need to address the extension of Monroe Plaza to 9400 South. Construction will begin later this year and will impact access to some of the parking lots in the area. This project is projected to be completed in two phases, with the significant impact coming in the second phase. There will likely also be a new public street completed by next year (9270 South), that will change traffic patterns in the area.

Recommendation

Staff recommends that the Planning Commission Planning Commission review and approve the 2024 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 the applicant make updates to the Parking & Access Management Plan and resubmit that to staff to correct the staff concerns identified in this report.
2. That the applicant improve the public information made available to patrons on how to efficiently access and park when attending events at America First Field that fully address the concerns of staff referenced in this report.

Planner:

Mike Wilcox
Planning Director

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Exhibit “A”

**MEMORANDUM**

Date: February 22, 2024
To: Sandy City
From: Hales Engineering
Subject: **America First Field Parking Quick Facts**

UT24-2703

This memorandum is intended to provide some quick facts about the parking for the America First Field and to identify the PMP changes made to the current Parking Management Plan.

America First Field Quick Facts

Stadium Capacity

Soccer = 20,000 spectators
(Max event “regular season” – 20,213 spectators, **4,548** stalls needed)

Parking stall inventory – 2024

5,938 stalls secured
5,000(+) stalls un-secured pay lots
315+ on-street parking stalls not considered
Total stalls = **>11,000** parking stalls

Parking Management Plan Changes

5b. Stalls on-site: = **2,227** stalls secured

5c. Stalls secured within 5-min. walk = **1,570** stalls secured

5d. Stalls secured within 15-min. walk = **2,141** stalls secured

5e. Stalls beyond 15-min walk time = **0** stalls secured

Note: **5,938** total stalls secured (**needed = 4,548 stalls**)

Exhibit “B”
See attached for full document



MEMORANDUM

Date: February 22, 2024

To: Sandy City

From: Hales Engineering



Subject: **Sandy America First Field – Temporary Off-Site Event Parking 2024 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.

Exhibit “C”

2022 Map

2023 Map

