



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

September 19, 2019

To: City Council via Planning Commission
From: Community Development Department
Subject: Stadium Way Renaming
[Civic Center - Community #2]

MISC-09-19-5721
Zone: RC

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
SPR#06-40	ReAl Salt Lake Soccer Stadium. Approved by PC
CU#09-22	Rio Tinto Stadium Extended Hours. Approved by PC
CU#08-19	Rio Tinto Stadium Sign. Approved by PC
CU#08-09	Rio Tinto Stadium liquor license. Approved by PC

DESCRIPTION OF REQUESTS

The applicant, Craig Martin for Rio Tinto Stadium, is requesting the renaming of Stadium Way to Rimando Way. Stadium Way is a curvilinear street that runs along the west and north side of Rio Tinto Stadium (*See Exhibit #1 – Application Material*).

NOTICE

Notices were mailed to property owners within a 500-foot radius of the subject parcel. The property was also posted with a public notice sign and published in the newspaper. No neighborhood meeting was required based on the minimal impact this will have on property owners. This item is scheduled to be heard by the City Council on Tuesday, September 24, 2019.

ANALYSIS

The reason for the street renaming is to honor the retiring ReAl Salt Lake soccer player Nick Rimando. Per Section 15A-29-02 of the Sandy City Land Development Code, the following standards shall be applied to the naming of streets:

- A. **Duplication.** Proposed streets names that duplicate existing street names in the City or elsewhere in Salt Lake County must be avoided.
- B. **Confusion.** Proposed street names that sound very similar to existing names or street names that have unconventional spellings shall be avoided.
- C. **Continuity.** Proposed street names are encouraged to have the following characteristics:
 - a. Historic significance.
 - b. Local color and sense of place.
 - c. Overall theme.
 - d. Compatibility with adjacent streets.
- D. **Name Length.** Proposed names shall not be longer than the typical 17 blank street sign (including spaces between words).
- E. **Required Naming.** In order to minimize confusion and to facilitate proper addressing, the following types of proposed streets shall be named:
 - a. Streets that change compass direction.
 - b. Loop or horseshoe streets.
 - c. Streets that have intersection coordinate changes.
 - d. Cul-de-sacs.
 - e. Dead-end streets that will likely be extended as above.
- F. **Thoroughfare Designations.** Proposed street names and street types should be matched as follows:
 - a. **Boulevard, Parkway** – arterials and collectors with planted medians.
 - b. **Drive, Road** – streets longer than 1,000 feet.
 - c. **Way** – curvilinear streets longer than 1,000 feet.
 - d. **Streets, Avenue** – straight directional streets.
 - e. **Lanes** – short secondary connecting streets.
 - f. **Circle, Court, Place, Cove** – cul-de-sacs and permanent dead-end streets.

In order to meet these provisions, Salt Lake County has reviewed the proposed street renaming. The County has determined that the street renaming has met the requirements regarding duplication, confusion and continuity. The renaming is significant for the local color in creating a sense of place due to the contribution that Nick Rimando has made to the ReAl Salt Lake organization. Further, the new street name is complimentary to the stadium and meets the theme of the locale. The proposed name length, with spaces, comes to 11 characters, less than the 17-character requirement. The proposed street is a curvilinear street longer than 1,000 feet and warrants the "Way" designation.

At a future date, 9270 South and Stadium Way will realign across State Street. When this realignment happens, 9270 South will be renamed to Rimando Way in order to create continuity in the street naming (*See Exhibit #2 – 9270 South Realignment*).

REQUIRED DETERMINATIONS AND FINDINGS

There are three determinations that need to be made by the Planning Commission and the City Council in considering a request for street renaming.

1. Consent of the abutters. The street is owned by one property owner, the Redevelopment Agency of Sandy City, who has agreed to the street renaming.

2. If good cause exists for the street vacation. The requested action will allow for the recognition of Nick Rimando's service to the ReAl Salt Lake organization, and to add to the theme of the stadium creating a sense of place.
3. That neither the public interest nor any person will be materially injured by the vacation. No injury to the public will occur due to this street renaming.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission forward a positive recommendation to the City Council for the renaming of Stadium Way to Rimando Way as shown in the attached exhibits, based on the following findings and subject to the following conditions of approval:

FINDINGS

1. The street renaming will provide recognition to Nick Rimando's contribution to the Real Salt Lake Organization, and to add to the theme of the stadium creating a sense of place. Therefore, good cause for the action exists.
2. That there is neither material injury to either the public interest nor any person by the requested vacation.
3. Staff has not received any objection from the abutting property owners.

CONDITIONS

1. That the approval is conditioned upon the applicant proceeding through the street renaming process through action by the City Council.
2. That the recording of the street renaming ordinance be done with the Salt Lake County Recorder's Office.

Planner: Wade Sanner

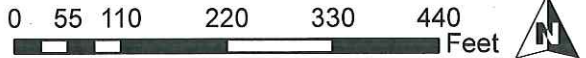
Reviewed by: BM

Wade Sanner, Planner

Exhibit #1 – Application Material



Stadium Way Location Map

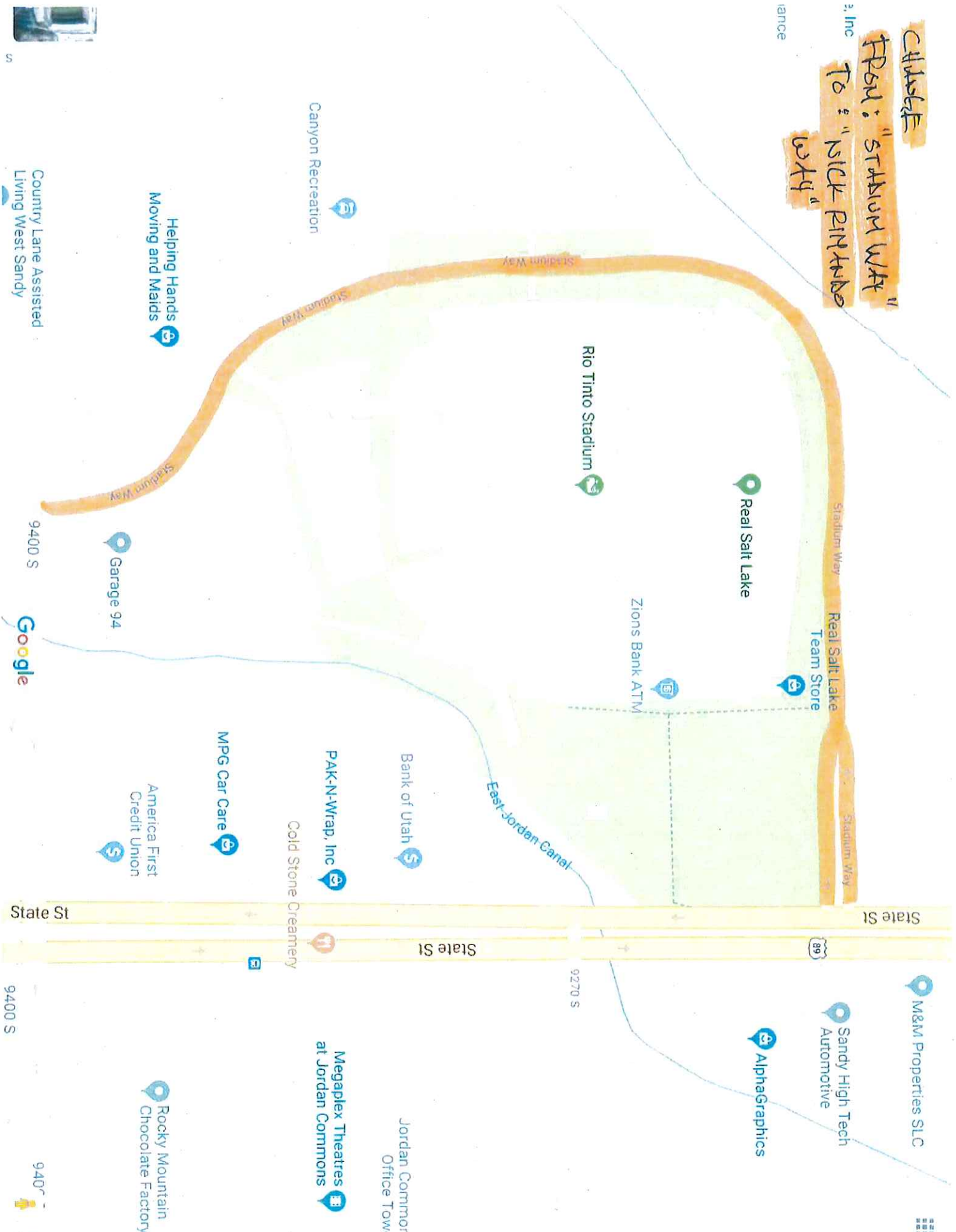


Callisto

FRID: "STADIUM WAY"

To: "NICK PINAKO WAY"

2. Inc
ance



Country Lane Assisted Living West Sandy

9400 S

Google

State St

9400 S

9400 S



Wade Sanner

From: Nick Duerksen
Sent: Tuesday, September 10, 2019 3:50 PM
To: Wade Sanner; Vickey Barrett
Cc: Brian McCuistion
Subject: RE: Stadium Way Rename Letter

Wade:

As the RDA, we have no objections to the renaming of Stadium Way.

Thanks,
Nick

Nick Duerksen / Economic Development Director / RDA Director

10000 Centennial Pkwy Sandy, UT 84070

☎801-568-7106 (C) 801-201-2050

✉nduerksen@sandy.utah.gov



From: Wade Sanner <wsanner@sandy.utah.gov>
Sent: Tuesday, September 10, 2019 3:41 PM
To: Nick Duerksen <nduerksen@sandy.utah.gov>; Vickey Barrett <vbarrett@sandy.utah.gov>
Cc: Brian McCuistion <bmccuistion@sandy.utah.gov>
Subject: Stadium Way Rename Letter

Nick,
Per our conversation, I am working on the street renaming of Stadium Way. Could I get a letter from the RDA stating that as the property owner that you are ok with the application? Let me know if you have any questions.

Thanks,

Wade



sandy.utah.gov

Wade Sanner, AICP
Planner

10000 S. Centennial Pkwy. | Sandy, UT 84070

o: 801.568.7269

wsanner@sandy.utah.gov



Exhibit #2 – 9270 South Realignment



Stadium Way

9400 S

9270 S

9230 S

Benson Way

110 E

9200

150 E

The future realignment of Stadium Way and 9270 S. At the time of realignment, 9270 S. will be renamed to Rimando Way.

Stadium Way Future Realignment Map

