



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

June 6, 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(a)
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 Sandy 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).

APRIL 6, 2019 PLANNING COMMISSION MEETING

This item was heard by the Planning Commission on April 18, 2019. During the public hearing, residents expressed the need for further input from the public and a lack of understanding of the project. To accommodate this request, the Planning Commission tabled the item to a future date to allow for further outreach and public input.

In addition to the April 18, 2019 Planning Commission meeting, the Salt Lake County Parks and Recreation Department held five additional outreach meetings to discuss details of the proposed bridge and allow for public input. The following meetings were held:

- April 24, 2019 - White City General Plan Workshop
- May 2, 2019 - White City Council Meeting
- May 8, 2019 - Dimple Dell Advisory Board Meeting
- May 8, 2019 - Salt Lake County Parks and Recreation Advisory Board Meeting
- May 13, 2019 - Public Open House

The majority of the comments were positive, with a few residents concerned with privacy and safety along the trail. Summaries of the meeting discussions and public comments are included with this staff report (*See Exhibit #2: Public Comments*).

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 Sandy Canal Trail, that is illustrated in the trails master plan (*See Exhibit #3: 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 Sandy 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: EM

Wade Sanner, *Planner*

File Name: S:\USERS\PLN\STAFF\RPT\2019\CUP-04-19-5639 Dimple Dell Park Bridge

Exhibit #1 – Bridge Details

WHITE CITY CANAL TRAIL

MARCH 2019

BID SET



PROJECT NO. 55-15-107
SALT LAKE COUNTY CONTRACT NO. PAR56294



J-U-B ENGINEERS, INC.

466 North 900 West, Kaysville, UT 84037
 P 801.547.0393 F 801.547.0397 W www.lub.com

OTHER J-U-B COMPANIES

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**GATEWAY
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Sheet Number	Sheet Title
G-001	COVER SHEET
G-002	GENERAL NOTES
G-003	LINE LEGEND – SHEET NUMBERING – DETAIL IDENTIFIERS
G-004	SYMBOL, LEGEND – ABBREVIATIONS
V-101	SURVEY CONTROL
C1-101	SITE PLAN
C1-102	SITE PLAN
C1-103	SITE PLAN
C2-101	GRADING PLAN
C2-102	GRADING PLAN
C-501	SITE DETAILS
C-502	INTERSECTION DETAILS
C-503	COLLAPSIBLE BOLLARD DETAILS
C-504	RAMP DETAILS
C-505	TRAIL CROSS SECTIONS – BID ALTERNATIVE 1
S-101	SITUATION AND LAYOUT 1 OF 2
S-102	SITUATION AND LAYOUT 2 OF 2
S-103	BORING LOGS 1 OF 3
S-104	BORING LOGS 2 OF 3
S-105	BORING LOGS 3 OF 3
S-106	FOUNDATION PLAN
S-107	DRILLED PILE DETAILS
S-108	ABUTMENT AND WINGWALL LAYOUT
S-109	ABUTMENT DETAILS
S-110	WINGWALL DETAILS
S-111	PIER LAYOUT
S-112	PIER PILE CAP DETAILS
S-113	PIER CAP AND COLUMN DETAILS
S-114	BEARING LAYOUT AND DETAILS
S-115	DECORATIVE FENCE DETAILS 1 OF 2
S-116	DECORATIVE FENCE DETAILS 2 OF 2



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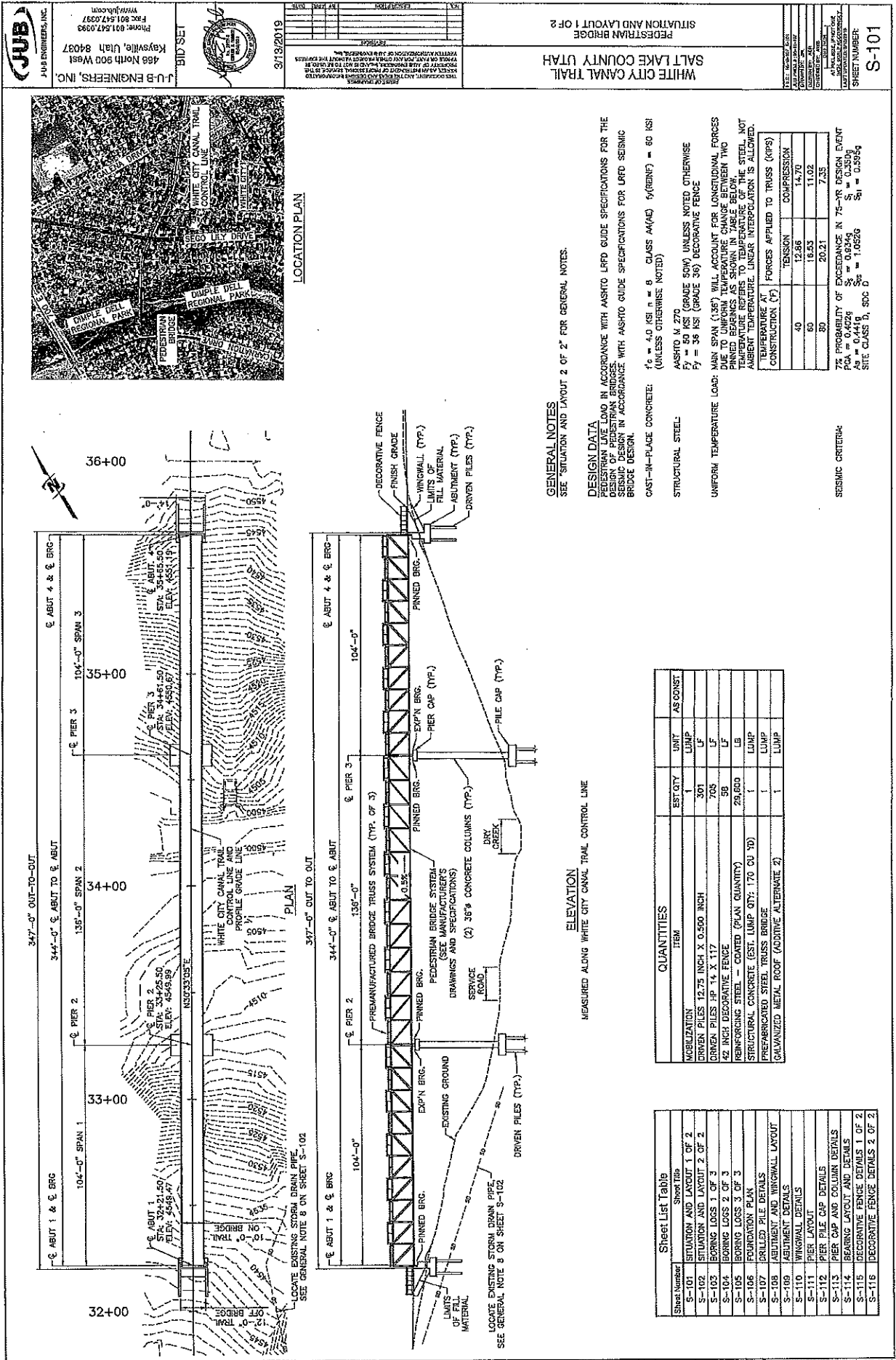
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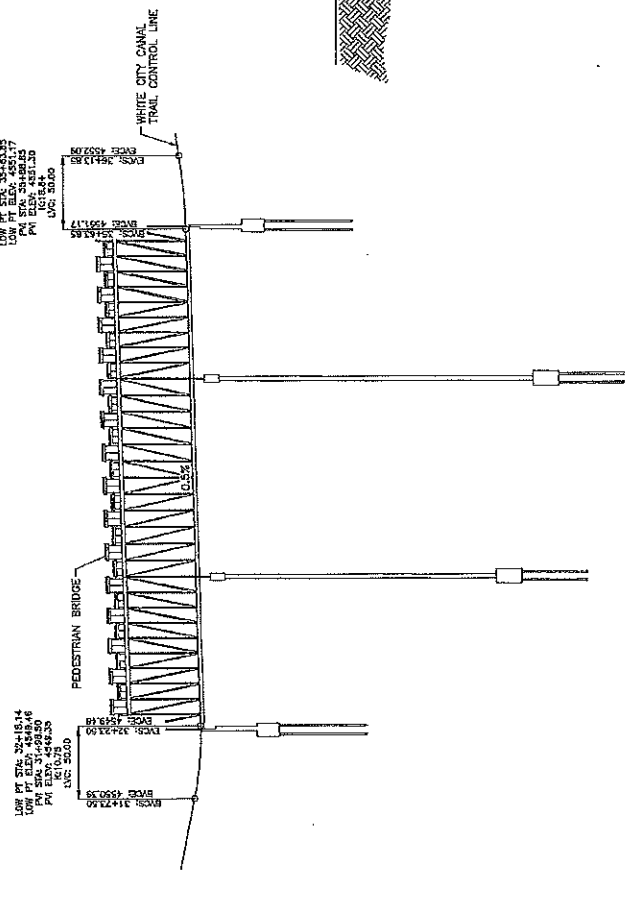
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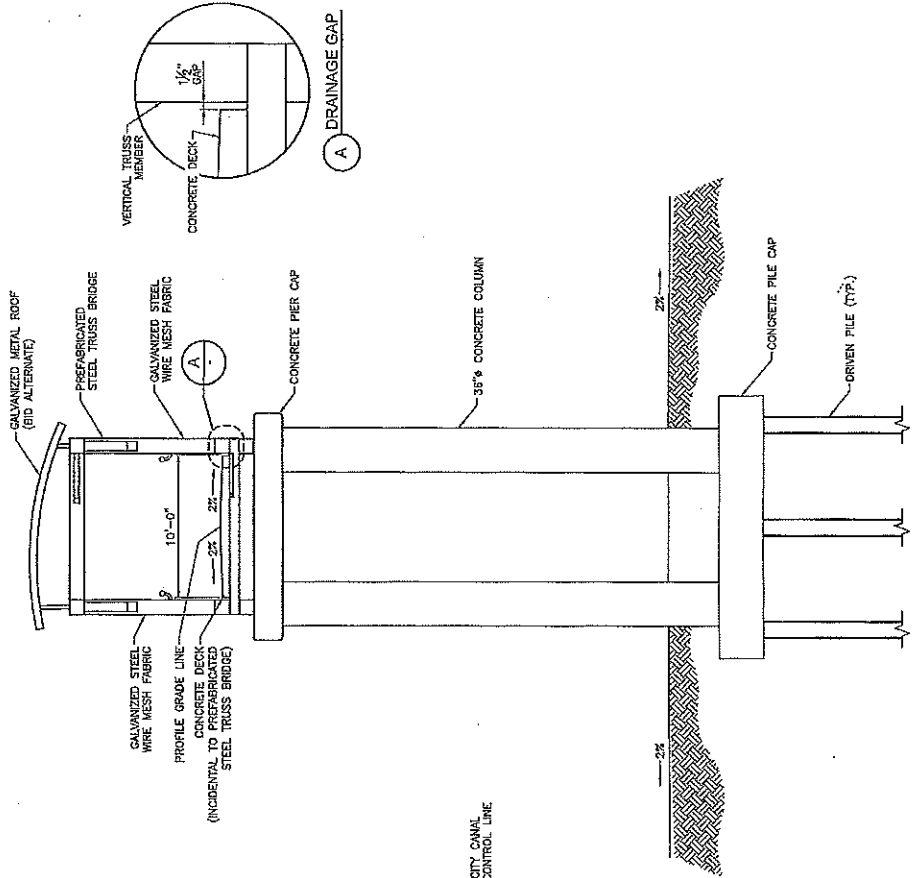


- GENERAL NOTES:**
1. PROVIDE ALL REINFORCE WITH UTAH DEPARTMENT OF TRANSPORTATION 2017 STANDARD SPECIFICATIONS, UNLESS NOTED OTHERWISE. PROVIDE PREMANUFACTURED BRIDGE IN ACCORDANCE WITH SECTION 05125 OF THE SPECIFICATIONS.
 2. USE COATED DEFORMED CARBON STEEL BARS CONFORMING TO ASTM A615, OR ASTM A776, AND ASTM A615, OR ASTM A776, FOR ALL REINFORCING BARS. PROVIDE PREMANUFACTURED BRIDGE IN ACCORDANCE WITH SECTION 05125 OF THE SPECIFICATIONS.
 3. WHERE WELDING OF STEEL BARS TO STRUCTURAL STEEL IS REQUIRED, EXCEPT WHERE NOTED OTHERWISE, PROVIDE WELDING OF STEEL BARS TO STRUCTURAL STEEL IS REQUIRED.
 4. PROVIDE 2" MINIMUM CONCRETE COVER TO REINFORCING STEEL EXCEPT WHERE NOTED OTHERWISE.
 5. PROVIDE 2" MINIMUM CONCRETE COVER TO REINFORCING STEEL EXCEPT WHERE NOTED OTHERWISE.
 6. PROVIDE 2" MINIMUM CONCRETE COVER TO REINFORCING STEEL EXCEPT WHERE NOTED OTHERWISE.
 7. ITEM "STRUCTURAL CONCRETE" INCLUDES EXCAVATION, GRANULAR BACKFILL, BORROW, FREE-DRAINING GRANULAR BACKFILL, AND DRAINAGE GEOTEXTILE.
 8. PROVIDE ALL EXISTING UTILITY LOCATIONS, PROTECT EXISTING UTILITIES IN PLACE UNLESS NOTED OTHERWISE.
 9. PROVIDE ALL EXISTING UTILITY LOCATIONS, PROTECT EXISTING UTILITIES IN PLACE UNLESS NOTED OTHERWISE.
 10. PROVIDE ALL EXISTING UTILITY LOCATIONS, PROTECT EXISTING UTILITIES IN PLACE UNLESS NOTED OTHERWISE.
 11. PROVIDE ALL EXISTING UTILITY LOCATIONS, PROTECT EXISTING UTILITIES IN PLACE UNLESS NOTED OTHERWISE.
 12. PROVIDE ALL EXISTING UTILITY LOCATIONS, PROTECT EXISTING UTILITIES IN PLACE UNLESS NOTED OTHERWISE.

NUMBER OF REINFORCING BARS
SIZE OF REINFORCING BAR
LOCATION CODE
A-BAR AT X
SPACING



WHITE CITY CANAL TRAIL PROFILE



TYPICAL SECTION AT PIER

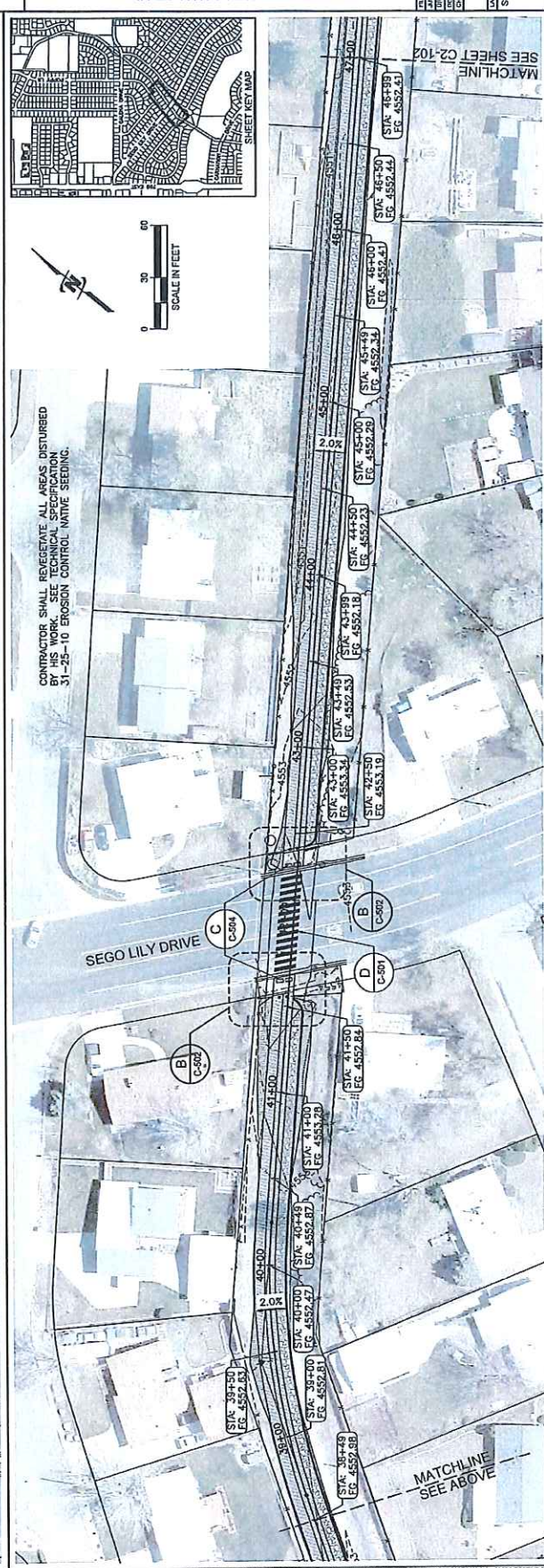
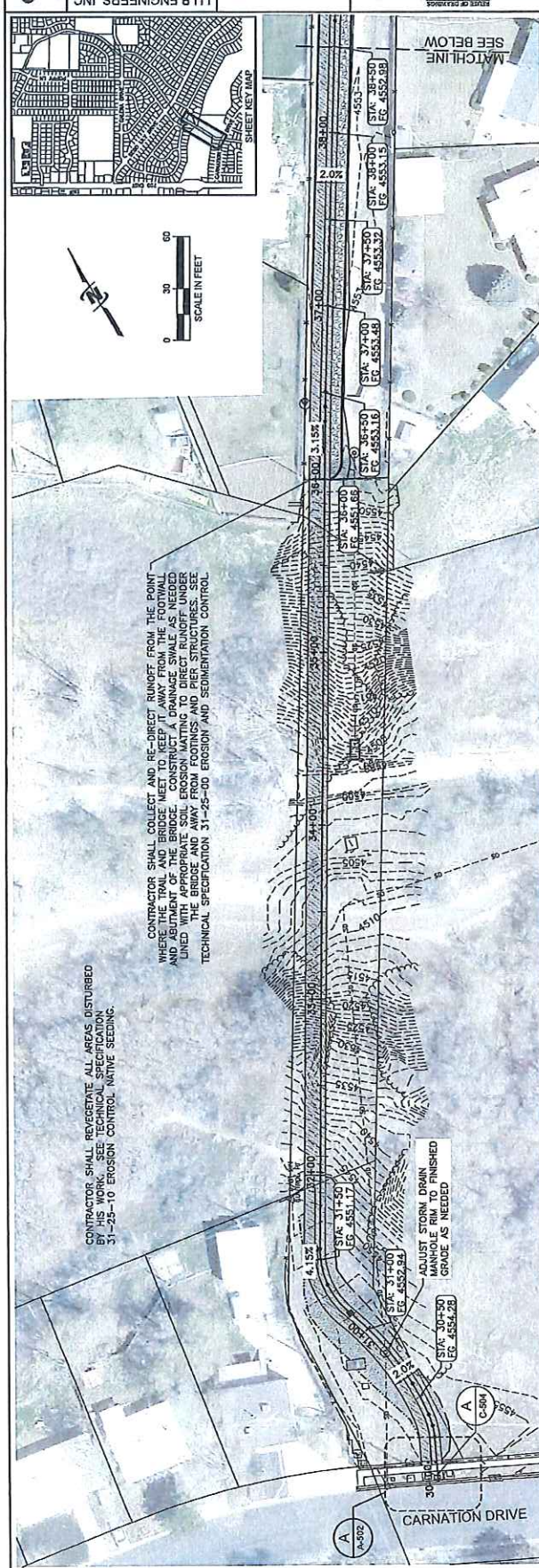


Exhibit #2 – Public Comments

White City Canal Trail Project Approval Process and Outreach Meetings Summary

April 18, 2019 (6:00-9:00pm)

Sandy City Planning & Zoning Commission Meeting

- Conditional Use Application heard by Sandy City Planning and Zoning Commission.
- Because of public comment by the Dimple Dell Preservation group requesting an open house, Sandy City Planning Commission required applicant to hold a public open house to present the project for public comment. No other stipulations or requirements were given.

April 24, 2019 (6:00-8:30pm)

White City General Plan Workshop

- Meeting held at Eastmont Middle School.
- Jon Ruedas, Project Manager provided a thorough scope of work description of the project.
- For Information Only – No vote of support was taken.
- White City residents had opportunity to view informational boards, ask questions, and interact with Project Manager, Walt Gilmore, and Wayne Johnson. Overall feedback was positive with some concern dealing with privacy and lighting.

May 2, 2019 (6:00-8:00pm)

White City Council Meeting

- Meeting held at White City Water Offices.
- Jon Ruedas, Project Manager provided a thorough scope of work description of the project.
- For Information Only – No vote of support was taken.
- This was a public meeting but only a small number of residents were present. There were no public comments regarding the trail or bridge.

May 8, 2019 (7:00-9:00pm)

Dimple Dell Advisory Board Meeting

- Monthly advisory meeting held at the Dimple Dell Rec Center.
- Jon Ruedas, Project Manager provided the DDAB with a thorough description of the project scope of work and answered questions from the board and public.
- DDAB made a motion to support the bridge project - 5 to 3 supported project and 2 abstained.

May 8, 2019 (11:30am – 1:00pm)

Salt Lake County Parks and Recreation Advisory Board

- Monthly advisory meeting held at Meadow Brook Golf Course.
- Jon Ruedas provided a thorough scope of work description of the project to the board.
- For Information Only – No vote of support was taken.

May 13, 2019 (5:30-7:30pm)

Public Open House

- Public Open House was held at Lone Peak Park Pavilion – approximately 110 people attended / 60 people signed in.
- 24 Attendees provided their comments on comment cards. Comments have been typed up and provided in the form of a spreadsheet. The majority of the comments were a combination of those in favor of the project or those with privacy concerns, although some of the individuals with privacy concerns are also in favor of the project. There are some comments from individuals against the project as well.

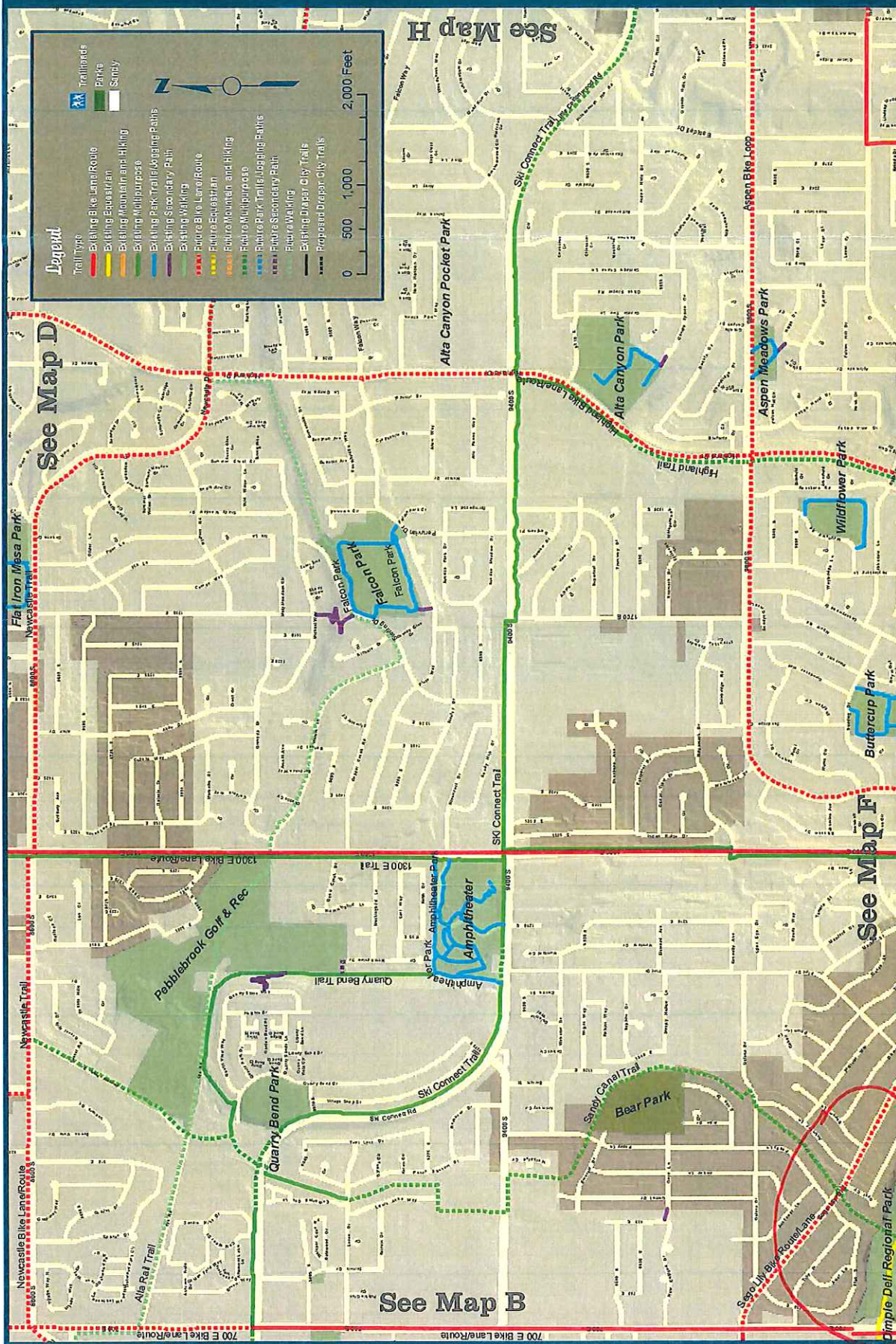
Name	Zip	Project Update	Email	Comment
Weston Millen	84094	Yes	weston@millen.me	Very supportive of the trail and bridge plans! Making walking/biking paths more accessible to all is great for the community.
Thomas Millen	84070	Yes	tmillen06@gmail.com	If the ramp is built, please landscape with natural plants and flowers instead of grass.
Charlotte Halderson	84094	Yes		It's a fantastic plan.
Laree Halderson	84094			Best idea ever.
Lavon Maersperger	84094	Yes	lavonhm@gmail.com	The open house was very informative and answered many questions. I spoke with Paul Ashton about the concern behind my house where the canal is open. The mayor joined the conversation and I'll follow up with an email with the details as invited to do so by Paul. Thank you for doing the open house. It helped in positive ways to resolve some questions.
Trevor Moore	84070			I think the ramps and bridges are great for differently abled folks. Great Idea.
Marcus Keller	84047	No		Having looked at the plans and spoken with Ken Richley, I like the viability of the bridge to extend the White City Canal Trail over Dimple Dell and connect to the other trails and pathways in the Sandy area.
Marc Perry	84094	Yes	mlperry76@live.com	I think the bridge option is the best option for this project. As a White City resident, I fully support the bridge and look forward to using this trail.
Jessica Perry	84094			I think it will be a good thing. It will connect canal trail and will allow more easy access o the beautiful view from the gully.
Colette Engle	84092	Yes	coletteengle@hotmail.com	I just don't see the point or logic in spending a lot of money. Many other things are needed in Dimple Dell like olive trees removed and weed control, but not a bridge.

Diana van Uiter	84092			As a preservationist for Dimple Dell Park, I only see this project causing major destruction to the park with heavy equipment , ground removal/addition, and the addition of a major structure including retaining walls and asphalt. It is also a major expense with money that should be used for improvements the park needs - restoration of the 2 historic farmhouses in the park's boundaries. Please leave it alone.
Anne Fritz	84092	Yes	akmfritz@gmail.com	Use existing 700 E crossing. Don't build across Dimple Dell, which should be preserved. 700 E is just a short distance away with existing sidewalks and biketrails. Only a suspension bridge if absolutely necessary.
Bryanna Shepherd	84094	Yes	bryanna.shepherd@gmail.com	Strongly prefer NO bridge or trail across Dimple Dell. But if unavoidable: canal path. PLEASE keep canals open, water for wildlife, temperature regulation, beauty. Mulch alongside path instead of gravel (TOO HOT) and water wise plants (wildflowers, low growing plants/ground covers). Why not use money on: MORE patrolling for safety rather than building bridge and putting MORE traffic through park and behind houses. SAFETY ISSUE. PRIVACY ISSUE. Why not spend money on trimming trees, longterm budget for mulch on EXISTING trails. Keeping park MORE natural. Bridge would be an EYESORE and block views of park from those who live on park. Trail would be WAY TOO INVASIVE.
Kathy Walker	84092	Yes	kwalker0995@comcast.net	I am against the bridge totally. I am very aware and involved with keeping this park natural - work on and use money for things that have not been done or repaired. *Don't want the bridge. *Better places for the money to be spent.
Lisa Caddy	84070	Yes	lisacaddy@comcast.net	In theory it's a great idea to promote recreation and activity. There are concerns about maintenance enforcement and who will this bridge really serve. I recommend to build the canal trail and wait on bridge. The bridge will only connect 10 blocks to the rest of the trail system. High price to pay financially and the cost to Dimple Dell Park.

Jacob Kelly	84904	Yes	jacob.kelly@gmail.com	I understand the benefit and I support it however as the canal is my backyard on Amaryllis I am concerned about the sudden loss in my family's privacy.
Betty Shaw	84094	yes	b.shaw25@hotmail.com	Lightning? Privacy? Security?
Yolanda Poret	84094	Yes	yporet@msn.com	Would appreciate fencing between my home and the trail.
Blake Marzloff	84094	Yes	blake.marzloff@gmail.com	One of the stated goals we heard today is to increase access/use of Dimple Dell Park. What is the plan to clean up trashy police crime, off-leash dogs, and update paths with bark etc. If there will be planned increase use of the park.
Karen Hubrich	84094	Yes		We are concerned about privacy -dogs barking constantly, harm coming to animals, people throwing trash in our yard, security and noise, especially at night. *There are some ugly backyards which will not be pleasant for walkers.
Ralph Hubrich	84094	No		A nice, tall fence on both sides of the trail (canal portion) is an absolute must. If not our backyard privacy will be history.
Joyce P Walker	84092	yes	joycewalker@remax.net	Would love email updates and to be able to see plan and updates on live trails.
James Johnson	84094	Yes	jjohn0690@aol.com	I'm really supportive of developing the trail. However, I have a big concern. This concern is shared by my neighbors. The trail is about 10 feet higher than my property. That means people can see directly into my yard, kitchen and living room. I'd like to see vegetation planted between the current fence and trail that would mature to where it would provide privacy. Trees, flowering shrubs, etc.
Brittany Clark	84094	Yes	brittbradshaw@gmail.com	Please put in something for privacy for homes along the canal and more patrols and garbage control.

Exhibit #3 – Trails Master Plan

Sandy City Trails Master Plan



Sandy City Trails Master Plan

