



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

KURT BRADBURN
MAYOR

MATTHEW HUISH
CHIEF ADMINISTRATIVE OFFICER

MEMORANDUM

December 3, 2020

To: Planning Commission
From: Community Development Department
Subject: Bell Canyon Preservation Trailhead
R-1-15 to OS
South corner of Wasatch Blvd. &
Little Cottonwood Rd.
[Granite, Community #30]

ZONE-11-20-5944
8.1 Acres

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

PROPERTY CASE HISTORY	
Case Number	Case Summary
Annex-2-16-4972	Hirshi Annexation (6/11/2016) - 20.6 acres
Annex-8-14-3805	La Montagne Annexation (11/19/2014) - 32.8 acres
Annex-9-19-5723	Bell Canyon Preservation (11/8/2019) - 10.6 acres
SPR-11-19-5766	Bell Canyon Preservation Trailhead

REQUEST

Dan Medina, Assistant Parks and Recreation Director, has submitted an application on behalf of Sandy City for a zone change of two areas, a total of 12 parcels and approximately 8.1 acres, owned by the City near the intersection of Wasatch Boulevard and Little Cottonwood Road. The proposal would change the zoning designation of the subject property from R-1-15 (Single Family Residential) to OS (Open Space).

BACKGROUND

Sandy City has been assembling property at the south side of the intersection of Wasatch Boulevard and Little Cottonwood Road for a project to preserve open space and



ZONE-11-20-5944 :: Bell Canyon Trailhead
Wasatch Blvd. & Little Cottonwood Rd.

provide trailhead improvements. The City owns seventeen parcels that are intended to be used in the project.

Three parcels on the east side of the project were annexed into the City in 2014 and zoned R-1-15 (La Montagne Annexation). Nine parcels on the west side of the project were annexed into the City in 2016 and also zoned R-1-15 (Hirshci Annexation). Five of the City-owned parcels in the middle were annexed into the City in 2019 and zoned OS (Bell Canyon Preservation Annexation). The City is now proposing to change the zoning of the three parcels that comprise the east side and the nine parcels that comprise the west side to the OS Zone, to match the zoning of the five parcels in the middle of the project.

The zoning designation (and existing land use) of the surrounding properties are as follows:

- North: Unannexed County property, PUD(5) (The Villas La Montagne PUD Subdivision)
- East: Unannexed County property
- South: R-1-40 & R-1-15 (Larson/Webster & Schneiderville Subdivisions)
- West: R-1-15 (Wasatch Pines & Bell Oaks Subdivisions)

A concept plan was presented in a neighborhood meeting on November 11, 2019. A site plan application was approved on December 19, 2019. The site plan includes a road accessing parking, pavilions, restrooms, picnic facilities, and trail connections to the existing Bell Canyon Trail. Subdivision plans are being processed to consolidate the parcels and dedicate right-of-way consistent with the approved site plan.

FACTS AND FINDINGS

- The subject property is currently zoned R-1-15.
- The subject property is included in a planned project to develop access to and improvements for the Bell Canyon trail, including parking, restrooms, pavilions, and picnic tables.
- The proposed land use of the planned project is “Recreation, outdoor.” The “Recreation, outdoor” use is a conditional use in both the R-1-15 and the OS Zones.
- A site plan and conditional use were approved by the Planning Commission on December 19, 2019 for the planned project on the subject property.
- According to the approved site plan, the nearest parking area shown on the approved site plan to a residential property line is nearly 300’.
- All parcels subject to the rezone application are owned by the City.
- The Sandy City General Plan contains applicable goals and policies, including the following:

GROWTH PRINCIPLES

- *Policy 8.1 - Preserve environmental, cultural, and historical assets.*
- *Goal 9.0 - Protect and enhance the environment.*
- *Policy 9.6 - Create and enhance access to areas of natural beauty and recreation.*
- *Policy 9.7 - Encourage community trails coordinated with regional/state trail systems.*

PARKS, RECREATION, & TRAILS

- *Goal 6.0 - To provide a trail system that is both a means of alternate transportation, and recreational resource with trail heads in strategic locations for access to the mountains, existing parks, mass transit location, and the Jordan River Parkway.*
- *Goal 8.0 - To preserve existing and develop new trails and trailhead locations as a recreational asset of Sandy City.*

CONCLUSIONS

- The Planning Commission makes recommendation to the City Council regarding proposed zoning amendments to “regulate the use and development of land within all or any part of the area of the City.” (Development Code of Sandy City 2008, 21-5-3(a)(1))
- The proposed rezone, and previously approved site plan, should have minimal impacts on existing development.

ATTACHMENTS

- Zoning Map
- Site Plan

Planner:

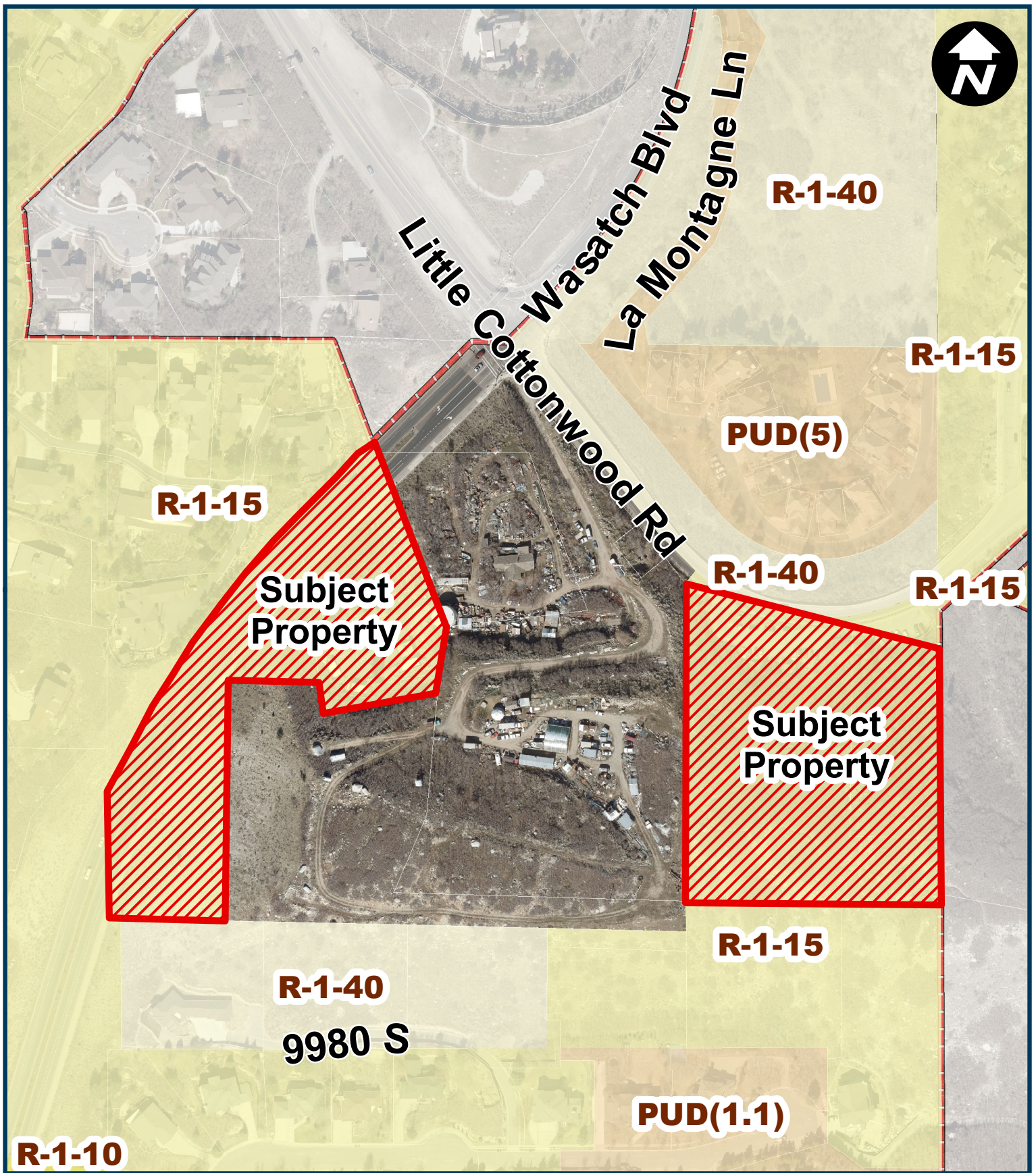


Jake Warner
Long Range Planning Manager

Reviewed by:

BM

Brian McCuiston
Planning Director

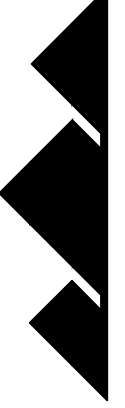




CALL BLUESTAKES
@ 811 AT LEAST 48 HOURS
PRIOR TO THE
COMMENCEMENT OF ANY
CONSTRUCTION.
Know what's below.
Call before you dig.

BENCHMARK

EAST QUARTER CORNER OF SECTION 11,
TOWNSHIP 3 SOUTH, RANGE 1 EAST
SALT LAKE BASIN AND MENDHAM
ELEV. = 5197.77'



THE STANDARD IN ENGINEERING

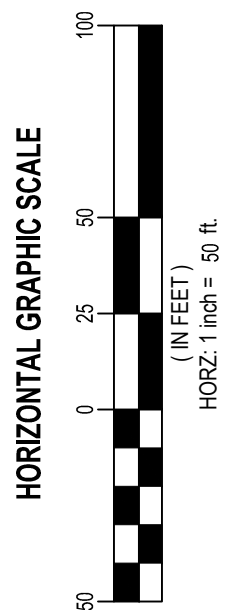
SALT LAKE CITY
45 W. 10000 S., Suite 500
Sandy, UT 84070
Phone: 801.255.0529

LAYTON
Phone: 801.547.1100

TOOELE
Phone: 435.943.3590

CEDAR CITY
Phone: 435.865.1453

RICHFIELD
Phone: 435.896.2983



WWW.ENSIGNENG.COM

2025

SANDY CITY
440 EAST 8600 SOUTH
SANDY, UT 84070

CONTRACT:
DAN MEDINA
PHONE: 801-556-2900

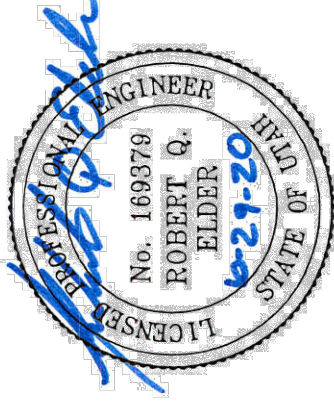
BELL CANYON PRESERVATION TRAILHEAD

3384 LITTLE COTTONWOOD ROAD

SANDY, UT

NOTE:
THERE ARE NO DEBRIS FLOW OR ROCK FALL ZONES
ON THIS SITE.
THIS SITE IS LOCATED OUT OF THE 100 YEAR AND 500
YEAR FLOODPLAINS.

CURVE	RADIUS	LENGTH	DELTA	BEARING	CHORD
C1	14.52	26.88	112°45'38"	N18°24'27"W	24.19
C2	27.50	35.21	72°21'14"	S71°19'20"W	32.85
C3	57.00	66.15	86°36'30"	N83°18'19"E	78.18
C4	32.50	34.66	60°55'30"	N78°28'51"E	32.95
C5	225.00	90.00	25°12'35"	S44°42'40"W	98.20
C6	212.50	93.50	25°12'35"	S44°42'40"W	92.79
C7	371.33	173.02	26°41'50"	N43°35'03"E	171.46
C8	383.50	178.89	25°41'50"	N43°35'03"E	177.08
C9	87.50	202.63	132°40'59"	N83°02'23"W	160.29
C10	75.00	173.66	132°40'59"	N83°02'23"W	137.39
C11	204.50	194.46	54°28'55"	S43°56'21"E	187.21
C12	217.00	206.34	54°28'55"	S43°56'21"E	188.66
C13	41.50	112.75	153°39'59"	N6°39'11"E	81.14
C14	54.00	146.71	155°39'59"	N6°39'11"E	105.57
C15	65.00	149.18	123°34'00"	S32°42'07"W	114.55
C16	52.50	111.97	122°11'53"	S33°23'14"W	91.92



PROFESSIONAL ENGINEER
No. 169379
ROBERT Q. ELDER
12-31-2025
STATE OF UTAH

NO. DATE PERSON

1 10.16.20 ADEGHAM.3

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OVERALL CIVIL
SITE PLAN

PROJECT NUMBER

PRINT DATE

8/27/24

8/28/20

DRAWN BY

JBG

CHECKED BY

RCE

PROJECT MANAGER

RCE

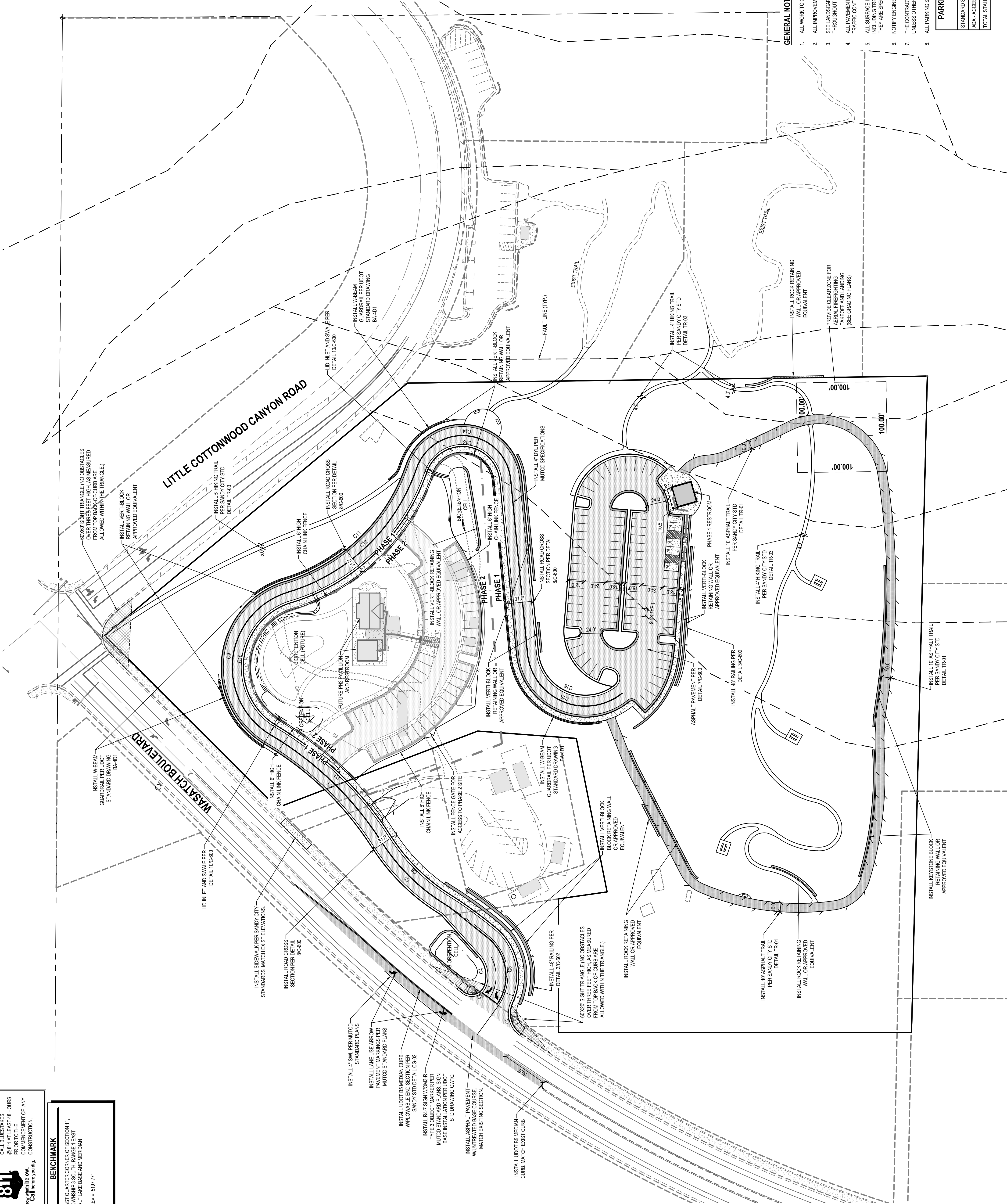
PARKING DATA TABLE
(PHASE 1)

STANDARD STALLS	77
ADA - ACCESSIBLE STALLS	4
TOTAL STALLS	81

PARKING DATA TABLE
(PHASE 2)

STANDARD STALLS	48
ADA - ACCESSIBLE STALLS	2
TOTAL STALLS	50

C-200



GENERAL NOTES

1. ALL WORK TO COMPLY WITH THE GOVERNING AGENCY'S STANDARDS AND SPECIFICATIONS.
2. ALL IMPROVEMENTS MUST COMPLY WITH ADA STANDARDS AND RECOMMENDATIONS.
3. SEE LANDSCAPE/ARCHITECTURAL PLANS FOR CONCRETE MATERIAL, COLOR, FINISH, AND SCORE PATTERNS THROUGHOUT SITE.
4. ALL PAVEMENT MARKINGS SHALL CONFORM TO THE LATEST EDITION OF THE MUTCD (MANUAL ON UNIFORM TRAFFIC CONTROL DEVICES).
5. ALL SURFACE IMPROVEMENTS DISTURBED BY CONSTRUCTION SHALL BE RESTORED OR REPLACED, INCLUDING TREES AND DECORATIVE SHRUBS, SOO, FENCES, WALLS AND STRUCTURES, WHETHER OR NOT THEY ARE SPECIFICALLY SHOWN ON THE CONTRACT DOCUMENTS.
6. NOTIFY ENGINEER OF ANY DISCREPANCIES IN DESIGN OR STAKING BEFORE PLACING CONCRETE OR ASPHALT, UNLESS OTHERWISE NOTED ON THESE PLANS.
7. THE CONTRACTOR IS TO PROTECT AND PRESERVE ALL EXISTING IMPROVEMENTS, UTILITIES, AND SIGNS, ETC.
8. ALL PARKING STALL AND DRIVE LANE DIMENSIONS ARE TO FACE OF CURB WHERE APPLICABLE.

PARKING DATA TABLE (PHASE 1)		PARKING DATA TABLE (PHASE 2)	
STANDARD STALLS	77	STANDARD STALLS	48
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TOTAL STALLS	81	TOTAL STALLS	50