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## Staff Report Memorandum

April 16, 2026

To: Planning Commission  
From: Community Development Department  
Subject: America First Field (Real Salt Lake Soccer Stadium) -  
2026 Parking and Access Management Plan  
9256 S. State St.  
(Community #2, Civic Center)

SPR#06-40(2026)

RC Zone

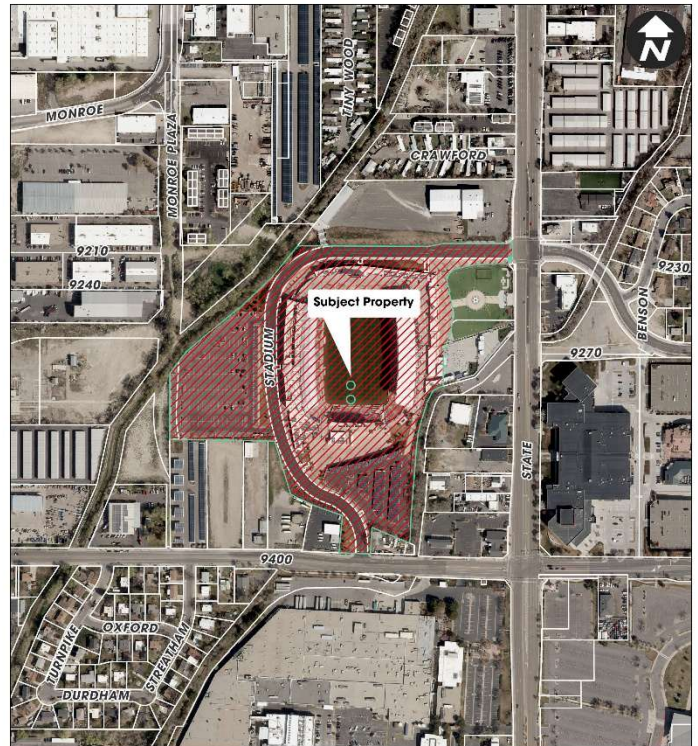
**Public Meeting Notice:** This item has been noticed to property owners within a specified area surrounding this proposal, which is beyond 500 feet.

### 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 2026 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 2026 Parking & Access Management Plan in Exhibit A and an Executive Summary 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. This plan has been updated annually since that date.

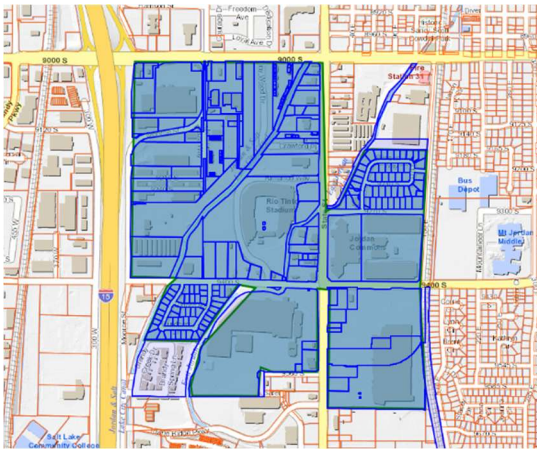


0 100 200 400 600 800 1,000 Feet

SPR-06-40 (2026)  
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\(a\)\(2\)\(e\)\(14\)](#) 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.*

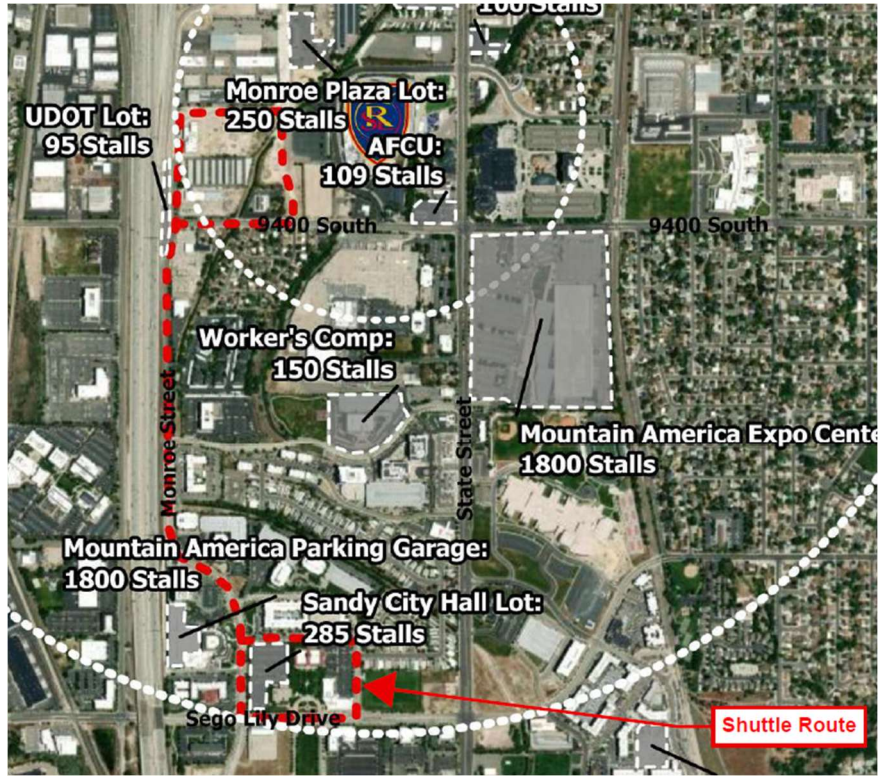
e. The Parking and Access Management Plan shall be submitted with the application for the project or use and shall:

- 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 Engineering Firm, Hales Engineering, has prepared revisions to the 2026 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 resumed hosting some concerts within the stadium which do generate attendance that is larger than a soccer match. The updated plan does address full stadium concert use and the larger crowds that it would generate.

The Planning Commission has brought up concerns in past years 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 10). Events held at those listed facilities are expected to have several conflicting events that overlap planned events at America First Field. Those stalls would not be available during those conflicts which reduce the maximum potential of off-site parking. They would still have above the total minimum of 4,548 stalls secured for stadium related parking needs (see Figure 1 for a map). They have added the Jordan Common parking garages to the list of secured off site parking lots, which alone adds over 2500 stalls controlled by RSL. They will maintain a shuttle route from city



hall to the west parking lot (see Figure 2 or the image to the right). They have also identified over 2,500 stalls in unofficial stalls within a 15-minute walk of the stadium that could be utilized during conflicting events in the area (see page 3).

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. A representative 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**

While the applicant did up their website to reflect the alternative ways to arrive to the stadium and have up to date information on the shuttle route, staff has the following concerns with the proposed updated plan:

1. The updated plan largely ignored many of the issues raised last year and did not incorporate the conditions of approval from the 2025 review. The following items were not updated or incorporated in the 2026 update per the previous years conditions of approval:
  - a. a map of the neighborhood areas where parking is prohibited to be added to the Appendix A.
  - b. all code references be updated to reflect the current Land Development Code.
  - c. include updated maps that include the newly extended Monroe Plaza Way.
  
2. With the extension of Monroe Plaza Way out to 9400 South, a traffic study update needs to be provided as it has changed the traffic patterns in the area. It has not been studied since 2008.

**Recommendation**

Staff recommends that the Planning Commission Planning Commission review and approve the 2026 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 next year's Parking and Access Management Plan include the following corrections/updates:
  - a. a map of the neighborhood areas where parking is prohibited to be added to the Appendix A.
  - b. all code references be updated to reflect the current Land Development Code.
  - c. include updated maps that include the newly extended Monroe Plaza Way.
2. Provide an updated Traffic Study prior to the 2027 Parking Access Management Plan, to reflect the changes created with the improvements made to Monroe Plaza Way.

Planner:



Mike Wilcox  
Planning Director

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Exhibit “A”  
See the attached file for full document



## MEMORANDUM

Date: April 3, 2026  
To: Sandy City  
From: Hales Engineering  
Subject: **Sandy America First Field – Temporary Off-Site Event Parking 2026 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.***

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1220 North 500 West, Ste. 202 Lehi, UT 84043 p 801.766.4343  
www.halesengineering.com

## Exhibit “B”

**MEMORANDUM**

Date: April 3, 2026  
To: Sandy City  
From: Hales Engineering  
**Subject: America First Field Parking Quick Facts**

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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 = 20,750 spectators  
*Max event “regular season” = 20,963 spectators (4,717 stalls needed)*

Large Concert = 24,750 spectators (**5,569 stalls needed**)

## Parking stall inventory – 2026

**4,717 official** stalls secured  
5,000(+) stalls unofficial lots (free and paid)  
315+ on-street parking stalls not considered  
Total stalls = **>10,000** parking stalls

**Parking Management Plan Changes**

**5b.** Stalls on-site or controlled by RSL: = **4,455** stalls

**5c.** Unofficial stalls within 5-min. walk = **2,559** stalls

**5d.** Unofficial stalls within 15-min. walk = **2,597** stalls

**5e.** Official stalls beyond 15-min walk time = **262** stalls

Note: **9,873** total stalls secured (**soccer match need = 4,717 stalls**)  
(**large concert need = 5,569 stalls**)