



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

April 18, 2019

To: Planning Commission
From: Community Development Department
Subject: Dimple Dell Park Bridge
 Approx. 800 E. Carnation Dr.
 (Community #8 - Edgemont)

CUP-04-19-5639
 Zoned SD(OS)

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
None	

DESCRIPTION OF REQUEST

The applicant, Jon Ruedas, for the Salt Lake County Parks and Recreation Department, is requesting a Conditional Use Permit to construct a 347-foot long footbridge to span the Dimple Dell Park at the property located at approximately 800 East Carnation Drive.

The Dimple Dell Regional Park is 630 acres of natural area that runs east to west between various neighborhoods in Sandy. Bordering the park is a mix of multi-family, single-family, and commercial uses. Dimple Dell Park is zoned SD(OS).

The applicant is proposing to construct a 55-foot high pedestrian bridge with a 347-foot span that crosses the Dimple Dell Park to connect the White City Canal Trail on both sides of the park. The proposed bridge will be supported with 36-inch concrete columns resting atop a concrete pile cap and driven piles. Atop the columns will be a concrete pier cap that provides a surface to construct the trail base. The canal trail over the bridge will consist of a concrete deck and steel truss bridge that will have a 10-foot interior width. Galvanized steel wire mesh fabric will be constructed to provide a safety barrier along the sides of the structure. The structure will then be capped with a galvanized metal roof to prevent pedestrians from climbing over the safety barriers and provide protection from the elements (See Exhibit #1: Bridge Details).

NOTICE

A neighborhood meeting was not required for this application.

ANALYSIS

Per **Section 15A-19-28(A)** of the Sandy City Land Development Code, the intent of the Open Space District is to establish large areas in the City where only open and generally undeveloped lands are to be permitted. Development of a comprehensive network of permanent, multi-functional, publicly and privately owned open spaces shall be encouraged. Restrictions in this zone are designed to prevent the encroachment of residential, commercial, and industrial uses into these open space areas that would be contrary to the objectives and characteristics of this zone, and for approved uses to be in compliance with the Dimple Dell Regional Park Master Plan, as adopted, and the Sandy City General Plan.

Per **Section 15A-19-28** of the Sandy City Land Development Code, all development within the SD(OS) Zone District shall be reviewed and approved by the Planning Commission as a Conditional Use Permit.

The proposed bridge connects two sections of the White City Canal Trail, that is illustrated in the trails master plan (*See Exhibit #2: Trails Master Plan*).

COMPLIANCE WITH SECTION 15A-33-04

Staff response in *italics*.

Conditions. In order to achieve compliance with the standards set forth herein, the City may impose conditions, which address standards 15A-33-03 “A” to “O”, as contained in the Sandy City Development Code. This proposed conditional use meets or satisfies all of Conditions “A” through “O”, except the following conditions, which merit discussion or additional consideration by the Planning Commission:

A. Size, configuration and location of the site and the proposed site plan.

The proposed pedestrian bridge will cross Dimple Dell Park at approximately 800 East Carnation Drive.

E. Site circulation patterns for vehicular, pedestrian and other traffic.

The proposed pedestrian bridge will connect two portions of the White City Canal Trail and provide north/south access along the trail.

F. Mass, size, number and location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The proposed pedestrian bridge will be 55 feet in height and 347 feet in length at the west side of Dimple Dell Park spanning two sections of White City.

O. Such other conditions determined reasonable and necessary by the City to allow the operation of the proposed conditional use, at the proposed location in compliance with the requirements of this Code.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

CONCERNS

Staff is concerned that people will climb the wire mesh fabric along the side of the structure. The applicant is proposing to cap the bridge with a galvanized metal roof to prevent pedestrians from climbing over the safety barrier and provide protection from the elements.

Staff raised concerns with the applicant regarding an existing manhole and storm drain located on the south side of the Dimple Dell Park where the bridge meets the existing trail. The applicant has revised the plans to create a bend in the trail to avoid the storm drain and install the manhole at finished grade.

Staff is concerned with the area of disturbance that will occur during the construction of the bridge. To mitigate disruption the applicant is proposing to revegetate all areas disturbed during construction by providing erosion control through native seeding of the disturbed area. Water runoff from the construction will be mitigated by constructing a drainage swale lined with appropriate soil erosion matting to direct water runoff under the bridge and away from footings and pier.

STAFF RECOMMENDATION

Staff recommends that the Planning Commission approve a Conditional Use Permit for Jon Ruedas for the Salt Lake County Parks and Recreation Department for the property located at approximately 800 East Carnation Drive to allow for the construction of a pedestrian bridge to be constructed across the Dimple Dell Park as described in the staff report due to the following findings and subject to the following conditions:

Findings

1. The proposed use meets the intent of **Section 15A-19-28(A)** of the Sandy City Land Development Code, and the SD(OS) Zone District.
2. The proposed bridge is part of the trails master plan developed by the Sandy City Parks and Recreation Department.

Conditions

1. That the applicant complies with all Building and Safety, and Fire and Life Codes.
2. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, and all conditions of approval imposed by the Planning Commission, and other requirements from the reviewing departments.
3. That the applicant revegetate all areas of disruption, and follow best practices for water runoff and soil erosion.

Planner: Wade Sanner Reviewed by: BSM

Wade Sanner, Planner

File Name: SAUSERS\PLN\STAFFRPT\2019\CUP-04-19-5639 Dimple Dell Park Bridge

Exhibit #1 – Bridge Details

Exhibit #2 – Trails Master Plan