



## Legislation Details (With Text)

**File #:** ANEX-09-19-5723(PC) **Version:** 1 **Name:**  
**Type:** Planning Item **Status:** Passed  
**File created:** 9/13/2019 **In control:** Planning Commission  
**On agenda:** 10/17/2019 **Final action:** 10/17/2019  
**Title:** Bell Canyon Preservation Area Annexation  
3384 East Little Cottonwood Road, 3400 East 9900 South, 3438 East Little Cottonwood Road, and  
9800 South Wasatch Boulevard  
[Community#30 - Granite]

### Sponsors:

### Indexes:

### Code sections:

**Attachments:** 1. Signed report, map, plat, and legal description, 2. Signed Resolution 19-36C

| Date       | Ver. | Action By           | Action   | Result |
|------------|------|---------------------|----------|--------|
| 10/17/2019 | 1    | Planning Commission | approved | Pass   |

### Agenda Item Title:

Bell Canyon Preservation Area Annexation  
3384 East Little Cottonwood Road, 3400 East 9900 South, 3438 East Little Cottonwood Road, and 9800 South  
Wasatch Boulevard  
[Community#30 - Granite]

### Presenter:

Brian McCuiston

### Description/Background:

On behalf of Sandy City, Dan Medina, Assistant Parks and Recreation Director, is requesting to annex a certain contiguous unincorporated area, totaling approximately 10.6 acres, located at approximately 3384 East Little Cottonwood Road in Salt Lake County, Utah.

The area under consideration for annexation contains six (6) parcels (see location map). Two (2) of the parcels are part of the Wasatch Boulevard right-of-way, owned by Salt Lake County. A smaller parcel, owned by the Order of Tranquility, is also included within this annexation. Sandy City purchased the other three (3) parcels in January 2018.

The current Salt Lake County zoning on these properties is R-1-15, which requires a minimum of 15,000 square foot lots. There are a number of different zoning districts near this property. To the south and northeast is the R-1-40 zone, to the east, west and southeast is the R-1-15 zone. Staff is proposing to annex the subject properties into the City with the Open Space (OS) zoning district. Sandy City intends to transform this property into a park area and trailhead. A neighborhood meeting was held at the Alta Canyon Recreation Center on September 9, 2019. City Staff presented the conceptual plan on how this could be developed.

### Recommended Action and/or Suggested Motion:

Staff is recommending that the Planning Commission send a positive recommendation to the City Council that

the Bell Canyon Preservation Area Annexation be approved and zoned Open Space (OS) based upon the following findings:

1. The area is contiguous to the Sandy City boundary (south, east and west sides).
2. The property is located within an area designated in the Sandy City General Plan for incorporation.
3. The City is presently providing water, fire service and emergency medical service to this area.
4. The City can provide a high level of other municipal services to these properties.
5. The Open Space zone is appropriate for these parcels based upon proposed land use.
6. The City is authorized to annex the area without a petition pursuant to Utah Code Annotated § 10-2-418.