



Legislation Text

File #: SUB-09-20-5921, **Version:** 1

Agenda Item Title:

Bell Canyon Preservation Trailhead Park Subdivision (Preliminary Review)
3400 E. 9900 S.
[Community #30 - Granite]

Presenter:

Craig P. Evans

Description/Background:

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.

Recommended Action and/or Suggested Motion:

- 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.