



## MEMORANDUM

December 03, 2020

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**To:** Planning Commission  
**From:** Community Development Department  
**Subject:** Bell Canyon Preservation Trailhead Park - Preliminary Subdivision Review  
3400 E. 9900 S.  
[Community #30 – Granite]

SUB-09-20-5921  
18.66 Acres  
OS Zone (Open Space)

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

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PROPERTY CASE HISTORY	
CASE NUMBER	CASE SUMMARY
ANEX-09-19-9723	Bell Canyon Preservation Area Annexation
SPR-11-19-5756	Site Plan Review deemed complete by Planning Commission on Dec. 19, 2019
CUP-12-19-5775	Conditional Use Permit granted by Planning Commission on Dec. 19, 2019

### REQUEST

The Sandy City Parks & Recreation Department has submitted an application for preliminary subdivision review for the Bell Canyon Preservation Trailhead Park project. The proposal is part of an 18.66 acre development.

The project consists of removing the existing vehicular access on Wasatch Boulevard and replacing it with the new access point to the southwest. It also includes constructing the entire access road and two new parking lots, one of which will be constructed along with a pavilion and area that will be used as an education center.

**BACKGROUND**

The property is bordered by Wasatch Boulevard on the northwest and Little Cottonwood Drive on the northeast. The properties adjacent to the project on the east are used for open space and a trail system. Immediately abutting the project to the south are three homes in the R-1-40 zone. There is also one home on 1.3 acres in the R-1-15 zone. Beyond these homes are multiple residences on lots ranging from approximately 1/3 acre to 1/2 acre or slightly larger lots.

The subject area was part of the County until its recent annexation by the City. The annexation received Planning Commission approval on October 17, 2019, and then was approved by the City Council on October 22, 2019. It was brought into Sandy City under the OS Zone (Open Space). An application to rezone the adjacent parcels that were not part of the annexation to Open Space is currently being reviewed on the same agenda.

On December 19, 2019, the Planning Commission deemed the preliminary site plan review complete, and also granted a conditional use permit for “Recreation, Outdoor” for the project.

This application is to formally create a subdivision for the project.

**NOTICE**

Notices were mailed to property owners within a 500-foot radius of the subject property to notify them of the Planning Commission meeting. Previously, a neighborhood meeting was also held for this project at Albion Middle School on November 13, 2019. 15 residents were in attendance.

**SUBDIVISION ANALYSIS**

City staff and departments have reviewed and recommend that preliminary subdivision review is complete, subject to their normal requirements and specifications. The subdivision meets all zoning requirements. The subdivision is being done to consolidate a number of existing properties into one lot. All future site improvements or modifications will have to be done through a site plan application and review process. There will be street dedication associated with this subdivision as well.

**STAFF RECOMMENDATION**

- 1) Staff recommends that the Planning Commission **determine that the preliminary subdivision review is complete** for the Bell Canyon Preservation Trailhead Park, based on the following findings and subject to the following conditions:

Findings:

- a) A trailhead is categorized as ‘Recreation, outdoor’, which is a conditional use in the OS (Open Space) Zone, and a conditional use permit has already been obtained for this purpose.
- b) The increased availability of parking will offer greater opportunity for recreation and trail access for the public.
- c) Development of the trailhead will serve to preserve open space and protect it from further development.

Conditions:

1. That the applicant complies with each department's comments and redlines throughout the final review process and that all issues be resolved before the final subdivision can be recorded.
2. That all City provisions, codes and ordinances be adhered to during the review, construction, and operations process of this project.
3. That the developer be responsible to meet all provisions of the OS Zone.
4. That the applicants dedicate the appropriate amount of property, as determined by the public works department, to ensure the City obtains the necessary width of right-of-way.

Planner:

Reviewed by:

Craig P. Evans  
Planner

Brian McCuistion  
Planning Director





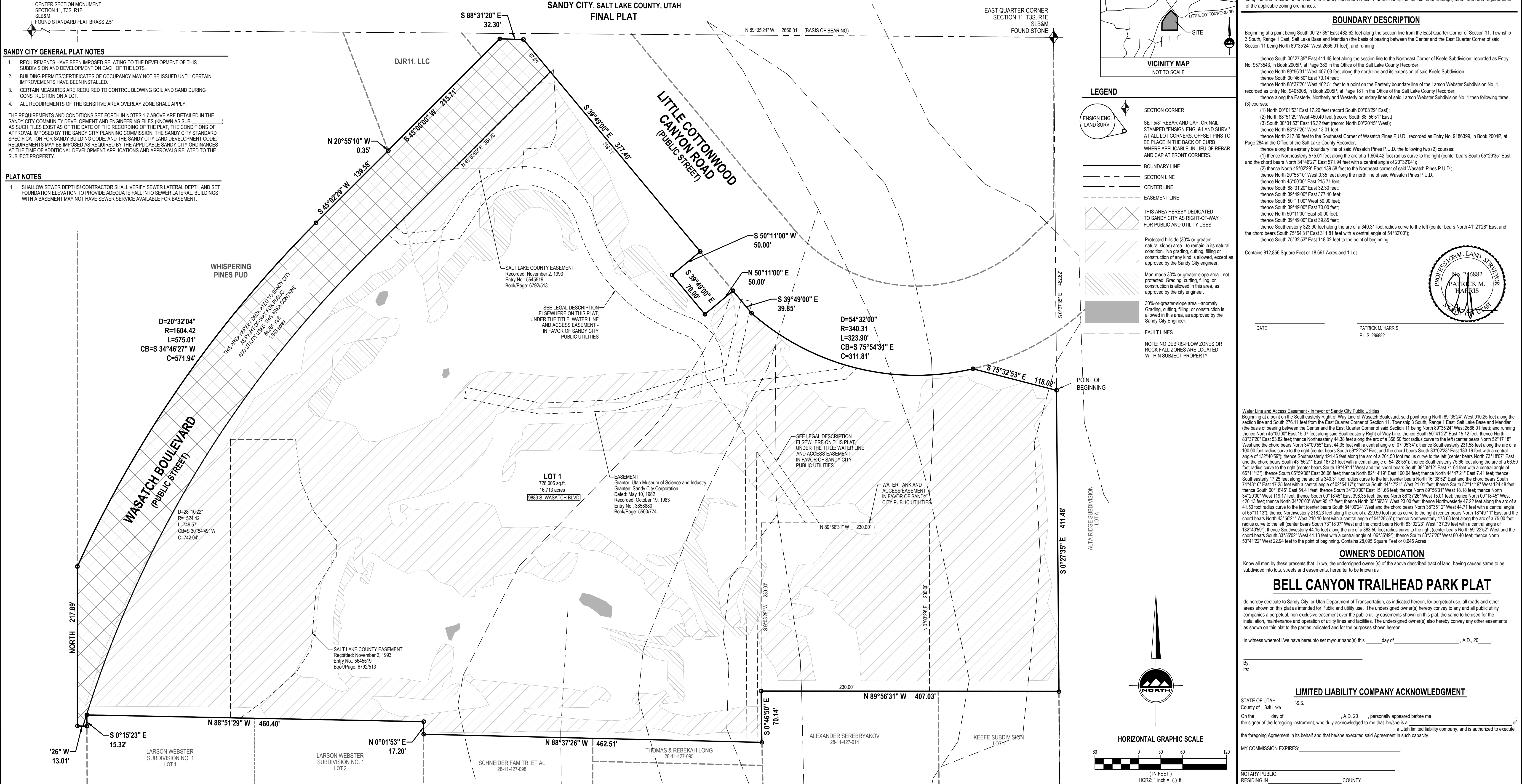
**SUB-09-20-5921**  
**Subdivision**  
**3400 E. 9900 S.**

PRODUCED BY CRAIG EVANS  
COMMUNITY DEVELOPMENT DEPARTMENT



# BELL CANYON TRAILHEAD PARK PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH  
FINAL PLAT



- SANDY CITY GENERAL PLAT NOTES**
1. REQUIREMENTS HAVE BEEN IMPOSED RELATING TO THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.
  2. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.
  3. CERTAIN MEASURES ARE REQUIRED TO CONTROL BLOWING SOIL AND SAND DURING CONSTRUCTION ON A LOT.
  4. ALL REQUIREMENTS OF THE SENSITIVE AREA OVERLAY ZONE SHALL APPLY.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES 1-7 ABOVE ARE DETAILED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES KNOWN AS SUB-AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT, THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATION FOR SANDY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATED TO THE SUBJECT PROPERTY.

- PLAT NOTES**
1. SHALLOW SEWER DEPTHS/ CONTRACTOR SHALL VERIFY SEWER LATERAL DEPTH AND SET FOUNDATION ELEVATION TO PROVIDE ADEQUATE FALL INTO SEWER LATERAL. BUILDINGS WITH A BASEMENT MAY NOT HAVE SEWER SERVICE AVAILABLE FOR BASEMENT.

- ROCKY MOUNTAIN POWER NOTES:**
1. PURSUANT TO UTAH CODE ANN. § 54-3-27 THIS PLAT CONVEYS TO THE OWNER(S) OR OPERATORS OF UTILITY FACILITIES A PUBLIC UTILITY EASEMENT ALONG WITH ALL THE RIGHTS AND DUTIES DESCRIBED THEREIN.
  2. PURSUANT TO UTAH CODE ANN. § 17-27A-603(4)(C)(II) ROCKY MOUNTAIN POWER ACCEPTS DELIVERY OF THE PUE AS DESCRIBED IN THIS PLAT AND APPROVES THIS PLAT SOLELY FOR THE PURPOSE OF CONFIRMING THAT THE PLAT CONTAINS PUBLIC UTILITY EASEMENTS AND APPROXIMATES THE LOCATION OF THE PUBLIC UTILITY EASEMENTS, BUT DOES NOT WARRANT THEIR PRECISE LOCATION. ROCKY MOUNTAIN POWER MAY REQUIRE OTHER EASEMENTS IN ORDER TO SERVE THIS DEVELOPMENT. THIS APPROVAL DOES NOT AFFECT ANY RIGHT THAT ROCKY MOUNTAIN POWER HAS UNDER:
    - 2.1. A RECORDED EASEMENT OR RIGHT-OF-WAY.
    - 2.2. THE LAW APPLICABLE TO PRESCRIPTIVE RIGHTS
    - 2.3. TITLE 54, CHAPTER 8A, DAMAGE TO UNDERGROUND UTILITY FACILITIES OR
    - 2.4. ANY OTHER PROVISION OF LAW.
- Dominion Energy Utah - Note:  
Questar Gas Company dba Dominion Energy Utah, approves this plat for the purpose of approximating the location, boundaries, course and dimensions of the Rights-of-Way and Easement Grants and existing underground facilities. Nothing herein shall be construed to warrant or verify the precise location of such items. The Rights-of-Way and easements are subject to numerous restrictions appearing on the recorded right-of-way and easement grant(s). Dominion Energy Utah also approves this plat for the purpose of confirming that the plat contains public utility easements; however, Dominion Energy Utah may require additional easements in order to serve this development. This approval does not constitute abrogation or waiver of any other existing rights, obligations or liabilities provided by law or equity. This approval does not constitute acceptance, approval or acknowledgment of any terms contained in the plat, including those set in the Owners Dedication or the Notes, and does not constitute a guarantee of particular terms or conditions of natural gas service, for further information please contact Dominion Energy Utah's Right-of-Way Department at 801-366-8532.

DEVELOPER  
SANDY CITY  
10000 S CENTENNIAL PKWY  
SANDY, UT 84070  
PHONE: 801.568.7100

**RECORD SURVEY DATA**

ROS NO.: \_\_\_\_\_  
S- \_\_\_\_\_



SALT LAKE CITY  
45 W. 10000 S., Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529  
Fax: 801.255.4449  
WWW.ENSIGNENG.COM

LAYTON  
Phone: 801.547.1100  
TODDLE  
Phone: 435.843.3390  
CEDAR CITY  
Phone: 435.865.1603  
RICHFIELD  
Phone: 435.896.2863

**SHEET 1 OF 1**

PROJECT NUMBER : 8737A  
MANAGER : RQE  
DRAWN BY : KFW  
CHECKED BY : PMH  
DATE : 11/16/20

**CITY PARKS & RECREATION APPROVAL**

APPROVED THIS \_\_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_\_\_,  
BY THE SANDY CITY PARKS & RECREATION DEPARTMENT.

SANDY CITY PARKS & RECREATION DEPARTMENT

EASEMENT APPROVAL	
CENTURYLINK	DATE _____
ROCKY MOUNTAIN POWER	DATE _____
DOMINION ENERGY UTAH	DATE _____
COMCAST	DATE _____

SALT LAKE COUNTY HEALTH DEPARTMENT APPROVAL	
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SALT LAKE COUNTY HEALTH DEPARTMENT.	
SALT LAKE COUNTY HEALTH DEPARTMENT	

PLANNING COMMISSION APPROVAL	
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SANDY CITY PLANNING COMMISSION	
CHAIR, SANDY CITY PLANNING COMMISSION	

MIDVALLEY IMPROVEMENT DISTRICT	
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE MIDVALLEY IMPROVEMENT DISTRICT.	
MIDVALLEY IMPROVEMENT DISTRICT, MANAGER	

CITY ENGINEER APPROVAL	
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SANDY CITY ENGINEER.	
SANDY CITY ENGINEER	

PUBLIC UTILITIES DEPARTMENT APPROVAL	
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SANDY CITY PUBLIC UTILITIES DEPARTMENT	
SANDY CITY PUBLIC UTILITIES DEPARTMENT, ENGINEERING MANAGER	

SANDY CITY MAYOR APPROVAL	
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SANDY CITY MAYOR.	
MAYOR	ATTEST: CLERK _____

CITY ATTORNEY'S APPROVAL	
APPROVED THIS _____ DAY OF _____, A.D. 20____, BY THE SANDY CITY ATTORNEY.	
SANDY CITY ATTORNEY	

RECORDED #	
STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF : _____	
DATE: _____ TIME: _____ BOOK: _____ PAGE: _____	
FEES _____	DEPUTY SALT LAKE COUNTY RECORDER

## SURVEYOR'S CERTIFICATE

I, **PATRICK M. HARRIS**, do hereby certify that I am a Licensed Professional Land Surveyor in the State of Utah and that I hold Certificate No. **286882** in accordance with Title 58, Chapter 22, of the Professional Engineers and Land Surveyor's Act. I further certify that by authority of the Owners, I have completed a survey of the property described on this subdivision plat in accordance with Section 17-23-17 and have verified all measurements; that the reference monuments shown on this plat are located as indicated and are sufficient to accurately establish the lateral boundaries of the herein described tract of real property, and has been drawn correctly to the designated scale and is a true and correct representation of the herein described lands included in said subdivision, based upon data compiled from records of the Salt Lake County Records Office. I further certify that all lots meet frontage, width, and area requirements of the applicable zoning ordinances.

## BOUNDARY DESCRIPTION

Beginning at a point being South 00°27'35" East 482.62 feet along the section line from the East Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian (the basis of bearing between the Center and the East Quarter Corner of said Section 11 being North 89°35'24" West 2666.01 feet); and running

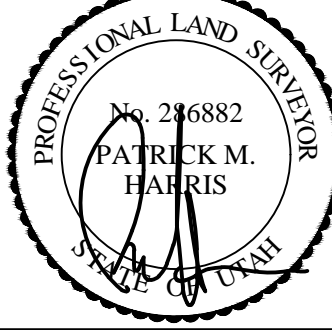
thence South 00°27'35" East 411.48 feet along the section line to the Northeast Corner of Keefe Subdivision, recorded as Entry No. 9573543, in Book 2005P, at Page 389 in the Office of the Salt Lake County Recorder;  
thence North 89°56'31" West 407.03 feet along the north line and its extension of said Keefe Subdivision;  
thence South 00°46'50" East 70.14 feet;  
thence North 88°37'26" West 462.51 feet to a point on the Easterly boundary line of the Larson Webster Subdivision No. 1, recorded as Entry No. 9405906, in Book 2005P, at Page 181 in the Office of the Salt Lake County Recorder;  
thence along the Easterly, Northerly and Westerly boundary lines of said Larson Webster Subdivision No. 1 then following three (3) courses:  
(1) North 00°01'53" East 17.20 feet (record South 00°03'29" East);  
(2) North 88°51'29" West 460.40 feet (record South 88°56'51" East);  
(3) South 00°01'53" East 15.32 feet (record North 00°20'45" West);  
thence North 88°37'26" West 13.01 feet;  
thence North 217.89 feet to the Southeast Corner of Wasatch Pines P.U.D., recorded as Entry No. 9186399, in Book 2004P, at Page 284 in the Office of the Salt Lake County Recorder;

thence along the easterly boundary line of said Wasatch Pines P.U.D. the following two (2) courses:  
(1) thence Northwesterly 575.01 feet along the arc of a 1,604.42 foot radius curve to the right (center bears South 65°29'35" East and the chord bears North 34°46'27" East 571.94 feet with a central angle of 26°32'04");  
(2) thence North 45°02'29" East 139.58 feet to the Northeast corner of said Wasatch Pines P.U.D.;

thence North 20°55'10" West 0.35 feet along the north line of said Wasatch Pines P.U.D.;

thence North 45°00'00" East 215.71 feet;  
thence South 88°37'26" East 32.30 feet;  
thence South 89°49'00" East 377.40 feet;  
thence South 50°11'00" West 50.00 feet;  
thence South 39°49'00" East 70.00 feet;  
thence North 50°11'00" East 50.00 feet;  
thence South 89°49'00" East 39.85 feet;  
thence Southwesterly 323.90 feet along the arc of a 340.31 foot radius curve to the left (center bears North 41°21'28" East and the chord bears South 75°54'31" East 311.81 feet with a central angle of 54°32'00");  
thence South 75°32'53" East 118.02 feet to the point of beginning.

Contains 812,856 Square Feet or 18.661 Acres and 1 Lot



DATE _____	PATRICK M. HARRIS P.L.S. 286882
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NOTE: NO DEBRIS-FLOW ZONES OR ROCK-FALL ZONES ARE LOCATED WITHIN SUBJECT PROPERTY.

**Water Line and Access Easement - In favor of Sandy City Public Utilities**

Beginning at a point on the Southeastly Right-of-Way Line of Wasatch Boulevard, said point being North 89°35'24" West 910.25 feet along the section line and South 276.11 feet from the East Quarter Corner of Section 11, Township 3 South, Range 1 East, Salt Lake Base and Meridian (the basis of bearing between the Center and the East Quarter Corner of said Section 11 being North 89°35'24" West 2666.01 feet); and running thence North 45°00'00" East 15.07 feet along said Southeastly Right-of-Way Line; thence South 82°41'22" East 15.12 feet; thence North 83°37'20" East 53.82 feet; thence Northwesterly 44.38 feet along the arc of a 358.50 foot radius curve to the left (center bears North 52°17'18" West and the chord bears North 34°09'55" East 44.35 feet with a central angle of 07°05'34"); thence Southeastly 221.58 feet along the arc of a 100.00 foot radius curve to the right (center bears South 59°22'52" East and the chord bears South 83°02'23" East 153.15 feet with a central angle of 132°40'59"); thence Southeastly 154.46 feet along the arc of a 204.50 foot radius curve to the left (center bears North 73°18'07" East and the chord bears South 43°56'21" East 187.21 feet with a central angle of 54°28'55"); thence Southeastly 75.66 feet along the arc of a 66.50 foot radius curve to the right (center bears South 16°49'11" West and the chord bears South 38°33'12" East 11.64 feet with a central angle of 65°11'13"); thence South 05°56'20" East 36.06 feet; thence North 82°14'12" East 150.04 feet; thence North 44°47'21" East 7.41 feet; thence Southeastly 17.25 feet along the arc of a 340.31 foot radius curve to the left (center bears North 16°38'52" East and the chord bears South 74°48'16" East 17.25 feet with a central angle of 02°54'17"); thence South 44°47'21" West 21.01 feet; thence South 82°14'19" West 124.48 feet; thence South 00°18'45" East 54.11 feet; thence South 34°20'00" East 151.66 feet; thence North 89°56'31" West 18.19 feet; thence North 34°20'00" West 119.17 feet; thence South 00°18'45" East 398.35 feet; thence North 88°37'26" West 15.01 feet; thence North 00°18'45" West 420.13 feet; thence North 34°20'00" West 55.47 feet; thence North 05°59'36" West 23.00 feet; thence Northwesterly 47.22 feet along the arc of a 41.50 foot radius curve to the left (center bears South 84°00'24" West and the chord bears North 38°35'12" West 44.71 feet with a central angle of 65°11'13"); thence Northwesterly 218.23 feet along the arc of a 229.50 foot radius curve to the right (center bears North 18°49'11" East and the chord bears North 43°56'21" West 210.10 feet with a central angle of 54°28'55"); thence Northwesterly 173.66 feet along the arc of a 75.00 foot radius curve to the left (center bears South 73°18'07" West and the chord bears North 83°02'23" West 137.35 feet with a central angle of 132°40'59"); thence Southwesterly 44.15 feet along the arc of a 383.50 foot radius curve to the right (center bears North 59°22'52" West and the chord bears South 33°55'02" West 44.13 feet with a central angle of 06°35'49"); thence South 83°37'20" West 80.40 feet; thence North 50°41'22" West 22.94 feet to the point of beginning. Contains 28,095 Square Feet or 0.645 Acres

## OWNER'S DEDICATION

Know all men by these presents that I/we, the undersigned owner (s) of the above described tract of land, having caused same to be subdivided into lots, streets and easements, hereafter to be known as

## BELL CANYON TRAILHEAD PARK PLAT

do hereby dedicate to Sandy City, or Utah Department of Transportation, as indicated hereon, for perpetual use, all roads and other areas shown on this plat as intended for Public and utility use. The undersigned owner(s) hereby convey to any and all public utility companies a perpetual, non-exclusive easement over the public utility easements shown on this plat, the same to be used for the installation, maintenance and operation of utility lines and facilities. The undersigned owner(s) also hereby convey any other easements as shown on this plat to the parties indicated and for the purposes shown hereon.

In witness whereof I/we have hereunto set my/our hands(s) this \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_.

By: \_\_\_\_\_  
Its: \_\_\_\_\_

## LIMITED LIABILITY COMPANY ACKNOWLEDGMENT

STATE OF UTAH, County of Salt Lake, J.S.S.  
On the \_\_\_\_\_ day of \_\_\_\_\_, A.D. 20\_\_\_\_, personally appeared before me \_\_\_\_\_, the signer of the foregoing instrument, who duly acknowledged to me that he/she is a \_\_\_\_\_ of \_\_\_\_\_, a Utah limited liability company, and is authorized to execute the foregoing Agreement in its behalf and that he/she executed said Agreement in such capacity.

MY COMMISSION EXPIRES: \_\_\_\_\_  
NOTARY PUBLIC  
RESIDING IN \_\_\_\_\_ COUNTY.

# BELL CANYON TRAILHEAD PARK PLAT

LOCATED IN THE SOUTHEAST QUARTER OF SECTION 11,  
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN  
SANDY CITY, SALT LAKE COUNTY, UTAH