



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Agenda

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, May 15, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_iNYylgCTSkOb-ZTbjAK6VQ

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/83367414633>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866

(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/83367414633>

Webinar ID: 833 6741 4633

Passcode: 494238

4:00 PM FIELD TRIP

1. [25-136](#) Map

Attachments: [05152025.pdf](#)

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ANX0331202](#) Hidden Hollow Annexation (R-1-40A Zone)
[5-006938\(PC\)](#) 10665 S. Dimple Dell Road & 3075 E. Deer Hollow Drive
[Community #29]

Attachments: [Staff Report](#)
[Vicinity Map](#)
[Resolution 25-12C](#)
[Annexation Plat](#)
[Physical Posting of property](#)

3. [REZ03192025](#) Jordan Credit Union Rezone
[-006931 \(PC\)](#) 9260 S. 300 E.
[Community #4, Historic Sandy]

Attachments: [Staff Report](#)

Public Meeting Items

4. [SUB0928202](#) Sandy Station Block 20 Subdivision (HSD Architectural Review)
[2-006410](#) 240 E 8960 S
[\(2nd\)](#) [Community #4, Historic Sandy]

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)

5. [SUB0125202](#) GSL Electric Campus Subdivision Amendment
[4-006704](#) 595 W. Sandy Parkway
[Community #1, Northwest Exposure]

Attachments: [Staff Report](#)
[Exhibit A](#)

6. [CUP0309202](#) Wijdan Khadhir Daycare (Conditional Use Permit)
[5-006921](#) 8535 S. Littlewood Circle
[Community # 6, High Point]

Attachments: [Staff Report](#)

7. [CUP0323202](#) Canny Kids on Hidden Circle Daycare (Conditional Use Permit)
[5-006937](#) 11617 S. Hidden Circle
[Community # 24]

Attachments: [Staff Report](#)

8. [CUP0404202](#) Sandgren Accessory Structure (Conditional Use Permit)
[5-006947](#) 9195 S. Laura Anne Way
[Community #7]
Attachments: [Staff Report](#)
9. [CUP0404202](#) Edwards Accessory Structure (Conditional Use Permit)
[5-006946](#) 10157 S. 2020 E.
[Community #21, Falcon Hill]
Attachments: [Staff Report](#)
10. [CUP0305202](#) Lamb Accessory Structure (Conditional Use Permit)
[5-006919](#) 10746 S. 455 E.
[Community 11, Crescent]
Attachments: [Staff Report](#)
[Exhibit B](#)

Administrative Business

1. Minutes

[25-137](#) Minutes

Attachments: [04.03.2025 PC Minutes \(DRAFT\)](#)
[05.01.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-120](#) Development Report

Attachments: [05.01.2025 DEV REPORT](#)

3. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7141

Staff Report

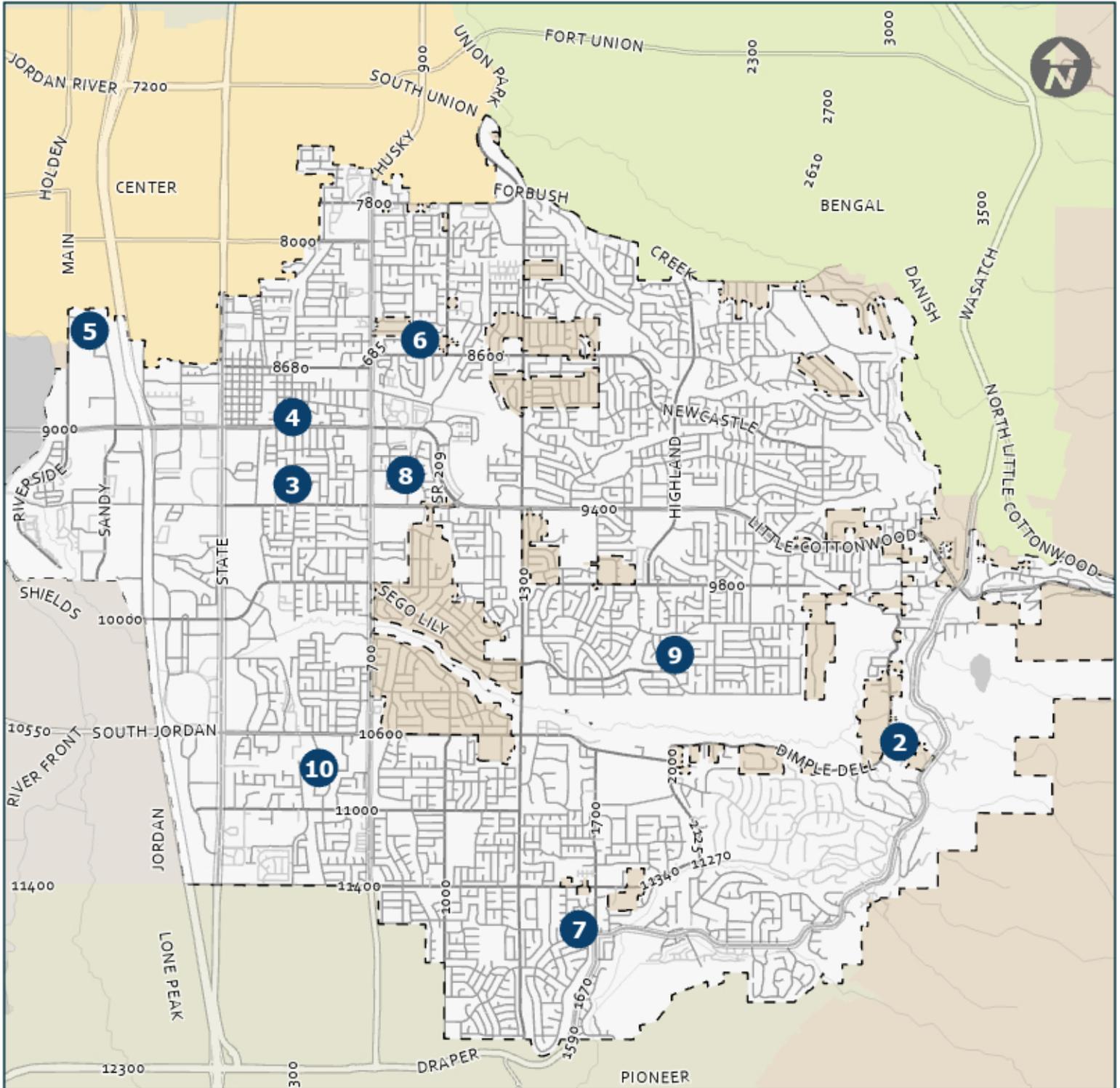
File #: 25-136, **Version:** 1

Date: 5/15/2025

Map

Planning Commission Field Trip

May 15, 2025



See Planning Commission agenda packet for specific addresses and details regarding the application.

 1 Mile

Sandy City, UT
Community Development Department

<u>Agenda Item Number</u>	
 1	Locations to visit on your own
 1	Locations to be visited on tour



Staff Report

File #:
ANX03312025-006938(PC),
Version: 1

Date: 5/15/2025

Agenda Item Title:

Hidden Hollow Annexation (R-1-40A Zone)
10665 S. Dimple Dell Road & 3075 E. Deer Hollow Drive
[Community #29]

Presenter:

Brian McCuiston, Assistant Community Development Director

Description/Background:

Garrett Schmidt is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.42 acres, located at 10665 S. Dimple Dell Road and 3075 E. Deer Hollow Drive, in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. Both parcels currently have an existing single-family dwelling. The applicant intends to develop the larger parcel (10665 S. Dimple Dell Road) into a single-family subdivision after annexation.

Please see the attached staff report and exhibits for full details of the application.

Recommended Action and/or Suggested Motion:

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Hidden Hollow Annexation be approved and zoned R-1-40A based upon the following findings:

1. The area is **contiguous** to the Sandy City boundary (north, south and portions of the east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-40A** is appropriate for this property based upon current land uses within the area.



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum May 1, 2025

To: City Council via Planning Commission
From: Community Development Department
Subject: Hidden Hollow Annexation (R-1-40A Zone)
10665 S. Dimple Dell Road and 3075 E. Deer Hollow Drive
[Community #29]

ANX03312025-006938

5.42 Acres

Public Hearing Notice: This item has been noticed on public websites, at public locations, along with multiple signs posted on site.

Request

Garrett Schmidt is requesting to annex a certain contiguous unincorporated area, totaling approximately 5.42 acres, located at 10665 S. Dimple Dell Road and 3075 E. Deer Hollow Drive, in Salt Lake County, Utah. The subject property under consideration for annexation contains two parcels. Both parcels currently have an existing single-family dwelling. The applicant intends to develop the larger parcel (10665 S. Dimple Dell Road) into a single-family subdivision after annexation.

Background

Staff does have the property owner consent for both parcels.

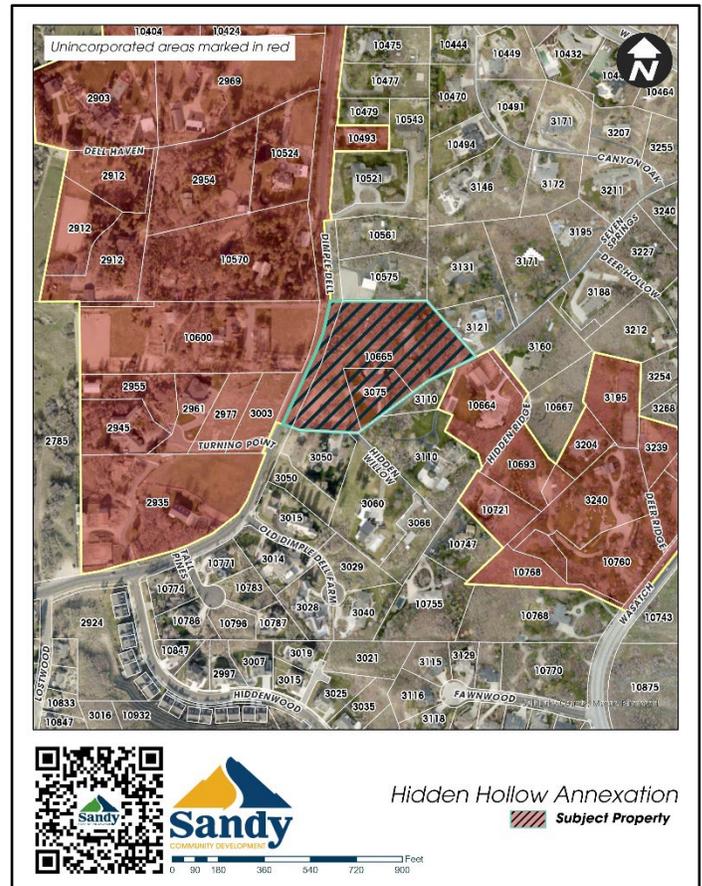
Sandy City borders the subject area to the north, south and portions of the east side.

Public Notice and Outreach

The City Council approved Resolution 54-12C on April 15, 2025, which set a public hearing for May 20, 2025, and directed the City Recorder to publish and send notice of the hearing in accordance with Utah Code.

Analysis

The annexation is being considered by the City for the following reasons:



1. The City is considering annexing the area pursuant to 10-2-418 Utah Code Annotated.
2. The area is contiguous to the Sandy City boundary (north, south and portions of the east side).
3. The property is located within an area designated in the Sandy City General Plan for incorporation.
4. The City can provide a high level of municipal services to the property.

General Plan

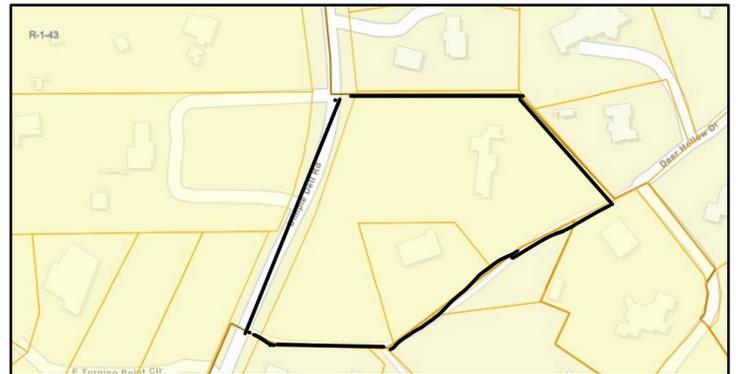
Portions of the **Sandy City General Plan** which relate to this application are as follows:

- p.43 *Recognize that economics alone is not sufficient reason to alter established neighborhoods. Human and environmental impacts also should be recognized.*
- p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

Zoning

The existing Salt Lake County zoning district for this unincorporated property is R-1-43. The R-1-43 zone requires a minimum of 43,000 square feet of lot size for a single-family dwelling. The smaller parcel is just below 43,000 square feet.

In general, when Sandy City annexes a property into the City from Salt Lake County, we have always been sensitive to what the property was zoned in the County. In most cases we have been able to zone property to a comparable zone as we annex them into the City. As we have done this, we have considered the existing properties that are adjacent to the area being annexed and try to assure that the annexed area is compatible with the existing area.



Both parcels are over 42,000 square feet. Staff is proposing to annex the subject property into the City with the R-1-40A zone. The area around these parcels in Sandy are zoned R-1-40A.

Recommendation

It is recommended that the Planning Commission send a positive recommendation to the City Council that the Hidden Hollow Annexation be approved and zoned R-1-40A based upon the following findings:

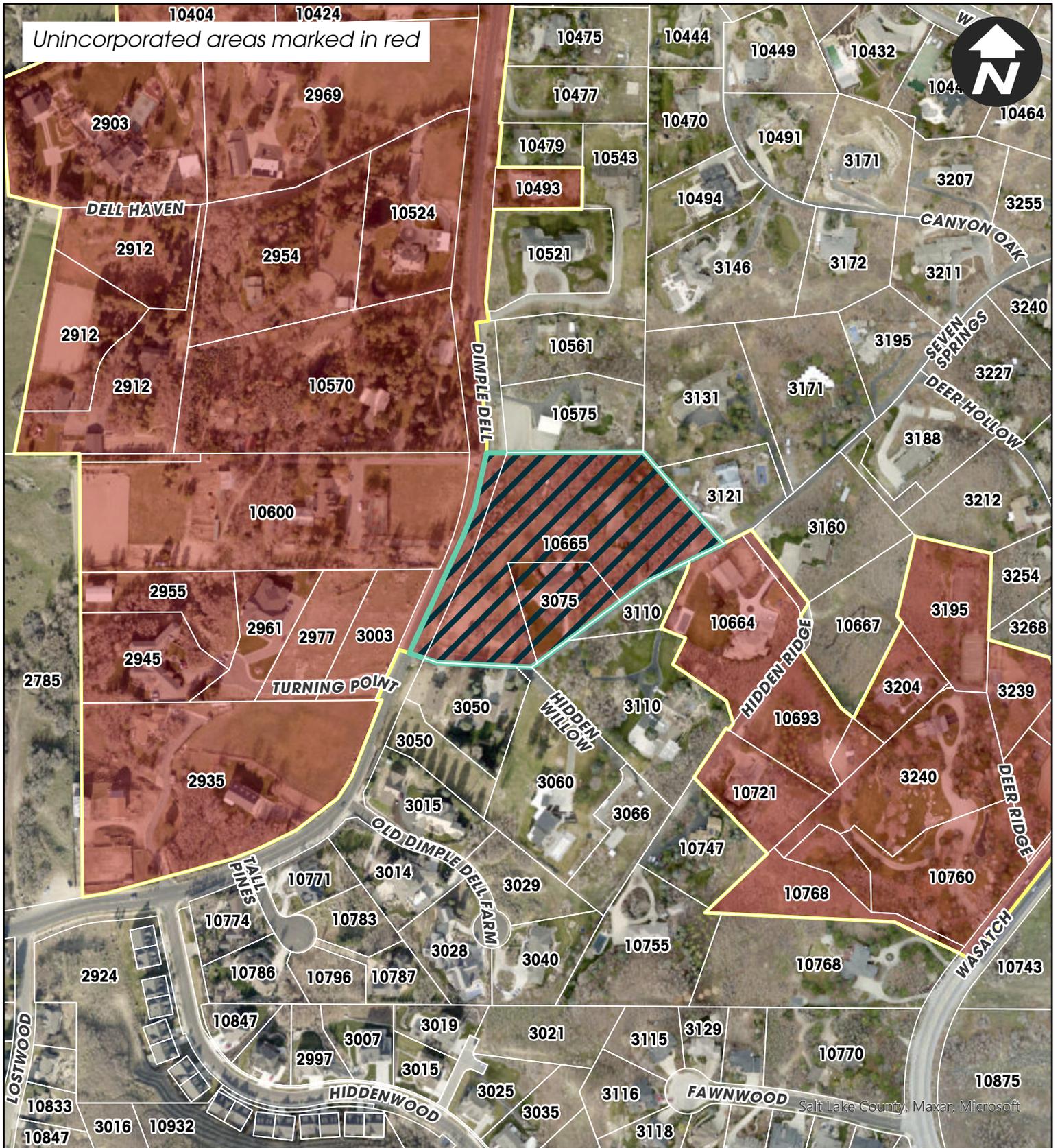
1. The area is **contiguous** to the Sandy City boundary (north, south and portions of the east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **R-1-40A** is appropriate for this property based upon current land uses within the area.

Planner:

Brian McCuiston
Asst. Community Development Director

Property Owner	Sidwell Number	Market Value (2024)	Acres
Lisa K Huetter Family Trust	28-14-327-002	\$1,562,490	4.02
Steven & Debra Stowell	28-14-327-003	\$1,480,000	0.98

File Name: S:\USERS\PLN\STAFFRPT\2025\Hidden Hollow Annexation.DOCX



Hidden Hollow Annexation

 Subject Property

RESOLUTION 25-12C

HIDDEN HOLLOW ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 5.5 acres, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.

2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.

3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.

4. Set a public hearing for May 20, 2025, no earlier than 5:15 p.m., to consider the annexation.

5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 15th day of April, 2025.

Signed by:


820AF01848CF4A9...
Aaron Dekeyzer, Chair
Sandy City Council

ATTEST:



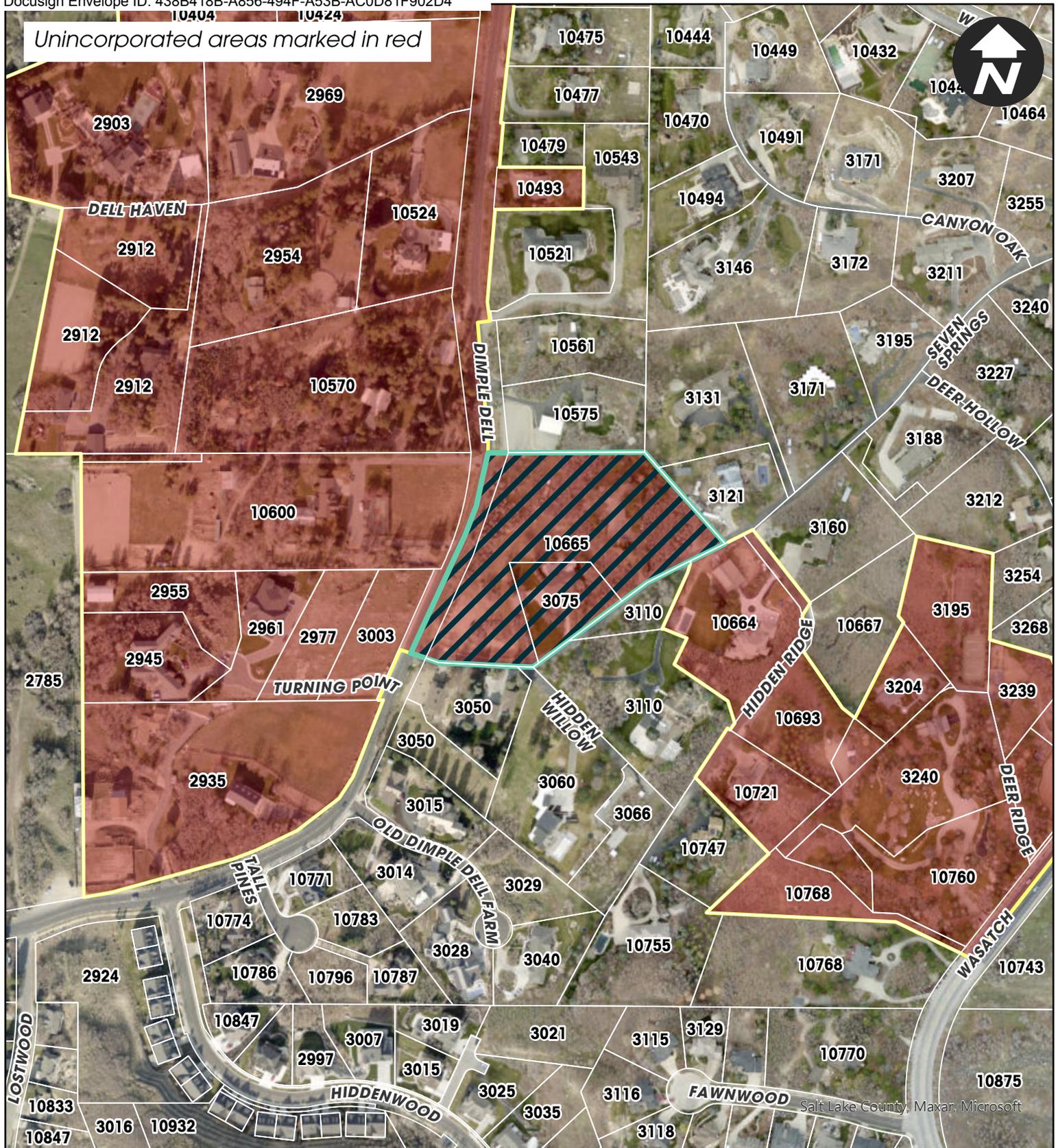
DocuSigned by:
Wendy R
688E7E8272014B1...

City Recorder

RECORDED this 16 day of April, 2025.

APPENDIX “A”

Unincorporated areas marked in red



Hidden Hollow Annexation

 **Subject Property**



FINAL LOCAL ENTITY PLAT

HIDDEN HOLLOW ANNEXATION TO SANDY CITY

SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SANDY, SALT LAKE COUNTY, STATE OF UTAH
APRIL, 2025

SURVEYOR'S CERTIFICATE

I, TRAVIS R. WILLIAMS, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, HOLDING LICENSE NUMBER 13941945, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; DO HEREBY CERTIFY THAT A FINAL LOCAL ENTITY PLAT, IN ACCORDANCE WITH SECTION 17-23-20 OF UTAH STATE CODE, HAS BEEN PREPARED UNDER MY DIRECTION AND IS A TRUE AND CORRECT REPRESENTATION OF SAID FINAL LOCAL ENTITY PLAT. I FURTHER CERTIFY THAT BY AUTHORITY OF SALT LAKE COUNTY AND SANDY CITY, I HAVE PREPARED THIS PLAT FOR THE PURPOSE OF ANNEXING PROPERTY INTO THE BOUNDARIES OF SANDY CITY AND TO BE HEREAFTER KNOWN AS "HIDDEN HOLLOW ANNEXATION TO SANDY CITY".



TRAVIS R. WILLIAMS
PLS NO. 13941945
DATE: APRIL 23, 2025

ANNEXATION DESCRIPTION

A PARCEL OF LAND TO BE ANNEXED FROM SALT LAKE COUNTY TO SANDY CITY, SITUATE IN THE SOUTHWEST QUARTER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN, SALT LAKE COUNTY, UTAH. THE BOUNDARIES OF SAID PARCEL OF LAND ARE DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY ALSTON ANNEXATION TO SANDY CITY, RECORDED DECEMBER 14, 2012 AS ENTRY NO. 11536552 IN BOOK 2012P AT PAGE 207 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS ALSO THE NORTHEAST CORNER OF PROPERTY DESCRIBED IN WARRANTY DEED IN FAVOR OF LISA K. HUETTER, TRUSTEE RECORDED AS ENTRY NO. 14161101 IN BOOK 11449 AT PAGE 4876 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, SAID POINT IS 2625.62 FEET S.00°36'52"W. ALONG THE QUARTER SECTION LINE TO THE CENTER QUARTER CORNER OF SAID SECTION 14 AND 9.06 FEET SOUTH AND 11.81 FEET WEST FROM THE NORTH QUARTER CORNER OF SAID SECTION 14 (BASIS OF BEARING IS S.89°02'20"W. ALONG THE SECTION LINE BETWEEN THE MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SAID SECTION 14); AND RUNNING THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.42°47'30"E. 39.66 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY HONEYSETT ANNEXATION TO SANDY CITY, RECORDED NOVEMBER 9, 2017 AS ENTRY NO. 12655486 IN BOOK 2017P AT PAGE 311 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.42°47'30"E. 246.80 FEET TO THE SOUTHEAST CORNER OF SAID DESCRIBED PROPERTY; THENCE ALONG THE SOUTHERLY BOUNDARY LINE OF SAID DESCRIBED PROPERTY S.63°11'50"W. 90.97 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY HUSTON ANNEXATION TO SANDY CITY RECORDED OCTOBER 9, 2009 AS ENTRY NO. 10538388 IN BOOK 2009P AT PAGE 261 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE THE FOLLOWING FOUR (4) COURSES: 1) S.63°11'50"W. (S.63°11'55"W. BY RECORD) 119.02 FEET, 2) S.53°08'30"W. 340.00 FEET, 3) N.87°50'10"W. (N.87°50'16"W. BY RECORD) 230.00 FEET AND 4) N.70°26'10"W. (N.70°25'58"W. BY RECORD) 67.70 FEET TO THE CENTERLINE OF DIMPLE DELL ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: 1) N.23°45'16"E. 206.09 FEET, 2) N.23°45'16"E. 15.08 FEET, 3) N.26°46'30"E. 118.05 FEET TO THE BEGINNING OF A 350.00 FOOT RADIUS CURVE TO THE LEFT, 4) NORTHEASTERLY ALONG THE ARC OF SAID CURVE 171.66 FEET THROUGH A CENTRAL ANGLE OF 28°06'06" (NOTE: CHORD FOR SAID CURVE BEARS N.12°43'27"E. FOR A DISTANCE OF 169.95 FEET) AND 5) N.01°19'36"W. 3.90 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY SAID ALSTON ANNEXATION TO SANDY CITY; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE EAST 378.90 FEET TO THE POINT OF BEGINNING.

THE ABOVE DESCRIBED PARCEL OF LAND CONTAINS 235,863 SQUARE FEET OR 5.42 ACRES IN AREA, MORE OR LESS.

SURVEYOR'S NARRATIVE

IT IS THE INTENT OF THIS PLAT AND THE SURVEY ON WHICH IT IS BASED TO CORRECTLY REPRESENT THE ADJUSTMENT OF THE CITY BOUNDARY LINE BETWEEN SANDY CITY & UNINCORPORATED SALT LAKE COUNTY AS DESCRIBED HEREON AS REQUESTED BY SANDY CITY. THE BASIS OF BEARING IS S.89°02'20"W. ALONG THE SECTION LINE BETWEEN THE FOUND MONUMENTS REPRESENTING THE NORTH QUARTER CORNER AND THE NORTHWEST CORNER OF SECTION 14, TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.

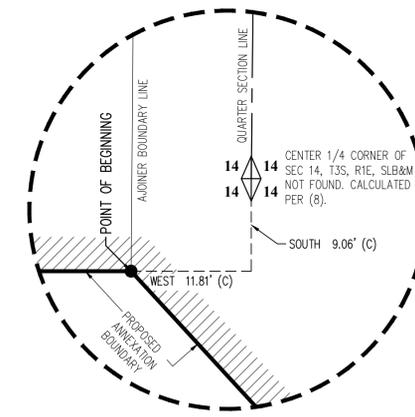
MERIDIAN ENGINEERING, INC. PREPARED THIS FINAL LOCAL ENTITY PLAT BASED ON RECORD INFORMATION ONLY. A RECORD OF SURVEY HAS NOT BEEN PREPARED FOR THE SUBJECT PARCELS.

AS PART OF THIS SURVEY, MERIDIAN HAS CONDUCTED FIELD SEARCHES FOR EVIDENCE AND MONUMENTATION. FOUND EVIDENCE AND MONUMENTATION IS REPRESENTED HEREON. DOCUMENTS OF RECORD REVIEWED AND CONSIDERED AS PART OF THIS SURVEY ARE NOTED BELOW. THERE MAY EXIST OTHER EVIDENCE, MONUMENTATION AND DOCUMENTS THAT COULD AFFECT THIS SURVEY. NEW EVIDENCE, MONUMENTATION OR DOCUMENTS THAT MAY ALTER THE CONCLUSIONS OF THIS SURVEY SHOULD BE PRESENTED TO THE SURVEYOR FOR HIS REVIEW AND CONSIDERATION.

- (1) WARRANTY DEED IN FAVOR OF LISA K. HUETTER, TRUSTEE: ENTRY NO. 14161101 IN BOOK 11449 AT PAGE 4876.
- (2) WARRANTY DEED IN FAVOR OF DEBRA STOWELL, TRUSTEE: ENTRY NO. 9018630 IN BOOK 8965 AT PAGE 5389.
- (3) ALSTON ANNEXATION TO SANDY CITY: ENTRY NO. 11536552 IN BOOK 2012P AT PAGE 207.
- (4) HONEYSETT ANNEXATION TO SANDY CITY: ENTRY NO. 12655486 IN BOOK 2017P AT PAGE 311.
- (5) HUSTON ANNEXATION TO SANDY CITY: ENTRY NO. 10538388 IN BOOK 2009P AT PAGE 261.
- (6) HIDDEN HOLLOW ESTATES: ENTRY NO. 10623084 IN BOOK 2009P AT PAGE 22.
- (7) TURNING POINT SUBDIVISION: ENTRY NO. 12027908 IN BOOK 2015P AT PAGE 87.
- (8) SALT LAKE COUNTY SURVEYOR'S AREA REFERENCE PLAT FOR SECTION 14, T3S, R1E, SLB&M.
- (9) RECORD DESCRIPTIONS OF ADJOINING PARCELS SHOWN HEREON AS RESEARCHED WITHIN THE OFFICE OF THE SALT LAKE COUNTY RECORDER.

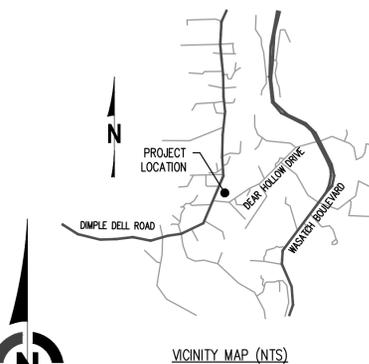
NOTE: ABOVE REFERENCED DOCUMENTS ARE SHOWN HEREON AS (#) ON THE FACE OF THIS PLAT.

- (M) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS.
(C) BEARING AND/OR DISTANCE DATA TAKEN FROM SURVEYED MEASUREMENTS COUPLED WITH RECORD INFORMATION.



LEGEND

- CURRENT SANDY CITY BOUNDARY
- PROPOSED ANNEXATION BOUNDARY
- ADJOINER BOUNDARY
- SECTION LINE
- SHEET TIE LINE
- BOUNDARY ANGLE POINT
- FOUND SECTION CORNER
- NOT FOUND SECTION CORNER

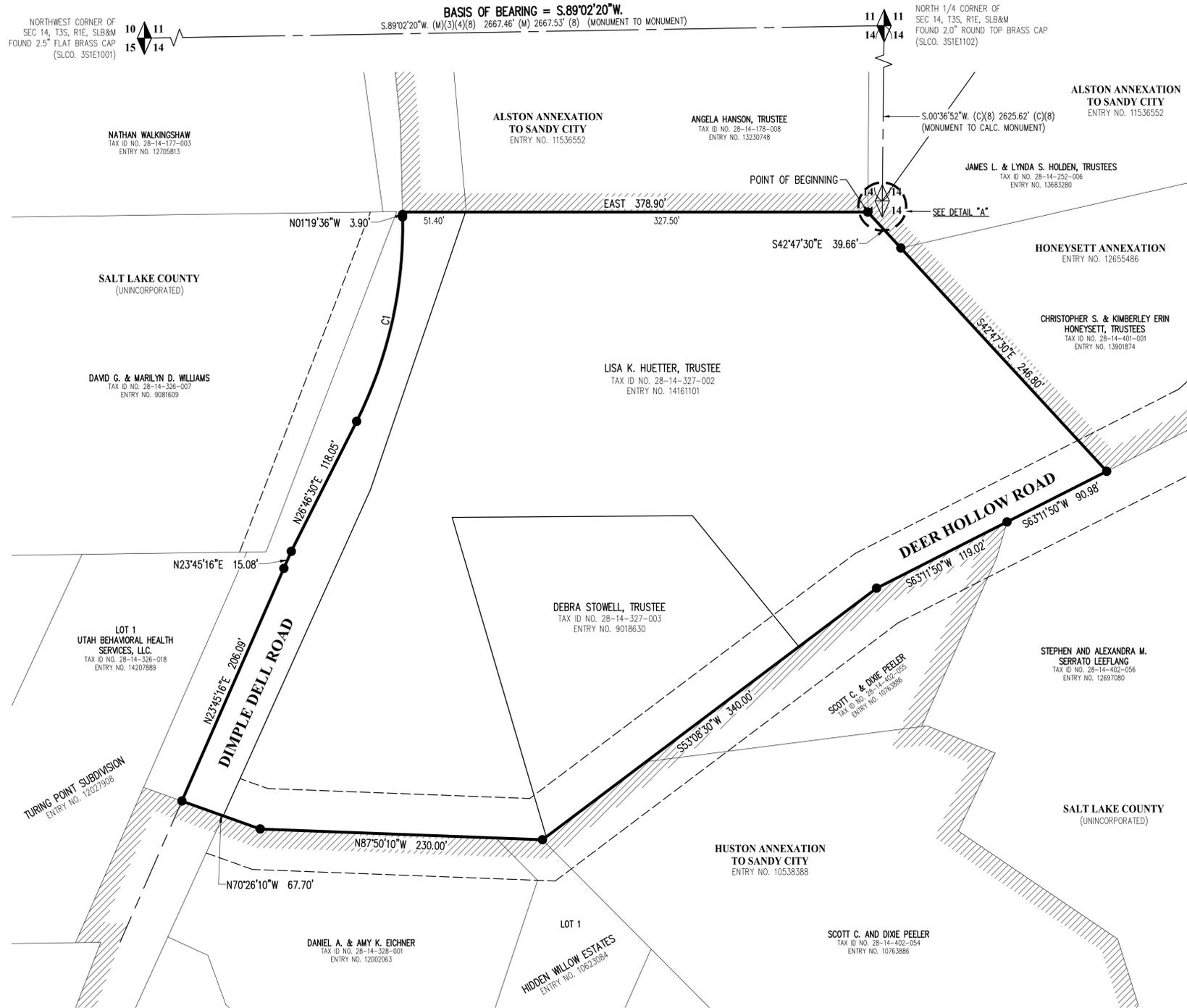


LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

FINAL LOCAL ENTITY PLAT
HIDDEN HOLLOW ANNEXATION TO SANDY CITY
SITUATED IN THE SOUTHWEST QUARTER OF SECTION 14,
TOWNSHIP 3 SOUTH, RANGE 1 EAST, SALT LAKE BASE & MERIDIAN,
SANDY, SALT LAKE COUNTY, STATE OF UTAH
APRIL, 2025



CURVE TABLE					
CURVE	RADIUS	DELTA	LENGTH	CHORD BEARING	CHORD LENGTH
C1	350.00'	28°06'06"	171.66'	N12°43'27"E	169.95'

PREPARED BY:

MERIDIAN ENGINEERING, INC.
1628 WEST 11010 SOUTH, SUITE 102
SOUTH JORDAN, UTAH 84095
PHONE (801) 568-1315 FAX (801) 569-1319

ENGINEER'S CERTIFICATE

I HEREBY CERTIFY THAT THIS IS A TRUE AND CORRECT MAP OF THAT AREA TO BE ANNEXED TO THE CORPORATE LIMITS OF SANDY CITY, UTAH.

SANDY CITY ENGINEER _____ DATE _____

SANDY CITY APPROVAL

APPROVED THIS _____ DAY OF _____ A.D. 2025
BY THE SANDY CITY COUNCIL.

MAYOR _____ COUNCIL CHAIR _____
ATTORNEY _____ CITY RECORDER _____

SALT LAKE COUNTY SURVEYOR

APPROVED THIS _____ DAY OF _____ A.D. 2025 BY THE SALT LAKE COUNTY SURVEYOR AS A FINAL LOCAL ENTITY PLAT, PURSUANT TO SECTION 17-23-20 OF UTAH STATE CODE.

SALT LAKE COUNTY SURVEYOR _____

SALT LAKE COUNTY RECORDER

RECORDED AND FILED AT THE REQUEST OF _____
RECORDED AS ENTRY NUMBER _____

DATE: _____ TIME: _____ BOOK: _____

FEE \$ _____ DEPUTY SALT LAKE COUNTY RECORDER _____

COMP. FILE
24225-32
FINAL ENTITY PLAT

PROJECT NO. 24225-32
SHEET NO. 1 OF 1



3075 E. Deer Hollow Dr.



10665 S. Dimple Dell Road

4.25.25



5.5.25



Staff Report

File #: REZ03192025-006931
(PC), **Version:** 1

Date: 5/15/2025

Agenda Item Title:

Jordan Credit Union Rezone
9260 S. 300 E.
[Community #4, Historic Sandy]

Presenter:

Jake Warner, Long Range Planning Manager

Description/Background:

Nate Reiner (applicant), on behalf of Jordan Credit Union (property owner), is requesting a change of zone district on two parcels (0.98 acres) located at 9260 S. 300 E. from the R-1-8 Zone ("Single-Family Residential District") to the PO Zone ("Professional Office District"). The property, which has previously been improved and includes a two-story building, is currently being used as a credit union. The property has been used for this purpose since incorporated into the City. The property owner would like to make improvements to the site and the building. The current use is non-conforming in the R-1-8, which limits the extent of potential improvements to the property.

See the attached staff report for additional information on this request.

Further action to be taken:

The action requested by the Application is a rezone, a legislative item, being presented to the Planning Commission to hold a public hearing and to forward a recommendation to the City Council. The City Council will make the final determination regarding the Application. If the rezone is approved, separate application would be required to be submitted for review and approval of proposed improvements.

Recommended Action and/or Suggested Motion:

Alternatives:

1. Forward a positive recommendation, recommending that the City Council approve the application for a zone change from the R-1-8 Zone to the PO Zone.
2. Forward a negative recommendation, recommending that the City Council not approve the zone change from the R-1-8 Zone to PO Zone.
3. Table the decision for a future meeting.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Jordan Credit Union Rezone
9260 S. 300 E.
[Community #4, Historic Sandy]

REZ03192025-006931
R-1-8 to PO Zone
0.98 Acre

Public Hearing Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, at public locations, and a sign posted on site.

Request

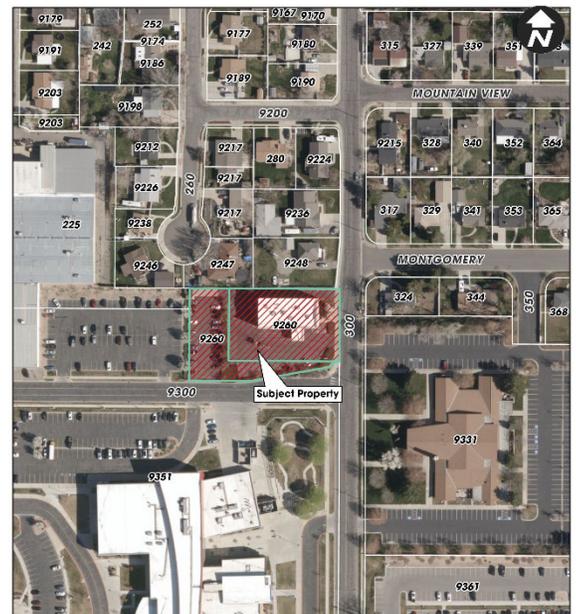
Nate Reiner (applicant), on behalf of Jordan Credit Union (property owner), is requesting a change of zone district on property located at 9260 S. 300 E. The request is to rezone the property from the R-1-8 (Single-Family Residential District) Zone to the PO (Professional Office District) Zone (see Exhibit “A” for Application Materials).

Background

The subject property includes two parcels, addressed as 9260 S. 300 E., approximately 0.98 acres in area. The property is currently used as a credit union by the owner. According to a letter submitted by the applicant, the property owner intends to rezone the property to bring the current use in line with the appropriate zone district in order to make improvements to the site and the building. If this rezone application is approved, subsequent applications (subdivision, site plan, building permit, etc.) would be required to be submitted, reviewed, and approved prior to any improvements.

The application is requesting the PO Zone (Professional Office District). The zoning designation (and existing land use) of the surrounding properties are as follows (see also Exhibit “C” for an area zoning map):

- North: R-1-8 (single-family residential)
- East: R-1-8 (single-family residential, church)
- South: R-1-8 (middle school)
- West: R-1-8 (school district bus facility)

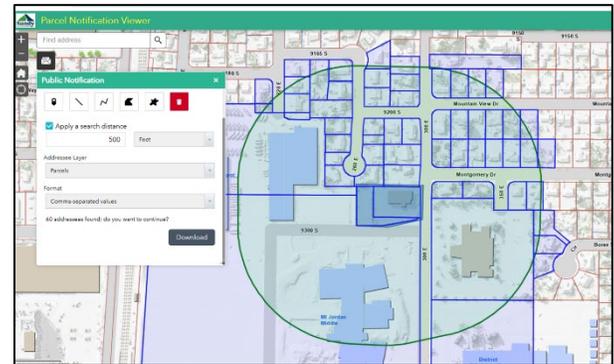


Jordan Credit Union
REZ03192025-006931
9260 S 300 E
Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
GG-88	GG-88 Annexation (8/19/1969)
78-39	Jordan Credit Union (site plan review for building expansion)
N/A	Special Exception-canopy to cover parking area (1984)
N/A	Special Exception-enclose covered parking area (1985)
BOA-10-13-3256	Jordan Credit Union Expansion (second floor addition)(2003)

Public Notice and Outreach

This item was noticed to all property owners within 500 feet of the proposal (see Exhibit “B”) and posted to the property (see Exhibit “D”). The city also issued notice of the public hearing for the proposed rezone on public websites, mailed notice to affected entities and posted in three public locations at least 10 days prior to the Planning Commission public hearing in accordance with the Land Development Code Sec. 21-36-1 and the Utah State Code § 10-9a-205.



In addition, staff held a virtual neighborhood meeting via Zoom on April 23, 2025. Residents within 500 feet of the proposed site were notified by mail. Other than staff, the owner, and the applicant, one person attended the meeting.

Facts and Findings

- According to Salt Lake County Assessor records, the structure was originally built in 1968. An annexation of the property occurred in 1969. A site plan application for a remodel was approved in 1978.
- The zoning designation of the subject property and the surrounding area is R-1-8, which is a single-family residential zone district.
- The current uses (Business or financial services, Drive-up window (non-food)) of the property are considered non-conforming as they are not permitted in the R-1-8 Zone.
- Proposed improvements to the existing building and site would expand and enlarge the existing uses, which is not allowed as non-conforming uses in the current zoning designation.
- The Applicant is requesting that the zoning designation of the subject property be changed to the PO Zone. The “Business or financial services” use is a permitted use and the “Drive-up window (non-food)” use is a conditional use in the PO Zone.
- The subject property is directly adjacent to single-family homes to the north and across the street (300 E.) from single-family homes to the east.
- General Plan (Pace of Progress: Sandy City General Plan 2050) analysis:
 - The future land use map designates the subject property, together with the surrounding facilities owned by the Canyons School District, as Institutional. “The Institutional (IN) land use designation is established to provide for the development and management of land used by educational, governmental, healthcare, and other public or semi-public institutions.” With stated priorities being: 1. Ensure comfort and security; 2. Provide services to the community; and 3. Provide job opportunities.
 - The subject property is located in the Expo Center Station Area. It is shown in an Opportunity Area. The preferred scenario anticipates the existing building remaining and potentially the addition of more housing in the area.

- Applicable goals, objectives, policies, and recommendations include:

Livability: Neighborhoods and Housing

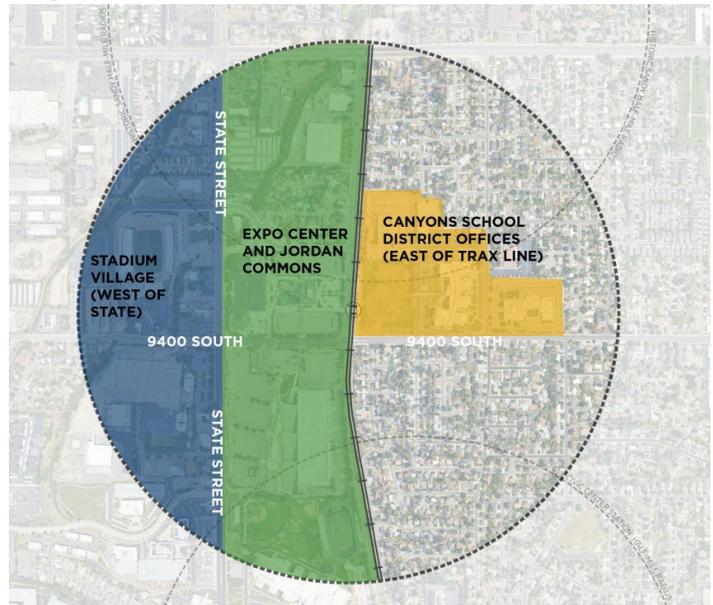
- Policy: Sidewalks and trails form complete pedestrian networks and are comfortable for users
- Goal: Sandy’s neighborhoods in transition take advantage of opportunities and minimize negative impacts
- Objective: New and infill structures within exiting neighborhoods are comparable in height and massing to the average of existing structures

Economic Stability

- Objective: Land use and development policies provide opportunities for private investment that respond to changing market conditions to ensure long-term viability of commercial investments

Land Use

- Policy: Employment, service, and shopping areas are easily accessible from Sandy’s existing and new neighborhoods
- Objective: Station Areas include a mix of housing, employment, services, and civic spaces



Conclusions

- A zone change is a legislative item that requires the Planning Commission to make a recommendation to the City Council, after having held a public hearing, with the City Council making the final decision.
- If the zone change application were to be approved, final approval of the proposed development, would be subject to compliance with the Development Code upon a full review of a subdivision and/or site plan application.

Planner:

Jake Warner
Long Range Planning Manager

File Name: S:\USERS\PLN\STAFFRPT\2025\REZ03192025-006931 JORDAN CREDIT UNION\PLANNING COMMISSION\PC REPORT-JORDAN CU REZONE (4.29.25).PDF

Exhibit "A"
Application Materials



SANDY CITY COMMUNITY DEVELOPMENT

GENERAL DEVELOPMENT APPLICATION

Revised April 2022

Project Information

Name of Proposed Project: Jordan Credit Union Date Submitted: March 19, 2025
Parcel Tax I.D. Number(s): 28-06-376-030 / 28-06-376-042 Address: 9260 South 300 East

Type of Request *(mark all that apply)*

<input type="checkbox"/>	Annexation	<input type="checkbox"/>	Special Exception
<input type="checkbox"/>	Code Amendment	<input type="checkbox"/>	Special Use Permit
<input type="checkbox"/>	Conditional Use Permit	<input type="checkbox"/>	Street Vacation / Closure / Street Renaming
<input type="checkbox"/>	General Plan Amendment	<input checked="" type="checkbox"/>	Subdivision
<input checked="" type="checkbox"/>	Rezoning of Property	<input type="checkbox"/>	Telecommunications
<input type="checkbox"/>	Sign Review	<input type="checkbox"/>	Temporary Use
<input checked="" type="checkbox"/>	Site Plan Review	<input type="checkbox"/>	Other (Please Specify)

Provide a brief summary of the proposed action/request: _____
The existing Jordan Credit Union site at 9260 S 300 E is being renovated. This will include new building elevations and site layout (site plan review application). As part of this renovation, the existing properties will be brought up to current zoning usage (rezone application) and a subdivision plat (subdivision application) will be provided to consolidate the two existing parcels into one.

Applicant/Project Contact

By signing this application, you certify that you own the subject property or are authorized to act on behalf of the property owner to make the above referenced land use application(s). You also certify that the application information provided and submitted through the [Cityworks Portal](#) constitutes a complete submittal in compliance with Sandy City Code and Administrative Procedures to the best of your knowledge. You do also acknowledge that you have read and consent to the [disclosure](#) shown at the bottom of the page.

Signature: Nathaniel Reiner Digitally signed by Nathaniel Reiner
DN: c=US, E=nreiner@circivilengineering.com, CN=Nathaniel Reiner
date: 2025.03.19 10:27:17-0600 Date: March 19, 2025
Name: Nate Reiner Company: CIR Civil Engineering

Property Owner *(if property owner is different than applicant)*

By signing this application, you certify that the applicant listed above is authorized to act in your behalf regarding the above referenced land use application.

Signature: Eileen Eckman Date: March 19, 2025
Name: Eileen Eckman Company: Jordan Credit Union

Disclosure: The Planning Commission typically meets on the first and third Thursdays of the month. Applicants will be notified of changes in meetings and meetings times. The Planning Division will not officially accept a submittal until the conditions and necessary parts of each application procedure are completed.
Records provided to Sandy City are subject to the Utah Government Records Access and Management Act, Utah Code Ann. §63G-2-101 et seq., which may require Sandy City to produce a copy, including in its original form, to any person upon that person's request. Please consult legal counsel prior to submitting or presenting any record (book, letter, document, paper, map, plan, photograph, film, card, tape, recording, electronic data, or other documentary material regardless of physical form or characteristics) to any officer, official, employee, volunteer or agent of Sandy City for any reason including without limitation, in support of an application or for presentation or display in a meeting. Information that is not provided to Sandy City will not be considered when making decisions.
By signing this application, the property owner is allowing Sandy City staff access over and through the property close to the right-of-way to post legal notice requirements and to take photographs and/or drone footage.

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "A"
Application Materials (cont.)



10718 South Beckstead Lane, Suite 102
South Jordan, Utah 84095
Office: (385) 202 – 0776

Date: March 19, 2025
Project: Jordan Credit Union (9260 South 300 East, Sandy, UT)
Contact Name: Nate Reiner / CIR Civil Engineering
Contact Email: nate@cirengineering.com

RE: Rezone Request Letter for the Jordan Credit Union Site from R-1-8 to PO

Hello,

This letter is to formally request a rezone to the existing Jordan Credit Union site located at 9260 South 300 East, Sandy, UT 84070. The site currently includes two parcels – 28:06:376:030 and 28:06:376:042.

The site is existing and operates as a financial services and professional office establishment. We plan to keep this use as-is and are proposing some site and building elevation improvements. As part of these improvements, we would also request the zoning map is brought current to match the existing/proposed usage for the site. The two parcels are currently zoned for the R-1-8 zone (Single Family Residential District) and we propose to rezone the parcels to PO zone (Professional Office).

Thanks,

Nate Reiner
CIR Civil Engineering

10718 South Beckstead Lane, Suite 102 South Jordan, UT 84095 PH: 385-202-0776

Exhibit "A"
Application Materials (cont.)

Sandy Jordan Credit Union Rezone

A parcel of land being part of Lot 12, Block 5, Lot 12 Sandy 5 Acre Plat recorded May 19, 1892 as Entry No. 54216 in Book C, at Page 153 in the Office of the Salt Lake County Recorder. Said parcel is located in the Southwest Quarter of Section 6, Township 3 South, Range 1 East, Salt Lake Base and Meridian and is described as follows:

Beginning at a point which is 1116.45 feet N. 0°03'37" W. along the Section Line and 43.50 feet S. 89°56'23" W. from the South Quarter Corner of said Section 6, said Corner being 74.90 feet S. 80°33'10" W. and 68.27 feet S. 13°59'07" E. from a Salt Lake County Standard Flat Brass 2.5" (Mon # 28064002) at approximately 9400 South / 310 East; thence S. 00°03'37" W. 130.00 feet; thence S. 89°56'23" W. 6.79 feet to a point of non-tangency with a 30.98 – foot radius curve to the right, concave northwesterly (Radius point bears N. 53°20'02" W.); thence Southwesterly 25.02 feet along the arc of said curve, through a central angle of 46°16'55" (Chord bears S. 59°48'26" W. 24.35 feet); thence S. 79°43'08" W. 136.85 feet; thence N. 89°34'19" W. 108.28 feet; thence N. 00°03'37" E. 165.59 feet; thence N. 89°56'23" E. 270.73 feet to the **Point of Beginning**.

The above-described land contains 42,548 sq. ft. in area or 0.976 acre, more or less

EXHIBIT "B": By this reference, made a part hereof.

BASIS OF BEARING: S. 89°27'05" E. along the monument line of 9400 South Street between the Salt Lake County monuments at 310 East and 700 East Streets.

Exhibit "A"
Application Materials (cont.)

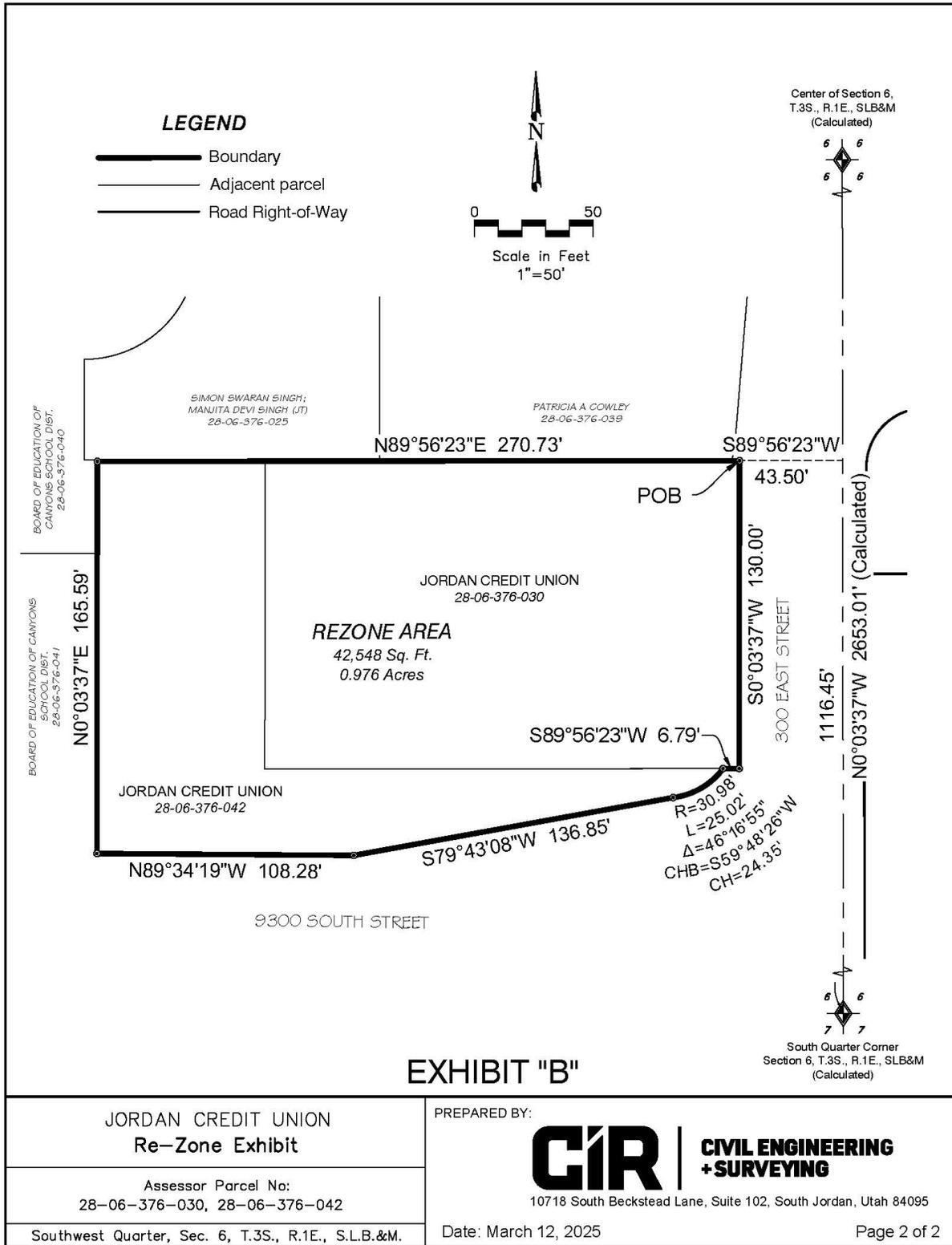


Exhibit "A"
Application Materials (cont.)

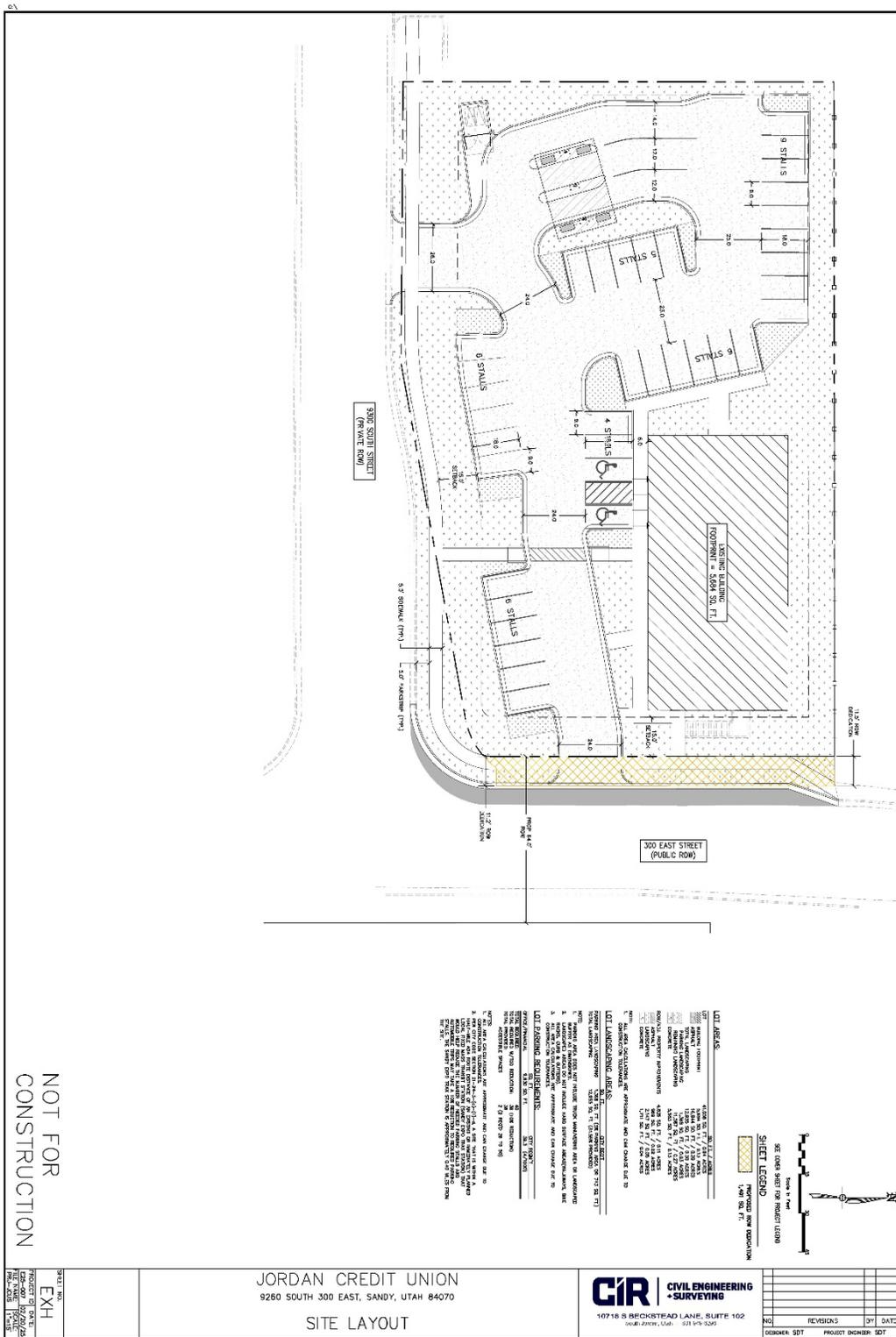


Exhibit "A"
Application Materials (cont.)



ae urbia
ARCHITECTS & ENGINEERS

Exhibit "B"
 Planning Commission Notice



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN
 COMMUNITY DEVELOPMENT
 DIRECTOR

MONICA ZOLTANSKI
 MAYOR

SHANE E. PACE
 CHIEF ADMINISTRATIVE
 OFFICER

Notice of Public Hearing

NOTICE IS HEREBY GIVEN that on **May 15, 2025** at approximately **6:15 p.m.**, the **Sandy City Planning Commission** will hold a public hearing regarding a rezone application submitted by Nate Reiner on behalf of Jordan Credit Union for two parcels located at approximately 9260 S. 300 E. The request is to rezone approximately 0.98 acres from the R-1-8 Zone to the PO Zone. The intent is to bring the zoning district into conformity with the current use of the property in order to make improvements to the building and the site. All application materials and a full staff report for this item can be found at <https://sandyutah.legistar.com> when the agenda is published (typically the Friday preceding the meeting date).

This Planning Commission meeting will be conducted both in-person (in the Sandy City Council Chambers at City Hall, 10000 S. Centennial Pkwy.), and via Zoom Webinar (see details below). Interested parties may attend and participate in the meeting either in-person or by accessing the meeting using the Zoom webinar link below. Attendees wishing to comment who are participating virtually must have a microphone connected to their device (smartphone, laptop, desktop, etc.), otherwise you'll only be able to view the proceedings. A listen-only option is also available by telephone using the phone numbers provided below.

This notice is being sent to known property owners within 500 feet of this proposal. Please forward this information on to others who may be interested. Interested parties may provide comments prior to the meeting (no later than 3 p.m.) to Jake Warner, **Long Range Planning Manager**, at 801-568-7262 or by email at: jwarner@sandy.utah.gov.

How to join Zoom Webinar General Instructions:

- Join on via laptop, desktop or mobile device
- Go to www.zoom.us
- Click 'join a meeting', in the top right-hand corner
- Enter Meeting ID: 833 6741 4633 and click "Join."
- Enter Meeting Password: 494238
- A download should start automatically in a few seconds. If not, click "download here."
- Open download, meeting should begin at 6:15 p.m.
- To make a comment: Select "Participants" in the lower center of the screen. In the Participant Window, select "Raise A Hand" at the lower left to indicate that you would like to make a comment.

You can also join directly through this URL:

<https://us02web.zoom.us/j/83367414633>

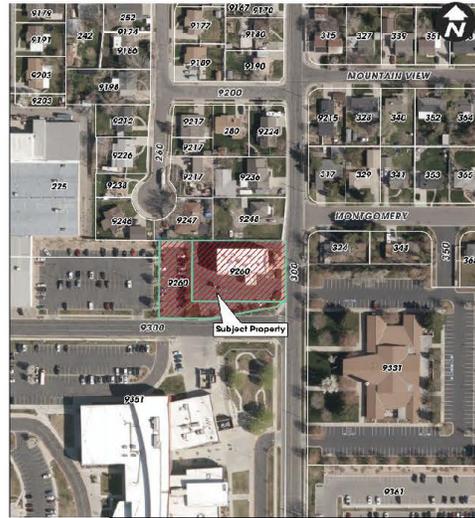
Or join by phone (choose based on your current location):

US: +1 669 900 6833 or +1 719 359 4580 or +1 253 205 0468

Webinar ID: 833 6741 4633

Or find your local number:

<https://us02web.zoom.us/j/83367414633>



Jordan Credit Union
 REZ03192025-006931
 9260 S 300 E
 Sandy City, UT
 Community Development Department

10000 Centennial Parkway | Sandy, Utah 84070 | p: 801.568.7250 | f: 801.568.7278 | sandy.utah.gov

Exhibit "C"
Zoning Map

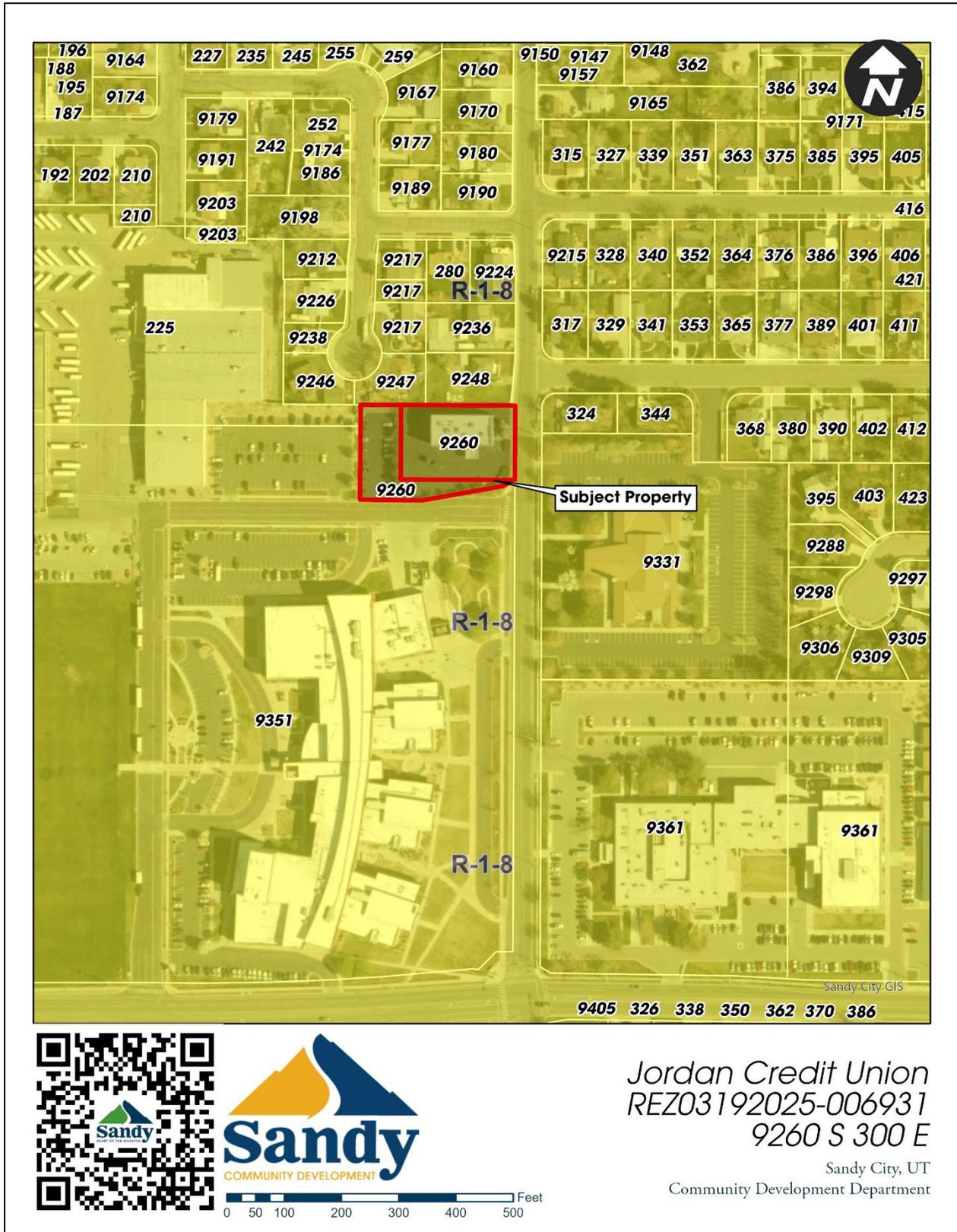


Exhibit "D"
Neighborhood Meeting Summary



SANDY CITY COMMUNITY DEVELOPMENT

JAMES SORENSEN COMMUNITY
DEVELOPMENT DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Neighborhood Meeting Summary

Date: 4/23/2025

Project Name: Jordan Credit Union Rezone

Applicants: Nate Reiner

Location: Zoom Webinar

Number of Attendees: 1

Number of Invitees: 54

Project Description:

The application proposes to rezone two parcels, approximately 0.98 acres, located at approximately 9260 S. 300 E. from the R-1-8 Zone to the PO Zone. The property is currently being used as a credit union, however it is zoned for residential. The property owner intends to continue using the property as a credit union, but is proposing improvements to the site and the building. The rezone would bring the use in conformance with the zoning.

Summary of Attendee Comments:

Other than Planning staff and the project team, one other person attended. That person had no questions nor comments.

Exhibit "E"
Posted Sign Picture





Staff Report

File #: SUB09282022-006410
(2nd), **Version:** 1

Date: 5/15/2025

Agenda Item Title:

Sandy Station Block 20 Subdivision (HSD Architectural Review)
240 E 8960 S
[Community #4, Historic Sandy]

Presenter:

Thomas Irvin, Senior Planner

Description/Background:

The subject property is approximately .23 acres and is located within the R-1-7.5(HS) Zone. It is also located within the Tier 1 portion of Historic Sandy. The existing home fronts along 8960 South. All surrounding properties are in the same zoning district with single family homes on similar sized lots. A previous home plan was approved by the Planning Commission on September 7, 2023. The applicant is proposing a new plan be approved for the south lot.

See the attached Staff Report and Exhibits for full details of the request.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve the revised architectural elevations for the Sandy Station Block 20 Subdivision located at 240 E 8960 S based upon the following findings and subject to the following conditions:

Findings:

1. That the proposed subdivision is an infill development that is supported in the Historic Sandy Neighborhood Plan.
2. That the Historic Committee has recommended approval of the revised building elevation.

Conditions:

1. That all previous conditions of approval for this subdivision remain in full force and effect for this development.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE OFFICER

Staff Report Memorandum May 15, 2025

To:	Planning Commission	
From:	Community Development Department	
Subject:	Sandy Station Block 20 Subdivision (HSD Architectural Review) 240 East 8960 South [Community #4, Historic Sandy]	SUB09282022-006410 R-1-7.5(HS) .23 Acres 2 Lots

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area and on public websites.

Request

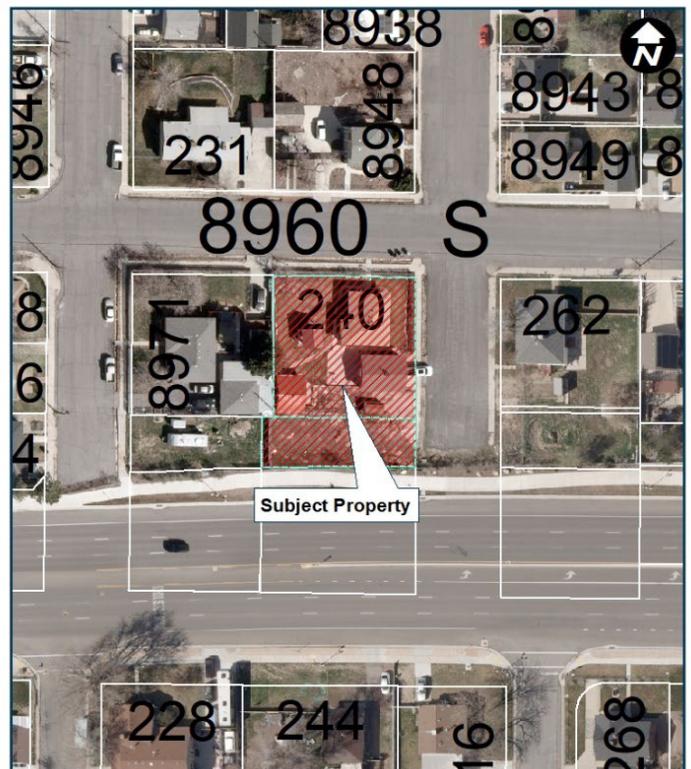
The applicant, Mark Stephenson with Red Mountain Builders (representing the property owner Millcreek Park, LLC), is requesting review and approval for a change to the architectural plans for a proposed two-lot subdivision under the Historic Sandy Development Overlay Zone (HSD).

Background

The subject property is approximately .23 acres and is located within the R-1-7.5(HS) Zone. It is also located within the Tier 1 portion of Historic Sandy. The existing home fronts along 8960 South. All surrounding properties are in the same zoning district with single family homes on similar sized lots. A previous home plan was approved by the Planning Commission on September 7, 2023. The applicant is proposing a new plan be approved for the south lot.

Public Notice and Outreach

Notices of the Planning Commission meeting were mailed to property owners within a 500-foot radius of the subject parcel. A neighborhood meeting was held on November 2, 2022. No concerns were noted by community members in attendance.



SUB09282022-006410
Subdivision
240 E. 8960 S.

PRODUCED BY CRAIG EVANS
COMMUNITY DEVELOPMENT DEPARTMENT

Analysis

The R-1-7.5(HS) Zone allows for single-family housing on lots with a minimum size of 7,500 square feet. The applicant has invoked the HSD Overlay Zone be applied to the lots within this proposed subdivision, which will allow for the creation of lots as small as 5,000 square feet if the development also complies with the additional standards of the Overlay Zone.

Historic Sandy Development Overlay Zone

The purpose of the HSD Overlay Zone is to encourage development and investment in the Historic Sandy Area by reducing the required minimum size and frontage requirements for a lot, as well as providing a reduction in required setbacks. In exchange for this flexibility, the Overlay details architectural and landscape requirements meant to promote development that complements and enhances the historic nature of the district. The specific requirements of lots within the Tier 1 area of the HSD Overlay Zone are as follows:

- Roofs with a 5:12 pitch or greater.
- Gable ends facing streets and alleys.
- Covered porches across 50% or more of the front elevation.
- Porches connected directly to sidewalks.
- Windows and doors occupy at least 25% of the front elevation.
- Dwelling Footprints not to occupy more than 50 percent of the lot.
- Primary Entrances that face a public street.
- Predominantly one exterior material of brick, stone, or masonry. Limited amounts of stucco may be considered.
- No vinyl or aluminum siding is allowed.
- Detached garages or recessed from the front façade by at least 10 feet.
- Compatible architectural design with surrounding area (Colonial, Bungalow, and Craftsman)

These design requirements are used during the building permit review process to ensure that homes are more compatible with historic structures in the area. A notice to purchasers will be added to the subdivision plat that will inform potential buyers of these lots that they were developed under the overlay. The notice is meant to inform purchasing parties of the additional design requirements that will be used during the review of any future building permit(s).

An additional requirement of the HSD Overlay Zone is that development plans must be presented before the Historic Preservation Committee for review. This review took place on March 12, 2025. The Committee approved the revised plans and found them to be more compatible with the neighborhood than the previous plans.



The Planning Commission must review and approve of the proposed building elevations which are found in Exhibit B.

Staff Concerns

Staff has reviewed the proposal for compliance with the underlying zoning as well as the HSD Overlay requirements and finds the plan to be within compliance.

The adjustment of the property line between lots will require the existing two-car garage that serves the north property be demolished. A replacement two-car garage must be provided for this home to ensure compliance with on-site parking requirements.

Recommendation

Staff recommends that the Planning Commission approve the revised architectural elevations for the Sandy Station Block 20 Subdivision located at 240 E 8960 S based upon the following findings and subject to the following conditions:

Findings:

1. That the proposed subdivision is an infill development that is supported in the Historic Sandy Neighborhood Plan.
2. That the Historic Committee has recommended approval of the revised building elevation.

Conditions:

1. That all previous conditions of approval for this subdivision remain in full force and effect for this development.

Planner:



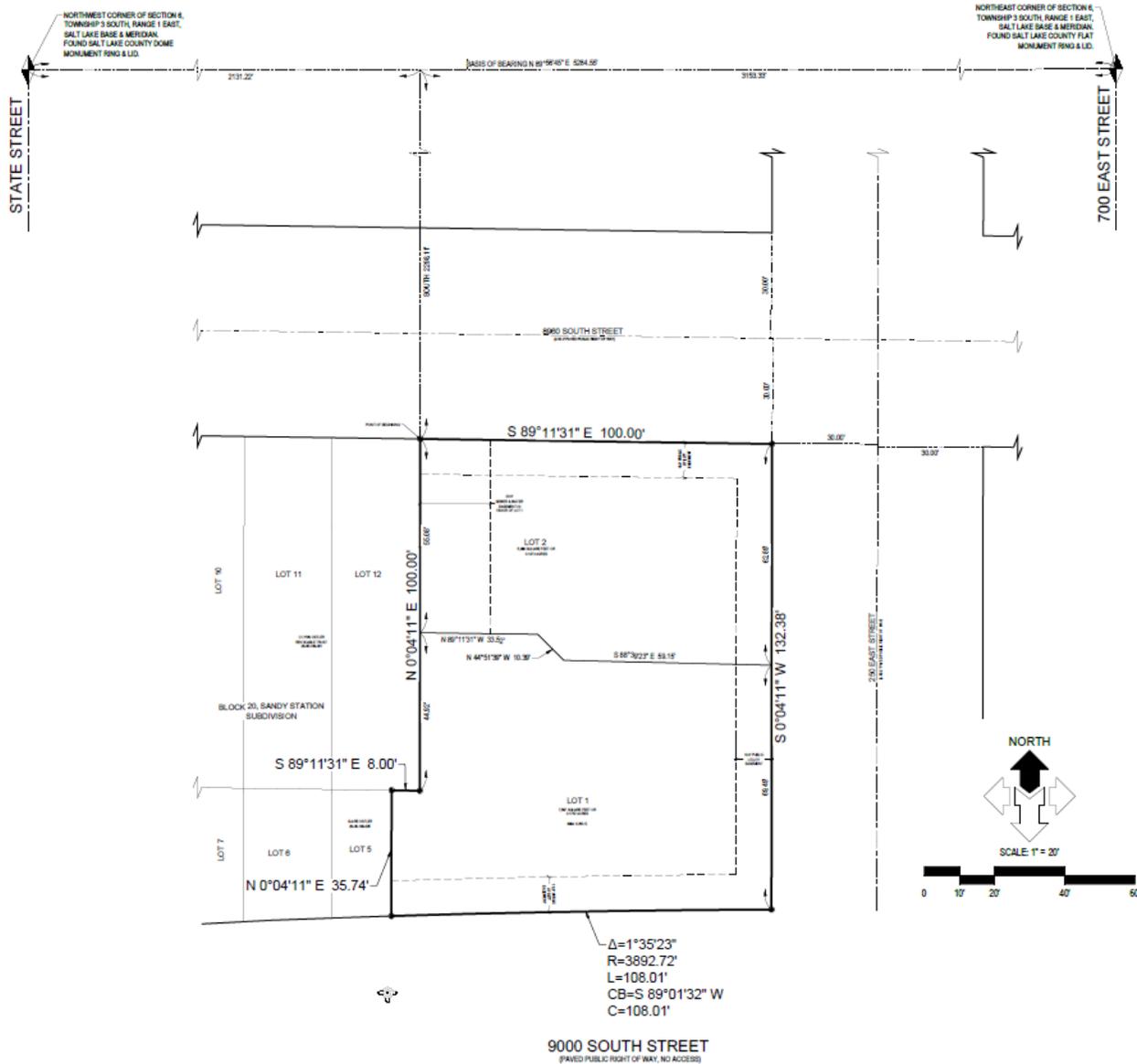
Thomas Irvin
Senior Planner

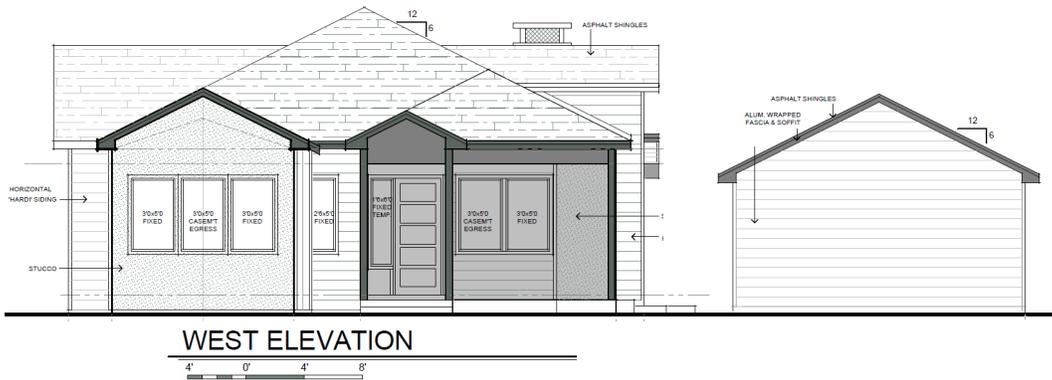
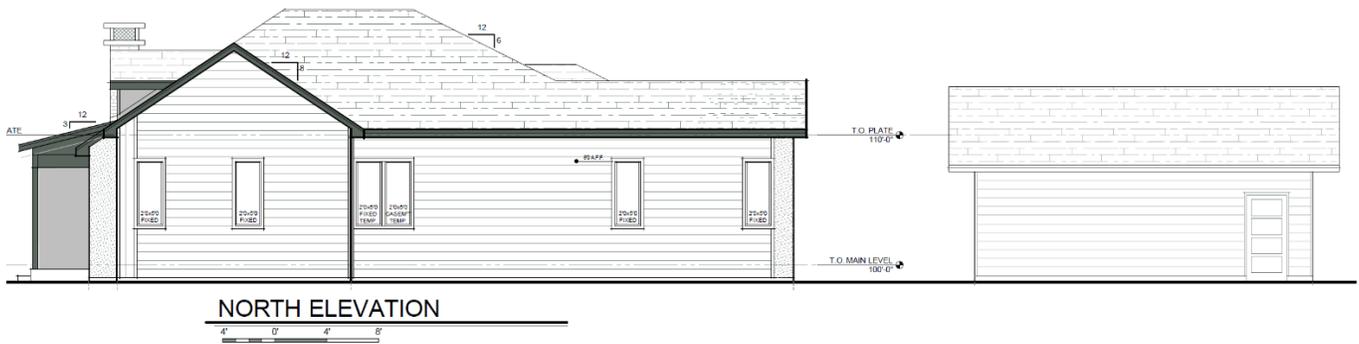
File Name: S:\USERS\PLN\STAFFRPT\2022\SUB09282022-006410 SANDY STATION BLOCK 20 SUBDIVISION\PC INFO\PC 5-1-25\SANDY STATION BLOCK 20 STAFF REPORT 2025 SUB09232022-006410.DOCX

Exhibit "A" – See the attached file for full information

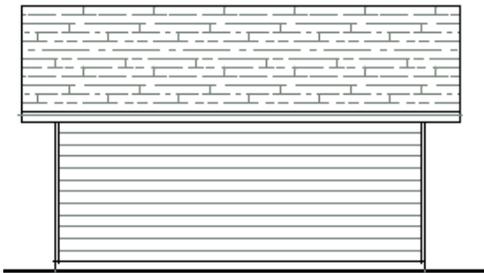
SANDY STATION BLOCK 20 SUBDIVISION

LOCATED IN THE NORTHWEST QUARTER OF SECTION 6,
TOWNSHIP 3 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN,
SANDY CITY, UTAH

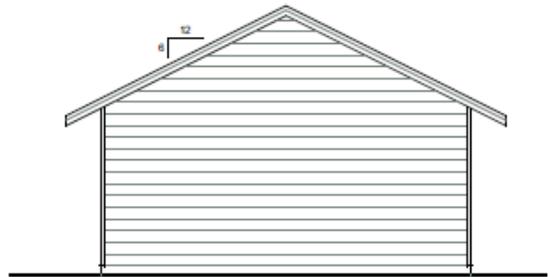




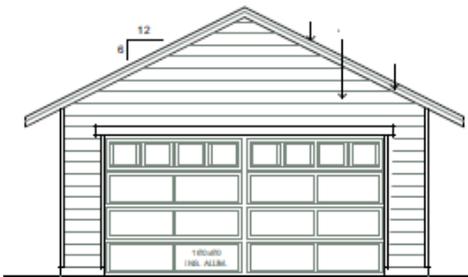
New Garage, 240 E 8960 S



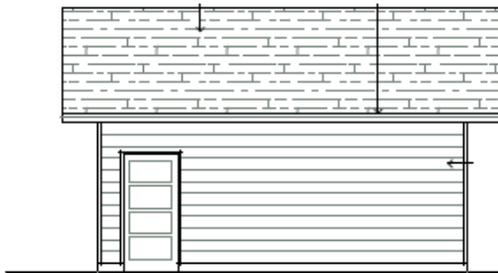
WEST ELEVATION



SOUTH ELEVATION



NORTH ELEVATION



EAST ELEVATION

250 EAST SANDY HOUSE

250 EAST 8982 SOUTH SANDY, UTAH 84070



GENERAL NOTES:

1. ALL WORK IS TO CONFORM WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE AND ALL OTHER CODES CURRENTLY ADOPTED BY THE GOVERNING BUILDING DEPARTMENT.
2. THE GENERAL CONTRACTOR SHALL VISIT THE SITE AND VERIFY ALL EXISTING CONDITIONS PRIOR TO UNDERTAKING CONSTRUCTION. ANY CONDITIONS THAT APPEAR TO CONFLICT WITH THE CONSTRUCTION DRAWINGS ARE TO BE PROMPTLY BROUGHT TO THE ATTENTION OF THE OWNER.
3. THE CONTRACTOR SHALL CROSS REFERENCE ALL DRAWINGS, DOCUMENTS & REPORTS PRODUCED FOR THE PROJECT PRIOR TO COMMENCING ALL WORK. ANY APPARENT DISCREPANCIES IN THE DOCUMENTS SHALL BE BROUGHT TO THE ATTENTION OF THE OWNER FOR CLARIFICATION PRIOR TO COMMENCING RELATED WORK.
4. THE GENERAL CONTRACTOR SHALL FOLLOW MANUFACTURER INSTRUCTIONS WHEN INSTALLING ALL SYSTEMS, COMPONENTS, EQUIPMENT, DOORS, WINDOWS, ROOFING, FINISH MATERIALS AND ALL OTHER MANUFACTURED PRODUCTS USED FOR THE PROJECT.
5. ALL FINAL COLOR AND FINISH MATERIAL SELECTIONS SHALL BE MADE BY THE OWNER.
6. NOTE THAT ALL WRITTEN DIMENSIONS SHALL TAKE PRECEDENCE OVER SCALED DIMENSIONS.

REQUIRED INSPECTIONS:

1. THE WEATHER-RESISTIVE BARRIER AND FLASHING ON THIS RESIDENCE MUST BE INSPECTED BY SANDY CITY PRIOR TO ANY INTERIOR OR EXTERIOR FINISH WORK.

RED MOUNTAIN BUILDERS
2003 EAGLE CREST DRIVE
DRAPER, UT 84060
redmtnbuilder@icloud.com
(801) 541-2777

RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

**SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
250 EAST 8982 SOUTH
SANDY, UTAH 84070**

PROJECT TEAM

PROPERTY OWNER:

JOE LLAVINA
8800 S. HARRISON STREET
SANDY, UT 84070
PH: 801.673.5599
EMAIL: llavina@americanloans.com

CONTRACTOR:

RED MOUNTAIN BUILDERS
ATT: MARK STEPHENSON
2003 EAGLE CREST DRIVE
DRAPER, UT 84020
PH: 801.541.2777
EMAIL: redmtnbuilder@icloud.com

STRUCTURAL ENGINEER:

S.D.A., Inc.
ATT: DOUG JONES
1705 N. HILL FIELD ROAD
LAYTON, UT 84041
PH: 801.776.6510
EMAIL: sdaincpc@gmail.com

PROJECT INFORMATION

PROPERTY ZONING:

SANDY CITY ZONING
R-1-8 (HISTORICAL)

BUILDING CODE:

2021 IRC

TYPE OF PROJECT:

RESIDENTIAL

USE OF PROPERTY:

SINGLE FAMILY RESIDENCE

OCCUPANCY:

OCCUPANCY GROUP 'R-3'

CONSTRUCTION TYPE:

V-N

GROSS SQUARE FOOTAGE:

LOWER LEVEL - GROSS LIVABLE: 1,590 SQ.FT. (R)
MAIN LEVEL - GROSS LIVABLE: 1,590 SQ.FT. (R)

TOTAL LIVABLE: 3,180 SQ.FT. (R)

DETACHED GARAGE: 520 SQ.FT. (U)

BUILDING SITE AREA:

7,697 SQ.FT. (0.177 ACRES)

SCHEDULE OF DRAWINGS

A0.0 COVER SHEET
A0.1 GENERAL NOTES
A0.2 MECHANICAL NOTES/ PROJECT SPECS
A1.0 SITE PLAN

01 CIVIL ENGINEERING COVER SHEET
02 PLAT
03 SITE DEMOLITION PLAN
04 SITE & UTILITIES PLAN
05 GRADING PLAN

A2.0 LOWER LEVEL FLOOR PLAN
A2.1 MAIN LEVEL FLOOR PLAN
A2.2 ROOF PLAN
A3.0 EXTERIOR ELEVATIONS
A3.1 EXTERIOR ELEVATIONS
A3.2 PERSPECTIVES
A4.0 BUILDING SECTIONS

A5.0 WALL SECTIONS / DETAILS
A6.0 ARCHITECTURAL DETAILS
A7.0 WINDOW INSTALLATIONS DETAILS

E1.0 LOWER LEVEL ELEC. / MECH. PLAN
E1.1 MAIN LEVEL ELEC. / MECH. PLAN

S1 FOOTING AND FOUNDATION PLAN
S2 MAIN FLOOR FRAMING PLAN
S3 MAIN LEVEL SHEAR WALL PLAN
S4 ROOF FRAMING PLAN
SD0 STRUCTURAL SCHEDULES & NOTES
SD1 STRUCTURAL DETAILS
SD2 STRUCTURAL DETAILS
SD3 STRUCTURAL DETAILS
SD4 STRUCTURAL DETAILS

DIFFERED SUBMITTALS BY CONTRACTOR:

1. FORCED AIR HEATING / COOLING SYSTEM DESIGN
2. SEALED & ZERO CLEARANCE GAS FIREPLACE IBO NO. AND SPECIFICATIONS / SEISMIC ATTACHMENT TO STRUCTURE
3. MANUFACTURER DETAILS AND ENGINEERING CALCULATIONS FOR ROOF TRUSSES

BACKFLOW PREVENTERS REQUIRED:

- (2) TOTAL - (1) MAIN CULINARY SHUT OFF & (1) LAWN SPRINKLERS

**NOTE: THE FOLLOWING
SYSTEMS MUST BE
SUBMITTED TO SANDY CITY
FOR APPROVAL PRIOR TO
ANY INSTALLATIONS**

COVER SHEET

A0.0

PROJECT GENERAL NOTES

- ALL CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE 2021 INTERNATIONAL RESIDENTIAL CODE (I.R.C.). THE CONTRACTOR SHALL BE RESPONSIBLE FOR COORDINATING ALL SUBCONTRACTORS TO MEET THESE REQUIREMENTS.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.
- THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
- THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE.
- THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
- AN APPROVED NUMBER OR ADDRESS SHALL BE PROVIDED FOR ALL NEW BUILDINGS IN SUCH A POSITION AS TO BE PLAINLY VISIBLE AND LEGIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY.
- PROTECT WOOD AGAINST DECAY AS NOTED AND REQUIRED BY CODE. WHERE PROTECTION IS REQUIRED WOOD MUST BE APPROVED TREATED OR DECAY RESISTANT.

A) WHEN WOOD JOISTS OR THE BOTTOM OF WOOD STRUCTURAL FLOORS ARE LOCATED CLOSER THAN 18 INCHES OR WOOD GIRDERS ARE LOCATED CLOSER THAN 12 INCHES TO EXPOSED GROUND IN CRAWL SPACES OR UNEXCAVATED AREAS LOCATED WITHIN THE PERIPHERY OF THE BUILDING FOUNDATION, PROTECTION IS REQUIRED. THE FLOOR ASSEMBLY, INCLUDING POSTS, GIRDERS JOISTS AND SUB FLOOR, SHALL BE APPROVED WOOD OF NATURAL RESISTANCE TO DECAY (AS LISTED IN I.R.C.) OR TREATED WOOD. UNDER FLOOR AREAS SHALL BE PROVIDED WITH AN ACCESS.

B) FOUNDATION PLATES OR SILLS AND SLEEPERS ON A CONCRETE OR MASONRY SLAB, WHICH IS IN DIRECT CONTACT WITH EARTH, AND SILLS WHICH REST ON CONCRETE OR MASONRY FOUNDATIONS, SHALL BE TREATED WOOD OR FOUNDATION REDWOOD, ALL MARKED OR BRANDED BY AN APPROVED AGENCY, WHERE NOT SUBJECT TO WATER SPLASH OR TO EXTERIOR MOISTURE AND LOCATED ON CONCRETE HAVING A MINIMUM THICKNESS OF 3 INCHES WITH AN IMPERVIOUS MEMBRANE INSTALLED BETWEEN CONCRETE AND EARTH, THE WOOD MAY BE UNTREATED AND OF ANY SPECIES.

C) COLUMNS AND POSTS LOCATED ON CONCRETE OR MASONRY FLOORS OR DECKS EXPOSED TO THE WEATHER OR TO WATER SPLASH OR IN BASEMENTS AND WHICH SUPPORT PERMANENT STRUCTURES SHALL BE SUPPORTED BY CONCRETE PIERS OR METAL PEDESTALS PROJECTING ABOVE FLOORS UNLESS APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED. THE PEDESTALS SHALL PROJECT AT LEAST 6 INCHES ABOVE EXPOSED EARTH AND AT LEAST 1 INCH ABOVE SUCH FLOORS. INDIVIDUAL CONCRETE OR MASONRY PIERS SHALL PROJECT AT LEAST 8 INCHES ABOVE EXPOSED GROUND UNLESS THE COLUMNS OR POSTS WHICH THEY SUPPORT ARE OF APPROVED WOOD OF NATURAL RESISTANCE TO DECAY OR TREATED WOOD IS USED.

D) WOOD USED IN CONSTRUCTION OF PERMANENT STRUCTURES AND LOCATED NEARER THAN 6 INCHES TO EARTH SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY, AS DEFINED IN I.B.C. WHERE LOCATED ON CONCRETE SLABS PLACED ON EARTH, WOOD SHALL BE TREATED WOOD OR WOOD OF NATURAL RESISTANCE TO DECAY.

E) WOOD FURRING OR FRAMING ATTACHED DIRECTLY TO THE INTERIOR OF EXTERIOR MASONRY OR CONCRETE WALLS BELOW GRADE EXCEPT WHERE AN APPROVED BARRIER IS INSTALLED BETWEEN THE WALL AND THE WOOD, SHALL BE TREATED OR RESISTANT TO DECAY.

- JOISTS UNDER AND PARALLEL TO BEARING PARTITIONS SHALL BE DOUBLED WHEN THE LENGTH OF SUCH WALL EXCEEDS 1/3 THE LENGTH OF JOIST 12'-0" AND LONGER WHEN USING FLOOR TRUSSES USES 2X4 BLOCKING AT 24" O.C.
- BRACE ALL EXTERIOR WALLS AND CROSS STUD PARTITIONS AT EACH END OF THE BUILDING AND AT LEAST EVERY 25'-0" OF LENGTH BY ONE OF THE FOLLOWING.
 - APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 1/16". COORDINATE WITH SHEAR WALL SCHEDULE.
- ALL STEEL COLUMNS IN WALLS SHALL RECEIVE 1/2" DIAMETER THREADED BOLTS WELDED TO THE COLUMN AT 2'-0" O/C VERTICAL. STUD WALLS SHALL START AND STOP AT COLUMN AND BOLT TO COLUMN. BOLTS SHALL EXTEND THROUGH TWO STUDS MINIMUM AT ALL LOCATIONS EXCEPT AT WINDOWS AT EXTERIOR WALL. BOLTS MAY EXTEND THROUGH ONE STUD.
- FIRE BLOCKING SHALL BE CONSTRUCTED OF 2" NOMINAL LUMBER OR (2) THICKNESS OF 1" NOMINAL LUMBER WITH BROKEN LAP JOINTS OR OTHER MATERIALS APPROVED OR TESTED. FIRE BLOCKING SHALL BE PROVIDED AT LOCATIONS AS FOLLOWS.
 - IN CONCEALED SPACES OF STUD WALLS AND PARTITIONS, INCLUDING FURRED SPACES, AT THE CEILING AND FLOOR LEVELS AND AT 10-FOOT INTERVALS BOTH VERTICAL AND HORIZONTAL.
 - AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND CEILING CEILINGS.
 - IN CONCEALED SPACES BETWEEN STAIR STRINGERS AT THE TOP AND BOTTOM OF THE RUN AND BETWEEN STUDS ALONG AND IN LINE WITH THE RUN OF STAIRS IF THE WALLS UNDER THE STAIRS ARE UNFINISHED.
 - IN OPENINGS AROUND VENTS, PIPES, DUCTS, CHIMNEYS, FIREPLACES, AND SIMILAR OPENINGS WHICH AFFORD A PASSAGE FOR FIRE AT CEILING AND FLOOR LEVELS, WITH NON COMBUSTIBLE MATERIALS.
 - AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.
 - WHERE WOOD SLEEPERS ARE USED FOR LAYING WOOD FLOORING ON MASONRY OR CONCRETE FIRE-RESISTIVE FLOORS, THE SPACE BETWEEN THE FLOOR SLAB AND THE UNDERSIDE OF THE WOOD FLOORING SHALL BE FILLED WITH NON COMBUSTIBLE MATERIAL OR FIRE BLOCKED IN SUCH A MANNER THAT THERE WILL BE NO OPEN SPACES UNDER THE FLOORING WHICH WILL EXCEED 100 SQUARE FEET IN AREA AND SUCH SPACE SHALL BE FILLED SOLIDLY UNDER ALL PERMANENT PARTITIONS SO THAT THERE IS NO COMMUNICATION UNDER THE FLOORING BETWEEN ADJOINING ROOMS.

- CRAWL SPACE ACCESS AND ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R408.3 AND SECTION R807.
 - CRAWL SPACE ACCESS SHALL BE MINIMUM 18 INCH BY 24 INCH OPENING UNOBSTRUCTED BY PIPES, DUCTS, AND SIMILAR CONSTRUCTION. ALL UNDER-FLOOR ACCESS OPENINGS SHALL BE EFFECTIVELY SCREENED OR COVERED. PIPES, DUCTS, AND OTHER CONSTRUCTION SHALL NOT INTERFERE WITH THE ACCESSIBILITY TO OR WITHIN UNDER-FLOOR AREAS. WHERE MECHANICAL EQUIPMENT IS LOCATED UNDER FLOORS SEE I.R.C. SECTION M1305.14 FOR ACCESS REQUIREMENTS.
 - ATTIC ACCESS OPENING SHALL BE PROVIDED TO ATTICS OF BUILDINGS WITH COMBUSTIBLE CEILING OR ROOF CONSTRUCTION THAT EXCEEDS 30 SQUARE FEET AND HAVE A VERTICAL HEIGHT OF 30 INCHES OR GREATER. THE OPENING SHALL BE LOCATED IN A CORRIDOR, HALLWAY OR OTHER READILY ACCESSIBLE LOCATION. THE ROUGH FRAME OPENING SHALL NOT BE LESS THAN 22 INCHES X 30 INCHES. A 30 INCH MINIMUM UNOBSTRUCTED HEADROOM IN THE ATTIC SPACE SHALL BE PROVIDED ABOVE THE OPENING. SEE I.R.C. SECTION R807. FOR ACCESS REQUIREMENTS WHERE MECHANICAL EQUIPMENT IS LOCATED IN ATTICS.

- ROOF AND UNDER FLOOR VENTILATION SHALL MEET THE FOLLOWING REQUIREMENTS.

A) UNDER FLOOR AREAS SHALL BE VENTILATED BY OPENINGS INTO THE UNDER FLOOR AREA WALLS. SUCH OPENINGS SHALL HAVE A NET AREA OF NOT LESS THAN 1 SQUARE FOOT FOR EACH 150 SQUARE FEET OF UNDER FLOOR AREA. ONE SUCH VENTILATION OPENING SHALL BE WITHIN 3 FEET OF EACH CORNER OF THE BUILDING. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT WIRE MESH WITH MESH OPENINGS OF 1/8 INCH IN DIMENSION OR OTHER APPROVED MATERIAL AS PER I.R.C. TWO REFERENCE OF EXCEPTIONS ARE AS FOLLOWS.

1) THE TOTAL AREA OF VENTILATION OPENINGS MAY BE REDUCED TO 1/1,500 OF UNDER FLOOR AREA WHERE GROUND SURFACE IS TREATED WITH AN APPROVED VAPOR BARRIER AND THE REQUIRED OPENINGS ARE PLACED SO AS TO CREATE A CROSS VENTILATION OF THE SPACE.

2) UNDER FLOOR AREAS VENTILATED BY AN APPROVED MECHANICAL MEANS AT A RATE OF 1.0 CFM FOR EACH 50 SQUARE FEET OF UNDER FLOOR SPACE, CONTINUOUSLY OPERATED, AND THE GROUND SURFACE IS COVERED WITH AN APPROVED BARRIER.

B) ROOF VENTILATION: ENCLOSED ATTICS AND ENCLOSED RAFTER SPACES FORMED WHERE CEILINGS ARE APPLIED DIRECTLY TO THE UNDERSIDE OF ROOF RAFTERS SHALL HAVE CROSS VENTILATION FOR EACH SEPARATE SPACE BY VENTILATING OPENINGS PROTECTED AGAINST THE ENTRANCE OF RAIN AND SNOW. THE NET FREE VENTILATING AREA SHALL NOT BE LESS THAN 1/150 OF THE AREA OF THE SPACE VENTILATED EXCEPT AS PER I.R.C. EXCEPTIONS. THE OPENINGS SHALL BE COVERED WITH CORROSION RESISTANT METAL MESH WITH MESH OPENINGS OF NOT LESS THAN 1/8" NOT GREATER THAN 1/4" IN DIMENSION.

- MASONRY VENEERS INSTALLATION AND CONSTRUCTION SHALL COORDINATE WITH STANDARD CONSTRUCTION DETAILS, STRUCTURAL SEISMIC PROVISIONS AND ALL APPLICABLE CODE PROVISIONS. STONE VENEER SHALL HAVE A MAX. THICKNESS OF 4 INCHES. MASONRY INSTALLATIONS SHALL MEET THE FOLLOWING REQUIREMENTS.

A) MASONRY VENEERS SHALL BE SUPPORTED ON STEEL ANGLE BOLTED TO FOUNDATION, STEEL ANGLES SHALL BE A MIN. 6 INCHES X 4 INCHES X 5/16 INCHES W/ LONG LEG PLACED VERTICALLY, ANGLE TO BE BOLTED INTO FDTN. WALL W/ 1/2 INCH DIA. X 3 INCHES EXPANSION ANCHORS @ 24" O.C.

WHERE STL. ANGLES ARE BOLTED TO FRAMING THE FOLLOWING SHALL APPLY: ANGLE SHALL BE ANCHORED TO DBL. 2 INCH X 4 INCH WOOD STUDS AT A MAX. ON-CENTER SPACING OF INCHES. ANCHORAGE OF THE STL. ANGLE AT EVERY DOUBEL STUD SPACING SHALL BE A MIN. OF (2) 7/16 INCH DIA. X 4 INCH LAG SCREWS. STL. ANGLE SHALL HAVE A MIN. CLEARANCE TO UNDERLYING CONCRETE OF 1/16 INCH. A MIN. OF TWO-THIRDS THE WIDTH OF THE MASONRY VENEER THICKNESS SHALL BEAR ON THE STL. ANGLE.

B) FLASHING: FLASHING SHALL CORROSION RESISTANT AND SHALL BE LOCATED BENEATH THE FIRST COURSE OF MASONRY ABOVE FINISH GROUND LEVEL, ABOVE THE FOUNDATION WALL OR SLAB AND ALL OTHER POINTS OF SUPPORT, INC. STRUCTURAL FLOORS, SHELF ANGLES AND LINTELS. WHEN MASONRY VENEERS ARE DESIGNED IN ACCORDANCE WITH IRC SECTION R703.7.3.1 SEE SECTION R703.7.3.1 FOR ADDITIONAL REQUIREMENTS. FLASHING SHALL BE PROVIDED AT LOCATIONS IN THE EXTERIOR WALL ENVELOPE AS REQUIRED TO PREVENT THE ENTRY OF WATER INTO THE BUILDING. FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH.

C) WEEP HOLES: WEEP HOLES SHALL BE PROVIDED AT 33 INCHES O.C. - MAX., SHALL BE LOCATED DIRECTLY ABOVE STL ANGLE WHERE NO FLASHING IS REQUIRED OR DIRECTLY ABOVE FLASHING OR COUNTER-FLASHING WHEN REQUIRED. WEEP HOLES SHALL NOT BE LESS THAN 3/16 INCH IN DIAMETER.

D) MAXIMUM HEIGHT OF STONE VENEER ABOVE A SUPPORTING STL. ANGLE SHALL BE 12 FEET, 8 INCHES.

E) THE AIR SPACE SEPARATING MASONRY VENEER FROM EXTERIOR WALL SHEATHING SHALL BE 1 INCHES.

F) MASONRY VENEERS SHALL BE ANCHORED TO THE SUPPORTING WALL WITH CORROSION RESISTANT METAL TIES. TIES SHALL BE W1.7 (NO. 9 U.S. GAGE; 0.148 IN.) W/ HOOK EMBEDDED IN MORTAR JOINT. TIE FASTNERS SHALL BE 8d COMMON NAIL (2 1/2 IN. X 0.131 IN.). TIES TO BE EMBEDDED IN MORTAR OR GROUT AND EXTEND INTO THE VENEER A MIN. OF 1 1/2", WITH NOT LESS THAN 5/8 IN. MORTAR OR GROUT COVER TO OUTSIDE FACE. EA. TIE SHALL SUPPORT NOT MORE THAN 2.0 SQ.FT. OF WALL AREA AND SHALL BE SPACED NOT MORE THAN 32 IN. O.C. HORIZONTALLY AND 24 IN. O.C. VERTICALLY.

TIES AROUND WALL OPENINGS GREATER THAN 16 IN. IN EITHER DIRECTION SHALL BE SPACED NOT MORE THAN 3 FT. O.C. AND PLACED WITHIN 12 IN. OR OPENING.

G) THE VENEER SHALL BE SEPARATED FROM THE SHEATHING BY AN AIR SPACE OF A MINIMUM OF 1 INCH BUT NOT MORE THAN 4.5 INCHES. A WEATHER MEMBRANE IS NOT REQUIRED OVER WATER-REPELLENT SHEATHING. THE AIR SPACE BETWEEN THE VENEER AND THE SHEATHING MAY BE FILLED WITH GROUT OR MORTAR AS LONG AS THE SHEATHING IS COVERED WITH AN APPROVED WEATHER RESISTANT MEMBRANE.

E) MASONRY VENEERS ABOVE OPENINGS SHALL BE SUPPORTED ON LINTELS OF NON-COMBUSTIBLE MATERIALS. THE LINTELS SHALL HAVE A LENGTH OF BEARING OF NOT LESS THAN 4 INCHES. STL. LINTELS SHALL BE SHOP COATED WITH A RUST-INHIBITED PAINT, EXCEPT FOR LINTELS MADE OF CORROSION RESISTANT STEEL OR STEEL TREATED WITH COATINGS TO PROVIDE CORROSION RESISTANCE. CONSTRUCTION OF OPENINGS SHALL COMPLY WITH EITHER IRC SECTION R703.7.3.1 OR R703.3.2. THE ALLOWABLE SPAN OF LINTELS SPAN SHALL NOT EXCEED THE VALUES SET FORTH IN TABLE R703.7.3.1 OF THE IRC. THE MAX. SPAN OF LINTELS SHALL BE EXCEED 18 FT. 3 INCHES, REFER TO IRC FIGURE R703.7.3.2.

(1) PROVIDE A MIN. LENGTH OF 18 IN. OF MASONRY VENEER ON EACH SIDE OF OPENING.

(2) PROVIDE A MIN. 5 INCH X 3 1/2 IN. X 5/16 IN. STL. ANGLE ABOVE THE OPENING AND SHORE FOR A MIN. OF 7 DAYS AFTER INSTALLATION.

(3) PROVIDE DOUBLE-WIRE JOINT REINFORCEMENT EXTENDING 12 IN. BEYOND EA. SIDE OF THE OPENING. LAP SPLICES OF JOINT REINFORCEMENT A MIN. OF 12 IN.. COMPLY WITH ONE OF THE FOLLOWING;

(a) DOUBLE-WIRE JOINT REINFORCEMENT SHALL BE 3/16 IN. DIAMETER AND SHALL BE PLACED IN THE FIRST TWO BED JOINTS ABOVE THE OPENING.

(b) DOUBLE-WIRE JOINT REINFORCEMENT SHALL BE 9 GAUGE (0.144 IN.) AND SHALL BE PLACED IN THE FIRST THREE BED JOINTS ABOVE THE OPENING.

(4) PROVIDE THE HEIGHT OF MASONRY VENEER ABOVE OPENING IN ACCORDANCE WITH IRC TABLE R703.7.3.2.

F) PROVIDE WEATHER RESISTANT SHEATHING PAPER UNDER ALL STONE OR BRICK VENEER ON STUDS OR SHEATHING.

- STAIR CONSTRUCTION SHALL MEET THE FOLLOWING REQUIREMENTS.

A) THE MINIMUM STAIRWAY WIDTH SHALL NOT BE LESS THAN 36 INCHES CLEAR WIDTH. HANDRAILS MAY NOT PROJECT INTO THE REQUIRED WIDTH REFER TO FLOOR PLANS & STAIR SECTIONS.

B) THE MAXIMUM STAIR RISER HEIGHT SHALL NOT EXCEED 8 INCHES AND THE MINIMUM STAIR TREAD DEPTH SHALL BE 11 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS. THE GREATEST RISER HEIGHT OR TREAD DEPTH SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

C) LANDINGS: EVERY LANDING SHALL HAVE A DIMENSION NOT LESS THAN THE STAIRWAY. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

D) ENCLOSED ACCESSIBLE SPACE UNDER STAIRS SHALL RECEIVE 5/8" TYPE 'X' GYPSUM BOARD.

E) HEADROOM: EVERY STAIRWAY SHALL HAVE A MINIMUM HEADROOM CLEARANCE IN ALL PARTS OF THE STAIR OF NOT LESS THAN 6 FEET 8 INCHES. SUCH CLEARANCES SHALL BE MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOBING OR FROM THE FLOOR SURFACE OF THE LANDING.

WINDER STAIRS: MINIMUM TREAD DEPTH SHALL BE 10" AT A POINT 12" FROM THE NARROW SIDE OF THE STAIR - TREAD DIMENSION AT THE 12" WALK LINE SHALL NOT FLUCTUATE MORE THAN 3/8" WHEN STAIRS INCORPORATE MULTIPLE WINDER TREADS.

- HANDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS.

A) HANDRAILS SHALL BE MOUNTED A MINIMUM OF 34 INCHES AND A MAXIMUM OF 38 INCHES ABOVE THE NOSING OF THE TREAD AND SHALL BE PROVIDED ON BOTH SIDES OF STAIR. ALL REQUIRED HANDRAILS SHALL BE CONTINUOUS THE FULL LENGTH OF THE STAIRS WITH TWO OR MORE RISERS FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER. ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS. BOLUTES, TURNOUT OR STARTING EASING SHALL BE ALLOWED OVER THE LOWEST TREAD.

B) THE HAND GRIP PORTION OF HANDRAILS SHALL HAVE A CIRCULAR CROSS SECTION OF 1 1/4 INCHES MINIMUM TO 1 1/2 INCHES MAXIMUM. OTHER HANDRAIL SHAPES THAT HAVE AN EQUIVALENT GRASPING SURFACE ARE PERMISSIBLE, SEE BUILDING CODE. EDGES SHALL HAVE A MINIMUM RADIUS OF 1/8 INCH.

C) HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCHES BETWEEN THE WALL AND THE HANDRAIL.

D) REFER TO FLOOR PLANS & STAIR SECTIONS FOR RAILING EXTENSIONS AT THE TOP & BOTTOM OF STAIR.

- GUARDRAILS SHALL MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R316.

A) GUARDRAILS ARE REQUIRED AT ALL PORCHES, BALCONIES OR RAISED FLOOR SURFACES LOCATED MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW AND SHALL BE NOT LESS THAN 36 INCHES IN HEIGHT. OPEN SIDES OF STAIRS WITH A TOTAL RISE OF MORE THAN 30 INCHES ABOVE THE FLOOR OR GRADE BELOW SHALL HAVE GUARDS NOT LESS THAN 34 INCHES IN HEIGHT MEASURED VERTICALLY FROM THE NOSING OF THE TREAD.

B) REQUIRED GUARDS ON OPEN SIDES OF STAIRWAYS, RAISED FLOOR AREAS, BALCONIES, ETC. SHALL HAVE INTERMEDIATE RAILS OR ORNAMENTAL CLOSURES THAT DO NOT ALLOW PASSAGE OF A SPHERE 4 INCHES IN DIAMETER. REQUIRED GUARDS SHALL NOT BE CONSTRUCTED WITH HORIZONTAL RAILS OR OTHER ORNAMENTAL PATTERN THAT RESULTS IN A LADDER AFFECT.

C) THE TRIANGLE OPENINGS FORMED BY THE RISER, TREAD, AND BOTTOM RAIL OF A GUARD AT THE OPEN SIDE OF A STAIRWAY ARE PERMITTED TO BE OF SUCH A SIZE THAT A SPHERE 6 INCHES IN DIAMETER CANNOT PASS THROUGH.

- THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL HANDRAILS, GRABRAILS, FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.

- SAFETY GLAZING SHALL BE INSTALLED IN HAZARDOUS LOCATIONS AND SHALL MEET THE FOLLOWING REQUIREMENTS.

A) EACH PANE OF GLASS INSTALLED IN HAZARDOUS LOCATIONS SHALL BE PERMANENTLY IDENTIFIED BY MANUFACTURER, DESIGNATING THE TYPE, THICKNESS, AND SAFETY GLAZING STANDARD. THE LABEL SHALL BE ACID ETCHED, SANDBLASTED, CERAMIC FIRED OR EMBOSSED ON GLASS AND BE VISIBLE WHEN THE UNIT IS GLAZED.

B) PROVIDE SAFETY GLAZING IN ALL DOORS INCLUDING SIDE HINGED DOORS, SLIDING DOORS, SLIDING PANELS, BIFOLD DOORS, STORM DOORS, FIXED OR OPERABLE PANELS ADJACENT TO A DOOR WHERE THE NEAREST EXPOSED EDGE OF THE GLAZING IS WITHIN A 24 INCH ARC OF EITHER VERTICAL EDGE OF THE DOOR IN A CLOSED POSITION AND WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

C) PROVIDE SAFETY GLAZING IN WALLS ENCLOSING STAIRWAY LANDINGS OR WITHIN 60 INCHES OF THE TOP OR BOTTOM OF STAIRWAYS WHERE THE BOTTOM EDGE OF THE GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

D) PROVIDE SAFETY GLAZING IN DOORS AND ENCLOSURES FOR HOT TUBS, WHIRLPOOLS, SAUNAS, STEAM ROOMS, BATHTUBS, AND SHOWERS. GLAZING IN ANY PORTION OF A BUILDING WALL ENCLOSING THESE COMPARTMENTS WHERE THE BOTTOM EXPOSED EDGE OF THE GLAZING IS LESS THAN 60 INCHES ABOVE A STANDING OR WALKING SURFACE.

E) PROVIDE SAFETY GLAZING IN RAILINGS REGARDLESS OF AN AREA OF HEIGHT.

F) PROVIDE SAFETY GLAZING IN WALLS AND FENCES ENCLOSING SWIMMING POOLS OR HOT TUBS WHERE THE BOTTOM EDGE OF THE POOL OR SPA GLASS IS LESS THAN 60 INCHES ABOVE THE WALKING SURFACE.

G) PROVIDE SAFETY GLAZING IN FIXED OR OPERABLE PANELS THAT MEETS ALL OF THE FOLLOWING CONDITIONS: AREAS GREATER THAN 9 SQUARE FEET, BOTTOM EDGE LESS THAN 18 INCHES ABOVE THE FLOOR, TOP EDGE GREATER THAN 36 INCHES ABOVE FLOOR, AND WITHIN 36 INCHES OF WALKING SURFACE.

- COORDINATE WITH MECHANICAL AND PLUMBING PLANS FOR ALL EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH MECHANICAL AND PLUMBING FIXTURE SCHEDULES. COORDINATE WITH MECHANICAL AND PLUMBING KEY NOTES, INTERNATIONAL RESIDENTIAL CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

- COORDINATE WITH ELECTRICAL PLANS FOR ALL ELECTRICAL SWITCHES, SCHEMATIC WIRING, EQUIPMENT AND FIXTURE LOCATIONS. COORDINATE WITH ELECTRICAL FIXTURE SCHEDULES. COORDINATE WITH ELECTRICAL KEY NOTES, INTERNATIONAL RESIDENTIAL CODE AND RELATED CODES FOR INSTALLATION REQUIREMENTS.

- PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK.

- APPROVED CORROSION RESISTANT FLASHING SHALL BE APPLIED IN SUCH A MANNER TO PREVENT ENTRY OF WATER INTO THE WALL CAVITY OR PENETRATION OF WATER TO THE BUILDING STRUCTURAL FRAMING COMPONENTS. THE FLASHING SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH. APPROVED CORROSION-RESISTANT FLASHINGS SHALL BE INSTALLED AT THE FOLLOWING LOCATIONS.

A) EXTERIOR WINDOW AND DOOR OPENINGS. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL EXTEND TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. FLASHING AT EXTERIOR WINDOW AND DOOR OPENINGS SHALL BE INSTALLED IN ACCORDANCE WITH ONE OR MORE OF THE FOLLOWING;

(1) THE PENETRATION MANUFACTURER'S INSTALLATION AND FLASHING INSTRUCTIONS, OR FOR THE APPLICATIONS NOT ADDRESSED IN THE PENETRATION MANUFACTURER'S INSTRUCTIONS, IN ACCORDANCE WITH THE FLASHING MANUFACTURER'S, WHERE FLASHING INSTRUCTIONS OR DETAILS ARE NOT PROVIDED, PAN FLASHING SHALL BE INSTALLED AT THE SILL OF EXTERIOR WINDOW AND DOOR OPENINGS. PAN FLASHING SHALL BE SEALED OR SLOPED IN SUCH A MANNER AS TO DIRECT WATER TO THE SURFACE OF THE EXTERIOR WALL FINISH OR TO THE WATER-RESISTIVE BARRIER FOR SUBSEQUENT DRAINAGE. OPENINGS USING PAN FLASHING SHALL ALSO INCORPORATE FLASHING OR PROTECTION AT THE HEAD AND SIDES.

(2) IN ACCORDANCE WITH THE FLASHING DESIGN OR METHOD OR A REGISTERED DESIGN PROFESSIONAL.

(3) IN ACCORDANCE WITH OTHER APPROVED METHODS.

B) AT THE INTERSECTION OF CHIMNEYS OR OTHER MASONRY CONSTRUCTION WITH FRAME OR STUCCO WALLS, WITH PROJECTING LIPS ON BOTH SIDES UNDER STUCCO COPINGS.

C) UNDER AND AT THE ENDS OF MASONRY, WOOD OR METAL COPINGS AND SILLS.

D) CONTINUOUSLY ABOVE ALL PROJECTING WOOD TRIMS.

E) WHERE EXTERIOR PORCHES, DECKS OR STAIRS ATTACH TO A WALL OR FLOOR ASSEMBLY OF WOOD FRAME CONSTRUCTION.

F) AT WALL AND ROOF INTERSECTIONS.

G) AND AT BUILT-IN GUTTERS.

- FIBER CEMENT SIDING

PANEL SIDING: FIBER-CEMENT PANELS SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1186, TYPE A, MIN. GRADE II. PANELS SHALL BE INSTALLED WITH THE LONG DIMENSION EITHER PARALLEL OR PERPENDICULAR TO FRAMING. VERTICAL JOINTS SHALL OCCUR OVER FRAMING MEMBERS AND SHALL BE SEALED WITH CAULKING COVERED WITH BATTENS OR SHALL BE DESIGNED TO COMPLY WITH IRC SECTION R703.1. PANEL SIDING SHALL BE INSTALLED WITH FASTNERS ACCORDING TO IRC TABLE R703.4 OR APPROVED MANUFACTURER'S INSTRUCTIONS.

LAP SIDING: FIBER-CEMENT LAP SIDING HAVING A MIN. WIDTH OF 12 IN. SHALL COMPLY WITH THE REQUIREMENTS OF ASTM C 1186, TYPE A, MIN. GRADE II. LAP SIDING SHALL BE LAPPED A MIN. OF 1 1/4 IN. AND LAP SIDING NOT HAVING TONGUE AND GROOVE END JOINTS SHALL HAVE THE ENDS SEALED WITH CAULKING, INSTALLED WITH AN H-SECTION JOINT COVER, LOCATED OVER A STRIP OF FLASHING OR SHALL BE DESIGNED TO COMPLY WITH IRC SECTION R703.1. LAP SIDING COURSES MAY BE INSTALLED WITH THE FASTENER HEADS EXPOSED OR CONCEALED, ACCORDING TO IRC TABLE R703.4 OR APPROVED MANUFACTURER'S INSTRUCTIONS.

RED MOUNTAIN BUILDERS
2003 EAGLE CREST DRIVE
DRAPER, UT 84060
redmtnbuilder@icloud.com
(801) 541-2777

RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
250 EAST 8982 SOUTH
SANDY, UTAH 84070

GENERAL NOTES

A0.1

ELECTRICAL NOTES

1. THE ELECTRICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH 2021 IRC AND 2021 IECC AND ALL OTHER LOCAL, STATE, OR NATIONAL CODES ADOPTED BY THE BUILDING AUTHORITY. THE CONTRACTOR SHALL PERFORM ALL WORK IN CONFORMITY WITH THESE REGULATIONS WHETHER OR NOT SUCH WORK IS SPECIFICALLY SHOWN ON THE DRAWINGS.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FURNISH AND INSTALL FEEDERS, PANELS, BOARDS, RELAY BRANCH CIRCUIT WIRING, CONDUITS, WIRE, METER BASES, COMPLETE WIRING FOR MOTORS, EXHAUST FANS, LOW VOLTAGE CONNECTIONS FOR HVAC EQUIPMENT, SPECIALTY LIGHTING FIXTURES, OUTLET BOXES, COVER PLATES, WALL SWITCHES, FIXTURES, RECEPTACLES, ETC.
3. ALL DRAWINGS INDICATE LOCATIONS AS DIAGRAMMATIC. LOCATIONS SHALL BE PER APPROPRIATE CODES AND OWNER. CONTRACTOR TO COORDINATE WITH MECHANICAL CONTRACTOR FOR ALL POWER REQUIREMENTS.
4. ELECTRICAL SERVICE CAPACITY AND SIZE SHALL BE COMPUTED BY METHOD INDICATED IN THE I.R.C. AND NOTIONAL ELECTRICAL CODE. PANELS OR CABINETS ENCLOSING FUSES, CIRCUIT BREAKERS, SWITCHES OR THEIR ELECTRICAL SERVICE EQUIPMENT SHALL BE IN A INCONSPICUOUS ACCESSIBLE AND PROTECTED LOCATION. ELECTRICAL PANEL CLEARANCES TO BE A MINIMUM 30" WIDTH, 36" DEPTH AND 6'-6" FROM FLOOR TOP. ELECTRICAL METER BASE SHALL BE LOCATED IN AN AREA THAT IS PROTECTED FROM OUTSIDE WEATHER. (I.R.C. E3305)
5. ALL RECEPTACLES LOCATED WITH THE FOLLOWING CONDITIONS TO BE GFCI PROTECTED: ALL KITCHEN COUNTERS, IN BATHROOMS, OUTSIDE AT GRADE LEVEL, UNFINISHED BASEMENTS, AND IN GARAGES. GARAGE RECEPTACLES TO BE 18" ABOVE FINISHED FLOOR. (I.R.C. E3802)
6. ALL SWITCHES, RECEPTACLES, TELEPHONE JACKS AND CATV JACKS TO BE "LEVITON" 5601 ROCKER SERIES IN WHITE. DIMMER SWITCHES TO BE "LUTRON" DIVA ROCKER SERIES IN WHITE. HEIGHT OF LIGHT SWITCHES FROM FINISHED FLOOR TO TOP OF SWITCH TO BE 48" TYPICAL UNLESS NOTED OTHERWISE. THE MOUNTING FROM THE FINISH FLOOR TO THE CENTER OF OUTLETS INCLUDING TELEPHONE, CATV, ETC. SHALL BE 12" TYPICAL. AT DESKS AND OTHER SURFACES THE OUTLETS SHALL BE 10" TO CENTERLINE ABOVE SURFACE. SWITCHES, OUTLETS, TELEPHONE, CATV, ETC. LOCATIONS SHALL BE APPROVED PRIOR TO COMMENCEMENT OF WIRING.
7. UNLESS NOTED OTHERWISE LOCATE AND INSTALL ONE (1) GFCI WEATHER PROTECTED RECEPTACLE AT GRADE LEVEL AND OUTSIDE AT SOFFIT AT EACH EXTERIOR DOOR.
8. ALL FIXTURES SHALL HAVE A U.L. LABEL LISTING. IF NOT U.L. LISTED FIXTURE SHALL NOT BE USED. ALL RECESS DOWN LIGHTS TO BE THERMALLY RATED, AND ALL CAST IN PLACE FIXTURES TO BE INCLUDED IN BASE BID. ALL RECESSED DOWN LIGHTS TO BE INCLUDED IN BASE BID WITH TRIM RINGS AS SELECTED BY DESIGNER OR OWNER. ALL LIGHT SIN CLOSETS SHALL MEET I.R.C. E3903.8 - E3903.10 REQUIREMENTS.
9. SMOKE DETECTORS TO BE HARD WIRED TO BUILDING CIRCUIT WITH BATTERY BACK UP. PROVIDE SMOKE DETECTORS AT ALL BUILDING LEVELS, IN ALL BEDROOMS, ACCESS TO ALL BEDROOMS, ETC. (I.R.C. R317)

MECHANICAL NOTES

1. THE MECHANICAL SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH 2021 IRC AND 2021 IMC AND ALL OTHER LOCAL, STATE OR NATIONAL CODES ADOPTED BY THE BUILDING AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.
2. THE MECHANICAL CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE MECHANICAL INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNER'S ACCEPTANCE. THE CONTRACTOR SHALL SUPPLY THE OWNER WITH OPERATION AND MAINTENANCE MANUALS.
3. VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITIONS AND ANY INTERFERENCE.
4. DRYER EXHAUST DUCT TO BE VENTED TO EXTERIOR. DUCTS TO BE RIGID ALUMINUM WITH SMOOTH INTERIOR SURFACES. NO METAL SCREWS OR FASTENERS SHALL PENETRATE INTO THE DUCT. JOINTS TO RUN IN DIRECTION OF AIR FLOW. MAXIMUM LENGTH OF THE DUCT SHALL NOT EXCEED 25' (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 6 FEET FOR EACH 90 DEGREE BEND. TRANSITION DUCTS SHALL NOT BE CONCEALED WITH IN CONSTRUCTION. (I.R.C. M1501)
5. BATHROOM EXHAUST DUCT WORK TO BE ALUMINUM, GALVANIZED STEEL OR APPROVED FIBROUS GLASS. KITCHEN HOOD EXHAUST DUCTS TO BE GALVANIZED STEEL, STAINLESS STEEL OR COPPER. DUCTS TO BE AIR TIGHT AND EQUIPPED WITH A BACK DRAFT DAMPER. ALL DUCTS TO TERMINATE AT OUTSIDE. (I.R.C. M1502 & M1505)
6. LINE VOLTAGE AND LOW VOLTAGE CONTROL WIRING IS BY THE MECHANICAL CONTRACTOR. COORDINATE WITH THE ELECTRICAL CONTRACTOR.
7. SUBMIT SPECIFICATION SHEETS ON ALL EQUIPMENT TO BE REVIEWED BY ARCHITECT.
8. MECHANICAL HEATING SYSTEM TO BE 85% MIN. EFFICIENT HYDRONIC BOILER SYSTEM AND 90% EFFICIENT FORCED AIR SYSTEM. THE CONTRACTOR SHALL GUARANTEE THAT THE SYSTEM SHALL HEAT THE FACILITY TO 68 DEGREES FAHRENHEIT HEATING AT 3'-0" ABOVE THE FLOOR AND 2'-0" FROM EXTERIOR WALLS THROUGH OUT THE STRUCTURE. SUPPLIER TO PROVIDE HEAT LOSS CALCULATIONS, SHOP DRAWINGS, THERMOSTAT LOCATIONS AND CUT SHEETS ON ALL PROPOSED EQUIPMENT. SIZE EQUIPMENT AS PER I.R.C. M1401.3. PROVIDE CLEARANCES AS PER MANUFACTURE. PROVIDE TWO SEPARATE COMBUSTION AIR DUCTS. (FROM EXTERIOR) ONE TERMINATING IN LOWER 12" AND ONE TERMINATING IN UPPER 12" OF THE SPACE AS REQUIRED. EACH DUCT SHALL HAVE A FREE AREA TO ALLOW COMBUSTION AIR AT A RATE OF 1 SQUARE INCH PER 4000 BTUS (FOR VERTICAL DUCTS) AND 1 SQUARE INCH PER 2,000 BTUS (FOR HORIZONTAL DUCTS) OF TOTAL INPUT RATING OF ALL APPLIANCES IN THE SPACE, OR AS PER MANUFACTURES SPECIFICATIONS. PROVIDE CLEARANCE BETWEEN COMBUSTIBLE MATERIALS AND VENTS AS PER CODE. (I.R.C. R303.6, CHAPTER 14, CHAPTER 17)
9. EXHAUST FANS SHALL BE SIZED FOR A MINIMAL RATE OF 50 CFM, DUCTED TO OUTSIDE. FANS TO BE DIRECT DRIVE CENTRIFUGAL UNITS WITH SLOW SPEED MOTOR. PROVIDE ACOUSTICAL INSULATION, GRILLS, CAPS, ETC. AS REQUIRED. (I.R.C. R303.3)
10. THE CONTRACTOR SHALL LAYOUT AND REFERENCE ALL MECHANICAL DRAWINGS. THESE DRAWINGS SHALL BE FOR THE PURPOSE TO SHOW INTENT. CONTRACTOR SHALL PROVIDE ALL ENGINEERING REQUIRED TO SIZE DUCTS, GRILLS, REGISTERS, ETC. REVIEW ALL LOCATIONS AND PLACEMENT FOR GRILLS, ETC. WITH OWNER PRIOR TO PLACEMENT.
11. PROJECTS THAT REQUIRE MECHANICAL DUCT WORK SHALL CONFORM TO THE FOLLOWING. ALL DUCT WORK SHALL BE CONSTRUCTED FROM GALVANIZED SHEET STEEL TO CONFORM WITH "SMACNA" LOW PRESSURE DUCT CONSTRUCTION STANDARDS (I.R.C. CHAPTER 16, FABRICATE SHEET METAL DUCTS WITH CROSS-BREAK OR KINK FLAT SURFACES TO PREVENT VIBRATION AND PULSATION. HANG DUCTS WITH STRAPS OF 18 GAUGE GALVANIZED STEEL OF 1" WIDE. ANCHOR DUCTS SECURELY TO STRUCTURE WITH SCREWS. IN SUCH A MANNER AS TO PREVENT TRANSMISSION WITH VIBRATION. UNDERGROUND ROUND DUCT SHALL BE SCHEDULE 40 P.V.C. PIPE OR P.V.S. PIPE (AS REQUIRED BY LOCAL JURISDICTION) WITH FUSION WELDING JOINTS AND CONNECTIONS. RUN OUTS TO FLOOR GRILLES SHALL BE FABRICATED FROM SHEET P.V.C. OR P.V.S. OR SAME THICKNESS AS PIPE WITH ALL JOINTS AND CONNECTIONS FUSION WELDED.
12. REMOVE DEBRIS AND TRASH FROM DUCT WORK AND VACUUM CLEAN DUCTS. RUN SUPPLY AND EXHAUST FANS BEFORE GRILLES AND REGISTERS ARE INSTALLED AND BEFORE CEILINGS AND WALLS ARE PAINTED. THE ADJUSTMENT OF THE AIR SYSTEMS SHALL BE DONE BY THE MECHANICAL CONTRACTOR. SYSTEMS SHALL BE ADJUSTED TO WITHIN PLUS OR MINUS 5% OF THE AIR CAPACITY.
13. INSULATE ALL HEATING TRUNK AND BRANCH SUPPLY DUCTS IN UNFINISHED AREAS, CRAWL SPACES, ATTICS AND GARAGES.

PLUMBING NOTES

1. THE PLUMBING SYSTEM TO BE INSTALLED IN STRICT ACCORDANCE WITH 2021 IRC, 2021 IPC AND ALL OTHER LOCAL, STATE OR NATIONAL CODES ADOPTED BY THE BUILDING AUTHORITY. THE CONTRACTOR SHALL PROVIDE AND INSTALL ALL ITEMS, RELATED TO THE PROJECT, AS PER INDUSTRY STANDARDS.
2. THE PLUMBING CONTRACTOR TO BE RESPONSIBLE FOR THE COMPLETE PLUMBING INSTALLATION AND PROVIDE A (1) YEAR WARRANTY AFTER OWNERS ACCEPTANCE.
3. VISIT THE JOB SITE PRIOR TO BIDDING THE PROJECT TO BECOME FAMILIAR WITH THE EXISTING CONDITION AND ANY INTERFERENCE.
4. NO PLUMBING SHALL RUN ON AN OUTSIDE WALL.
5. ALL VENTS SHALL BE GANGED TO THE FEWEST NUMBER POSSIBLE TO PENETRATE ROOF AND SHOULD BE A MINIMUM OF 10'-0" FROM EAVES. ALL VENTS TO BE SIZED AS PER I.R.C. REQUIREMENTS. PROVIDE FLASHING AS REQUIRED.
6. SHOWER HEADS SHALL HAVE A FLOW RATE OF 2.5 GPM OR LESS.
7. WATER CLOSET TO HAVE ECONO-FLUSH TANK 1.6 GAL. MAX. FLUSH.
8. ALL HOSE BIBS SHALL BE NON FREEZE TYPE WITH BACK FLOW PREVENTER.
9. WATER STORAGE TANKS TO HAVE SEISMIC STRAPPING TIE DOWNS. SIZE OF WATER HEATER/WATER STORAGE TANK AS PER CODE.
10. PROVIDE FLOOR DRAIN AND/OR DRIP PAN UNDER WATER HEATER, SPA, HOT TUB, WASHING MACHINE, STEAM SHOWER EQUIPMENT, ETC.
11. THE CONTRACTOR SHALL INSTALL ALL PLUMBING FIXTURES IN STRICT ACCORDANCE WITH THE MANUFACTURES ROUGHED IN INSTRUCTIONS. TAKE CARE DURING BUILDING CONSTRUCTION TO SEE THAT PROVISIONS ARE MADE FOR PROPER FIXTURE SUPPORT AND THAT ROUGH IN PIPING IS ACCURATELY SET AND PROTECTED FROM MOVEMENT OR DAMAGE. DO NOT COVER UP OR ENCLOSE WORK UNTIL IT HAS BEEN PROPERLY AND COMPLETELY INSPECTED AND APPROVED.
12. THE CONTRACTOR SHALL TEST ALL PIPING INCLUDING DRAINAGE WASTE LINES, WATER PIPING, NATURAL GAS PIPING, ETC. TEST IN ACCORDANCE WITH UNIFORM PLUMBING CODE AND LOCAL CODES AND AUTHORITIES. WATER LINES TO BE DISINFECTED IN ACCORDANCE WITH LOCAL HEALTH DEPARTMENT REGULATIONS.
13. CAULK AROUND ALL PLUMBING FIXTURES AT FLOORS AND WALLS WITH FLEXIBLE CAULKING COMPOUND. COLOR TO MATCH FIXTURE.
14. AFTER FIXTURES HAVE BEEN SET THE CONTRACTOR SHALL CAREFULLY PROTECT THEM FROM DAMAGE UNTIL THE BUILDING IS OCCUPIED BY THE OWNER JUST PRIOR TO ACCEPTANCE OF THE JOB BY THE OWNER. THE CONTRACTOR SHALL CLEAN ALL PLUMBING FIXTURES AND REMOVE LABELS.
15. PROVIDE ANTI-SCALD SHOWER VALVE ON ALL TUBS, SHOWERS, ETC.
16. ALL SUPPLY, WASTE, & GAS LINE MATERIALS, WORKMANSHIP, AND INSTALLATIONS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "L" HARD DRAWN COPPER FOR ABOVE GROUND AND TYPE "K" COPPER FOR UNDERGROUND. PROVIDE CONTINUOUS LINE WITH NO JOINTS FOR UNDERGROUND APPLICATIONS, UNLESS APPROVED. ALL FITTINGS TO BE COPPER WITH SWEAT SOLDER JOINTS. ALL WASTE LINES TO BE CAST IRON OR ABS PLASTIC. CAST IRON BUTT JOINTS WITH NEOPRENE GASKETS WITH STAINLESS STEEL CINCH BANDS AS APPROVED. NATURAL GAS LINES TO BE SCHEDULE 40 BLACK STEEL OR FLEX PLASTIC PIPE AS APPROVED BY GAS COMPANY.
17. WASTE LINES SHALL BE PROVIDED WITH A CLEAN OUT AS REQUIRED. EXTEND CLEAN OUTS TO ACCESSIBLE SURFACE. DO NOT PLACE CLEAN OUTS IN FLOOR UNLESS APPROVED.
18. PLUMBING CONTRACTOR SHALL PROVIDE A TURN OFF VALVE AND DRAIN AT THE LOWEST LEVEL OF THE FACILITY. ALL FIXTURES SHALL BE ABLE TO DRAIN AT THIS POINT. PROVIDE FLOOR DRAIN AT LOCATION OF PLUMBING SYSTEM DRAIN.

OUTLINE SPECIFICATIONS

1. EXCAVATION:
 - A. SOIL BEARING: 1500 PSF GRANULAR. ALL STUMPS AND ROOTS SHALL BE REMOVED FROM THE SOIL TO A DEPTH OF AT LEAST 12" BELOW SURFACE OF THE FOUNDATION IN THE AREA TO BE OCCUPIED BY THE BUILDING.
2. FOUNDATIONS:
 - A. FOOTINGS: AS PER STRUCTURAL DRAWINGS AND NOTES.
 - B. FOUNDATION WALLS: CONCRETE WALLS WITH REINFORCING AS CALLED FOR IN STRUCTURAL DRAWINGS AND NOTES. TOP OF WALLS MIN. 8" ABOVE FINISH GRADE.
 - C. ANCHORAGE: SILL PLATES ON CONCRETE SHALL BE DOUGLAS FIR (PRESSURE TREATED) OR REDWOOD. PROVIDE ANCHOR BOLTS, WASHERS AND HOLD DOWNS AS NOTED WITHIN STRUCTURAL DRAWINGS.
3. EXTERIOR WALLS:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD SIDING - PAINTED
 - CULTURED STONE VENEER
 - STUCCO PER ES REPORT
4. WALL SHEATHING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
5. MOISTURE PROTECTION:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
6. FOUNDATION WATERPROOFING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
7. EXTERIOR WALL FINISHES:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
8. FLOOR FRAMING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
9. SUB-FLOORING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
10. PARTITION FRAMING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
11. ROOF FRAMING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
12. ROOF SHEATHING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
13. ROOFING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO

14. GYPSUM BOARD:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
15. DECORATING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
16. WINDOWS:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
17. SLIDING GLASS DOORS:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
18. SOLID EXTERIOR DOORS:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
19. PLUMBING:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
20. APPLIANCES:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
21. FLOOR COVERINGS:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
22. MECHANICAL:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
23. ELECTRICAL:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
24. INSULATION:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
25. VAPOR RETARDER:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
26. FIRE SPRINKLERS:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO
27. SPECIAL INSPECTIONS:
 - A. SIDING: STAIN-GRADE WOOD SIDING
 - 'HARDI' BOARD TRIM OR STUCCO

ABBREVIATIONS

A/C	AIR CONDITIONING	EA	EACH	JB	JAMB	H.B.	HOSE-BIB	REIN.	REINFORCE
ACOUST.	ACOUSTICAL	EF	EXHAUST FAN	JNT.	JOINT	HD	HEAD	REQ'D.	REQUIRED
ADD.	ADDENDUM	E.J.	EXPANSION JOINT	M.R.	MOISTURE	HM	HOLLOW METAL	REV.	REVISED
ADJ.	ADJUSTABLE	ELEC.	ELECTRIC/ ELECTRICAL	MAN'FR	MANUFACTURER	HOR.	HORIZONTAL	RM.	ROOM
ALLOW.	ALLOWANCE	ELEV.	ELEVATION	MAX.	MAXIMUM	I.D.	INSIDE DIAMETER	R.O.	ROOF OPENING
ALUM.	ALUMINUM	EQ.	EQUAL	MECH.	MECHANICAL	INT.	INTERIOR	S&R	SHELF AND ROD
APPROX.	APPROXIMATE	EXIST.	EXISTING	MIN.	MINIMUM	IRRIG.	IRRIGATION	S.C.	SOLID CORE
B.U.	BUILD-UP	EXT.	EXTERIOR	N.I.C.	NOT IN CONTRACT	INSUL.	INSULATION	SCHED.	SCHEDULE
B.W.	BOTH WAYS	F.D.	FLOOR DRAIN	N.T.S.	NOT TO SCALE	JB	JAMB	SHT.	SHEET
BLDG.	BUILDING	FDN.	FOUNDATION	NO.	NUMBER	JNT.	JOINT	SM.	SIMILAR
BLK.	BLOCK	FIN.	FINISH	O.C.	ON CENTER	M.R.	MOISTURE RESISTAN	SPEC.	SPECIFICATION
BRK.	BRICK	F.L.	FLOOR	O.D.	OUTSIDE DIAMETER	MAN'FR	MANUFACTURER	STD.	STANDARD
C.I.	CAST IRON	F.R.	FIRE RATED	OF.D.	OVERFLOW DRAIN	MAX.	MAXIMUM	STL.	STEEL
C.J.	CONTROL JOINT	FTG.	FOOTING	OP'NG	OPENING	MECH.	MECHANICAL	STG.	STORAGE
C.M.U.	CONCRETE MASONRY UNIT	G	GAS	PLYWD.	PLYWOOD	MIN.	MINIMUM	STRUCT.	STRUCTURAL
CLS.	CEILING	G.I.	GALVANIZED IRON	PNT.	PAINT	N.I.C.	NOT IN CONTRACT	SYS.	SYSTEM
COL.	COLUMN	GA	GAUGE	PNTD.	PAINTED	N.T.S.	NOT TO SCALE	T&B	TOP AND BOTTOM
COMP.	COMPACTED/COMPOSITE	GALV.	GALVANIZED	FTDN.	FOUNDATION	NO.	NUMBER	T&G	TONGUE AND GROOVE
CONC.	CONCRETE	GRD.	GRADE	FIN.	FINISH	O.C.	ON CENTER	T.O.	TOP OF
CONST.	CONSTRUCTION	GYPBD.	GYPSUM BOARD	FLR.	FLOOR	O.D.	OUTSIDE DIAMETER	T.O.F.	TOP OF FOOTING
CONTR.	CONTRACTOR	G.L.B.	GLU-LAM BEAM	F.R.	FIRE RATED	OF.D.	OVERFLOW DRAIN	T.O.W.	TOP OF WALL
CONTR.	CONTINUOUS	H.B.	HOSE-BIB	FTG.	FOOTING	OP'NG	OPENING	TYP.	TYPICAL
D.F.	DRINKING FOUNTAIN	HD	HEAD	G	GAS	PLYWD.	PLYWOOD	T.S.	STEEL TUBE COLUMN
DIA.	DIAMETER	HM	HOLLOW METAL	G.I.	GALVANIZED IRON	PNT.	PAINT	U.N.O.	UNLESS NOTED OTHERWISE
DIM.	DIMENSION	HOR.	HORIZONTAL	GA	GAUGE	PNTD.	PAINTED	VERT.	VERTICAL
DN.	DOWN	I.D.	INSIDE DIAMETER	GALV.	GALVANIZED	FR.	PAIR	W.	WOOD
DWG.	DRAWING	INT.	INTERIOR	GRD.	GRADE	R.D.	ROUGH DRAIN	WI.	WITH
DTL.	DETAIL	IRRIG.	IRRIGATION	GYPBD.	GYPSUM BOARD	REG.	REGULAR	WP.	WATERPROOF
		INSUL.	INSULATION	G.L.B.	GLU-LAM BEAM	R.S.	ROUGH-SAWN	W.R.	WATER RESISTANT
						RAD.	RADIUS	W.W.F.	WELDED WIRE FABRIC
								W.W.M.	WELDED WIRE MESH

RED MOUNTAIN BUILDERS
2003 EAGLE CREST DRIVE
DRAPER, UT 84060
redmtnbuilder@icloud.com
(801) 541-2777

RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
250 EAST 8982 SOUTH
SANDY, UTAH 84070

FLOOR PLAN GENERAL NOTES:

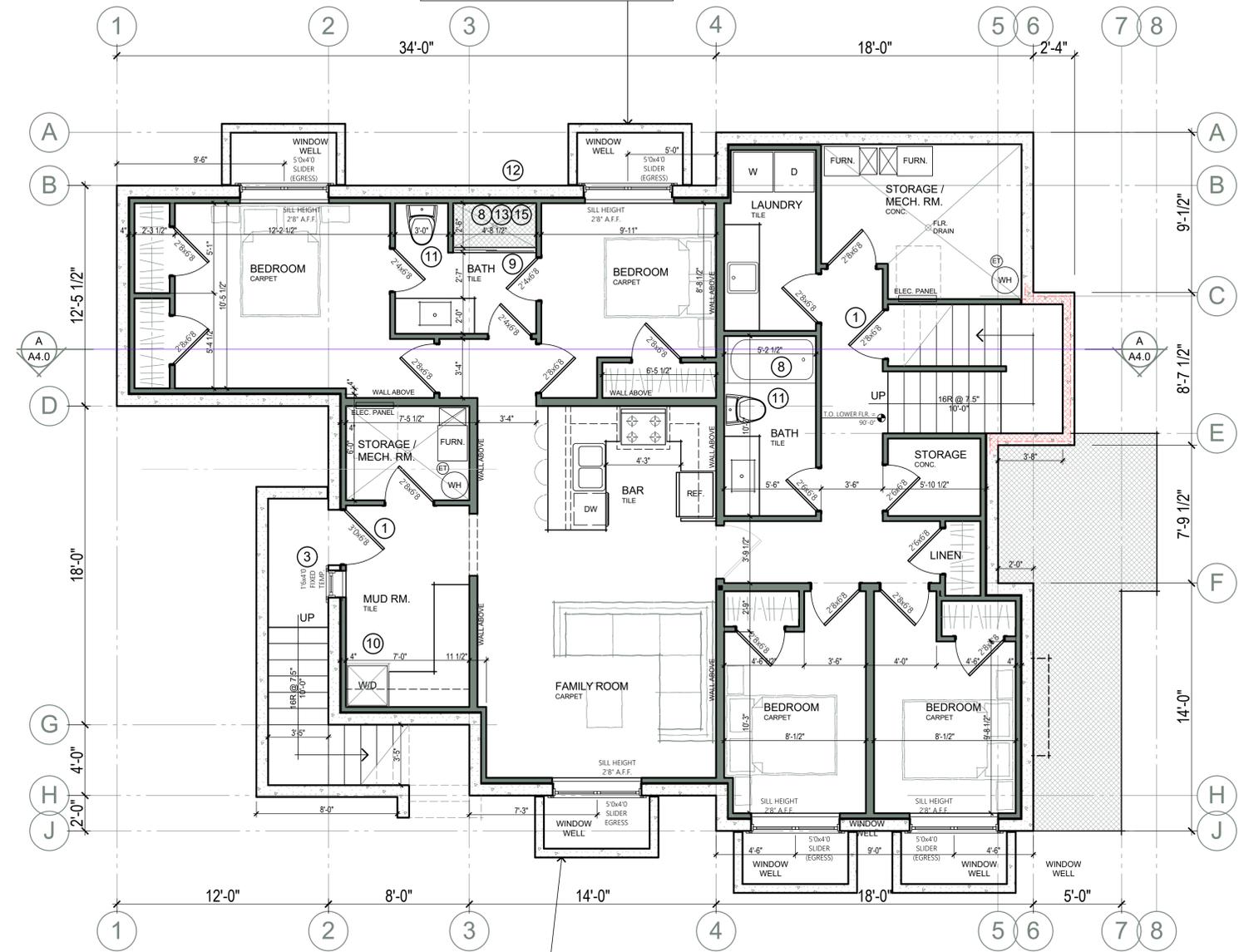
1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.
2. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES AND NOTES PERTAINING TO: DECAY RESISTANT LUMBER, STUDS ON STEEL WORK, FIRE BLOCKING, ACCESS (Crawl Space & Attic), VENTILATION, MASONRY VENEERS, STAIRS, HANDRAILS, GUARDRAILS, SAFETY (Tempered) GLAZING, CAULKING, FLASHINGS AND SIDING INSTALLATIONS.
3. REFER TO SHEET A0.2 FOR MECHANICAL, ELECTRICAL AND HVAC GENERAL NOTES AS WELL AS AN OUTLINE PROJECT SPECIFICATION WHICH LISTS: MATERIALS, MOISTURE PROTECTION, WATERPROOFING, R & U VALUES, FINISHES, INSULATION VALUES AND VAPOR BARRIERS
4. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

REFER TO ELECTRICAL DRAWINGS FOR HOSE BIBS, POT FILLERS, SHOWER HEADS, GAS STUBS AND ALL OTHER PLUMBING, HEATING AND ELECTRICAL INFORMATION

FLOOR PLAN KEYED NOTES:

1. DOOR HARDWARE SHALL BE AS FOLLOWS: ENTRY DOORS: KEYPAD LOCKSET AND DEADBOLT; GARAGE PERSONNEL DOORS: KEYPAD LOCKSET; GARAGE VEHICULAR DOORS: AUTOMATIC CLOSERS WITH EXTERIOR KEY PADS (SHALL BE TESTED IN ACCORDANCE W/ UL325); BEDROOMS & BATHROOMS: PRIVACY LOCKSET; ALL EXTERIOR DOORS AND DOORS BETW. GARAGE AND OTHER SPACES SHALL HAVE THRESHOLDS AND WEATHERSTIPPING; ALL OTHER DOORS SHALL HAVE PASSAGE SETS.
2. GLASS IN ALL DOOR SYSTEMS SHALL BE TEMPERED.
3. TEMPERED GLASS SHALL BE INSTALLED IN WINDOWS AS CALLED OUT ON FLOOR PLANS, WINDOW SCHEDULE OR AS SPECIFIED ON SHEET A0.1.
4. RAILING SYSTEM, NO OPENING TO ALLOW A 4" SPHERE TO PASS.
5. HOT TUB AND SPA INSTALLATIONS SHALL COMPLY WITH CHAPTER 42 IRC & NEC 680.
6. ALL SOAKER OR JETTED TUBS SHALL BE PROVIDED WITH A TEMPERATURE REDUCING OR MIXING VALVE THAT LIMITS WATER TEMPERATURE TO 120 DEGREES. THIS CANNOT BE CONTROLLED AT THE WATER HEATER.
7. ACCESS TO TUB MECHANICAL VIA ACCESS PANEL, NO GROUTED TILE ACCESS ALLOWED.
8. TILE SHALL BE INSTALLED TO A HEIGHT OF 72" A.F.F. AT ALL TUB AND SHOWER AREAS
9. TEMPERED GLASS SHOWER ENCLOSURE, MIN. ACCESS DOOR WIDTH 24".
10. PROVIDE A PAN W/ FLR. DRAIN BENEATH ALL WASHER / DRYER LOCATIONS.
11. MAXIMUM FLOW RATE FOR ALL TOILETS SHALL BE 1.6 GAL./FLUSH.
12. ALL EXHAUST FAN VENT AND DRYER VENT TERMINATIONS SHALL NOT BE LESS THAN 3'-0" IN ANY DIRECTION AWAY FROM OPENINGS INTO THE BUILDING. MAXIMUM LENGTH OF DUCT WITH (2) 90 DEGREE ELBOWS IS 15 FT. SEE DETAIL SEE 5/A5.0 FOR WALL PENETRATION.
13. SHOWERS: ALL SHOWER PAN LINERS ARE REQUIRED TO BE TESTED AND INSPECTED
14. TUBS: ALCOVE TUBS SHALL BE PROVIDED w/ A TILE FLANGE.
15. SHOWERS & TUBS: CEMENT, FIBER-CEMENT or GLASS MAT GYPSUM BACKERS ARE REQD AS A BACKER FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS.

WINDOW WELL REQUIREMENTS:
 1. PROVIDE EGRESS LADDER IF WINDOW WELL DEPTH IS GREATER THAN 44" - TYP. ALL WINDOW WELLS.
 2. MINIMUM NET CLEAR OPENING FOR ALL EGRESS WINDOWS SHALL BE 3'-0" WIDE x 3'-0" TALL - TYP.
 3. MINIMUM NET CLEAR AREA FOR EGRESS WINDOW WELLS SHALL BE 9 SF W/ MIN. DIMENSION OF 36" - TYP.
 4. SEE "WINDOW WELL DETAIL" ON SHEET A4.0



WINDOW WELL REQUIREMENTS:
 1. PROVIDE EGRESS LADDER IF WINDOW WELL DEPTH IS GREATER THAN 44" - TYP. ALL WINDOW WELLS.
 2. MINIMUM NET CLEAR OPENING FOR ALL EGRESS WINDOWS SHALL BE 3'-0" WIDE x 3'-0" TALL - TYP.
 3. MINIMUM NET CLEAR AREA FOR EGRESS WINDOW WELLS SHALL BE 9 SF W/ MIN. DIMENSION OF 36" - TYP.
 4. SEE "WINDOW WELL DETAIL" ON SHEET A4.0

LOWER LEVEL FLOOR PLAN
 LOWER: 1,181 SQ.FT. was 1,538 SQ.FT.

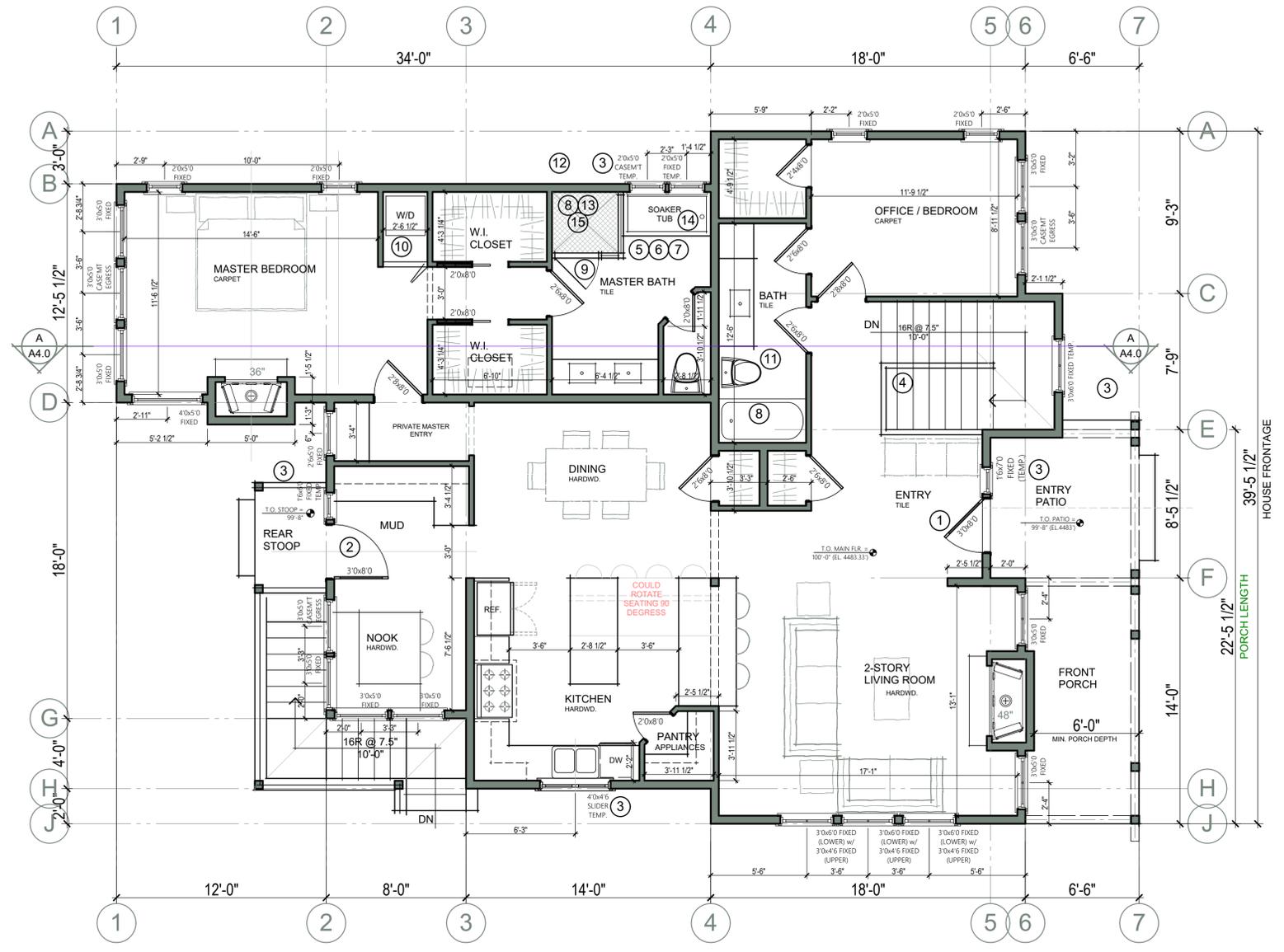
FLOOR PLAN GENERAL NOTES:

1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.
2. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES AND NOTES PERTAINING TO: DECAY RESISTANT LUMBER, STUDS ON STEEL WORK, FIRE BLOCKING, ACCESS (Crawl Space & Attic), VENTILATION, MASONRY VENEERS, STAIRS, HANDRAILS, GUARDRAILS, SAFETY (Tempered) GLAZING, CAULKING, FLASHINGS AND SIDING INSTALLATIONS.
3. REFER TO SHEET A0.2 FOR MECHANICAL, ELECTRICAL AND HVAC GENERAL NOTES AS WELL AS A OUTLINE PROJECT SPECIFICATION WHICH LISTS: MATERIALS, MOISTURE PROTECTION, WATERPROOFING, R & U VALUES, FINISHES, INSULATION VALUES AND VAPOR BARRIERS
4. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.

REFER TO ELECTRICAL DRAWINGS FOR HOSE BIBS, POT FILLERS, SHOWER HEADS, GAS STUBS AND ALL OTHER PLUMBING, HEATING AND ELECTRICAL INFORMATION

FLOOR PLAN KEYED NOTES:

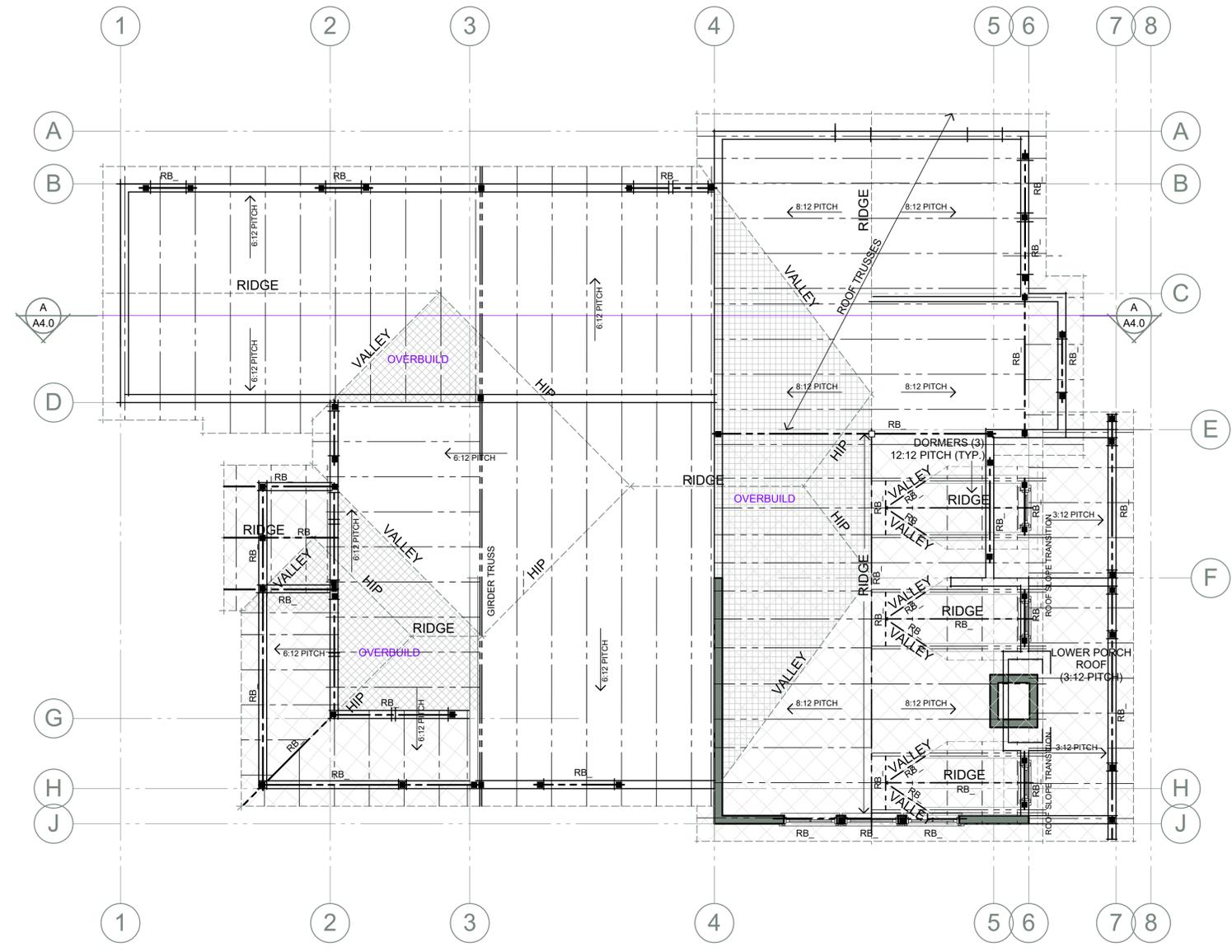
1. DOOR HARDWARE SHALL BE AS FOLLOWS: ENTRY DOORS: KEYED LOCKSET AND DEADBOLT; GARAGE PERSONNEL DOORS: KEYED LOCKSET; GARAGE VEHICULAR DOORS: AUTOMATIC CLOSERS WITH EXTERIOR KEY PADS (SHALL BE TESTED IN ACCORDANCE W/ UL325); BEDROOMS & BATHROOMS: PRIVACY LOCKSET; ALL EXTERIOR DOORS AND DOORS BETW. GARAGE AND OTHER SPACES SHALL HAVE THRESHOLDS AND WEATHERSTIPPING; ALL OTHER DOORS SHALL HAVE PASSAGE SETS.
2. GLASS IN ALL DOOR SYSTEMS SHALL BE TEMPERED.
3. TEMPERED GLASS SHALL BE INSTALLED IN WINDOWS AS CALLED OUT ON FLOOR PLANS, WINDOW SCHEDULE OR AS SPECIFIED ON SHEET A0.1.
4. RAILING SYSTEM, NO OPENING TO ALLOW A 4" SPHERE TO PASS.
5. HOT TUB AND SPA INSTALLATIONS SHALL COMPLY WITH CHAPTER 42 IRC & NEC 680.
6. ALL SOAKER OR JETTED TUBS SHALL BE PROVIDED WITH A TEMPERATURE REDUCING OR MIXING VALVE THAT LIMITS WATER TEMPERATURE TO 120 DEGREES. THIS CANNOT BE CONTROLLED AT THE WATER HEATER.
7. ACCESS TO TUB MECHANICAL VIA ACCESS PANEL, NO GROUTED TILE ACCESS ALLOWED.
8. TILE SHALL BE INSTALLED TO A HEIGHT OF 72" A.F.F. AT ALL TUB AND SHOWER AREAS
9. TEMPERED GLASS SHOWER ENCLOSURE, MIN. ACCESS DOOR WIDTH 24".
10. PROVIDE A PAN W/ FLR. DRAIN BENEATH ALL WASHER / DRYER LOCATIONS.
11. MAXIMUM FLOW RATE FOR ALL TOILETS SHALL BE 1.6 GAL./FLUSH.
12. ALL EXHAUST FAN VENT AND DRYER VENT TERMINATIONS SHALL NOT BE LESS THAN 3'-0" IN ANY DIRECTION AWAY FROM OPENINGS INTO THE BUILDING. MAXIMUM LENGTH OF DUCT WITH (2) 90 DEGREE ELBOWS IS 15 FT. SEE DETAIL SEE 5/A5.0 FOR WALL PENETRATION.
13. SHOWERS: ALL SHOWER PAN LINERS ARE REQUIRED TO BE TESTED AND INSPECTED
14. TUBS: ALCOVE TUBS SHALL BE PROVIDED W/ A TILE FLANGE.
15. SHOWERS & TUBS: CEMENT, FIBER-CEMENT or GLASS MAT GYPSUM BACKERS ARE REQ'D AS A BACKER FOR WALL TILE IN TUB & SHOWER AREAS & WALL PANELS IN SHOWER AREAS.



MAIN LEVEL FLOOR PLAN



LOWER: 1,181 SQ.FT.
 MAIN: 1,587 SQ.FT.
 UPPER: 950 SQ.FT.



ROOF PLAN

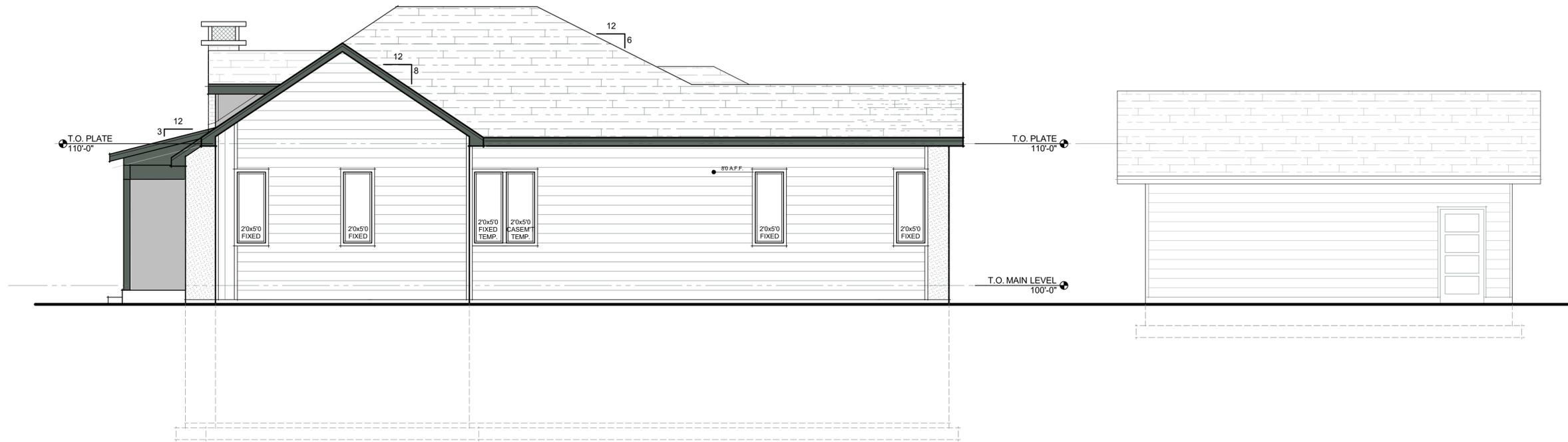


ROOFING NOTES:

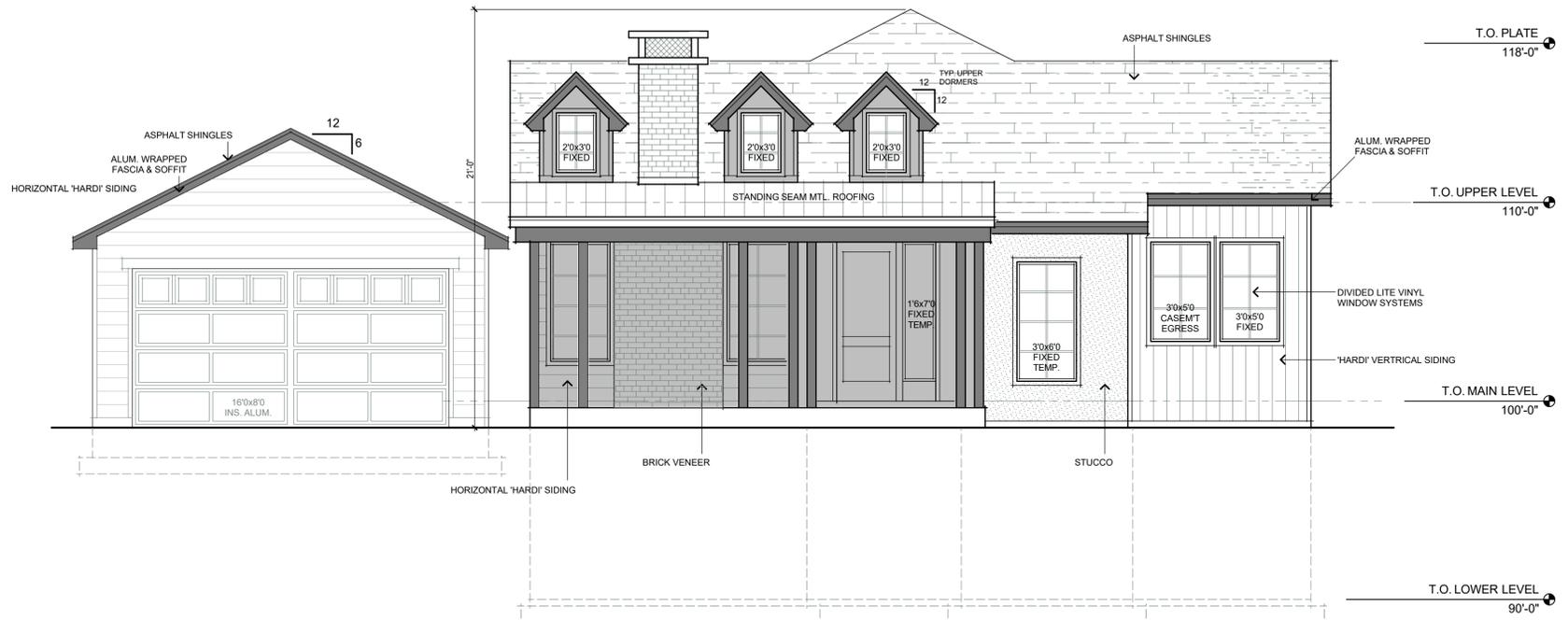
1. FOLLOW MANUFACTURER INSTRUCTIONS WHEN INSTALLING ALL ROOFING PRODUCTS. PROVIDE UNDERLAYMENT AS PER MANUFACTURER REQUIREMENTS.
2. ALL ROOF OVERHANGS SHALL BE 2'-0".
3. ICE & WATER SHIELD ALL ROOF EAVES A MINIMUM OF 36" WIDE.
4. ICE & WATER SHIELD 24" UP EA. SIDE OF ALL ROOF VALLEY'S.
5. ICE & WATER SHIELD ENTIRE AREAS OF ROOF CRICKETS.
6. PROVIDE 6"x6" MTL. FLASHING AT CHIMNEY / ROOF TRANSITIONS.
7. PROVIDE 3" MTL. DRIP EDGE AT ROOF EAVES AND RAKES.
8. MECHANICAL PENETRATIONS SHALL BE SCREENED FROM VIEW WHEN APPROACHING THE RESIDENCE FROM THE WEST. THE MINIMUM SIZE FOR PLUMBING VENTS THROUGH ROOF SHALL BE 3" DIA. PIPE.
9. CONTINUOUS RIDGE VENT AND SOFFIT VENTING SHALL BE PROVIDED, REFER TO DETAILS ON SHEET +++++
10. REFER TO SHEET A0.1 FOR FLASHING REQUIREMENTS.
11. HEAT TAPE LOCATIONS SHALL BE FIELD DETERMINED, CONSULT WITH ARCHITECT AFTER ROOF FRAMING.

FRAMING LEGEND

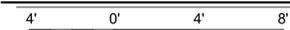
- = PRE-ENGINEERED / PRE-MANUFACTURED ROOF TRUSSES @ 24" O.C. BEARING HEIGHT @ 10'-0"
- = STICK FRAMED ROOF AREAS
- = ROOF OVERBUILD AREAS



NORTH ELEVATION



EAST ELEVATION



EXTERIOR ELEVATIONS

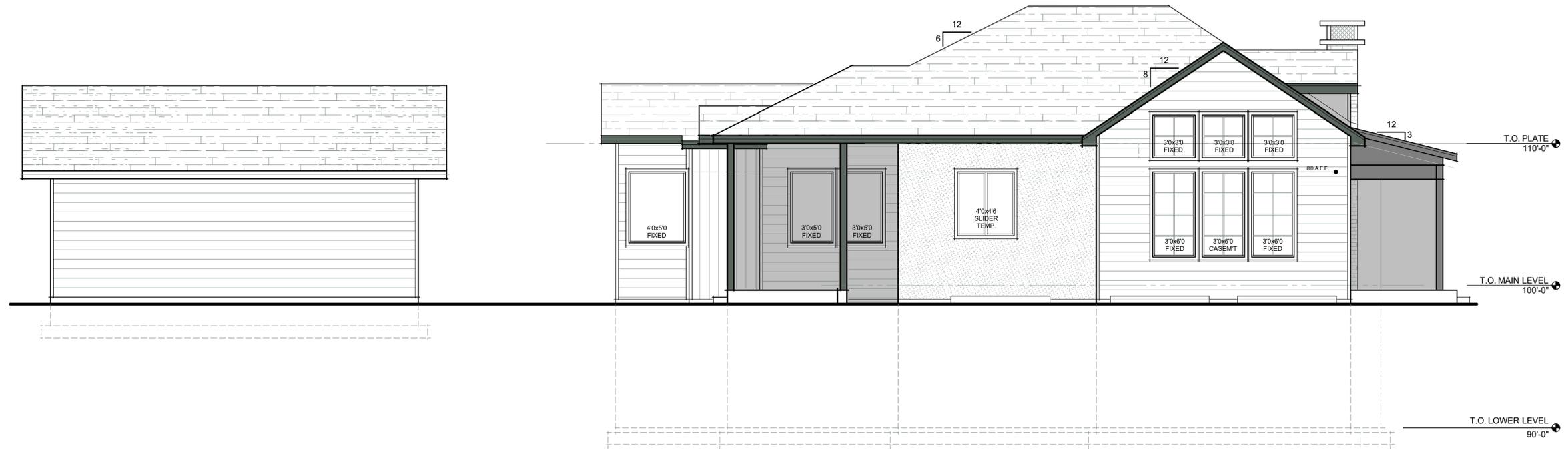
RED MOUNTAIN BUILDERS
 2003 EAGLE CREST DRIVE
 DRAPER, UT 84060
 redmtnbuilder@icloud.com
 (801) 541-2777

RELEASE DATE:
 MARCH 24, 2025

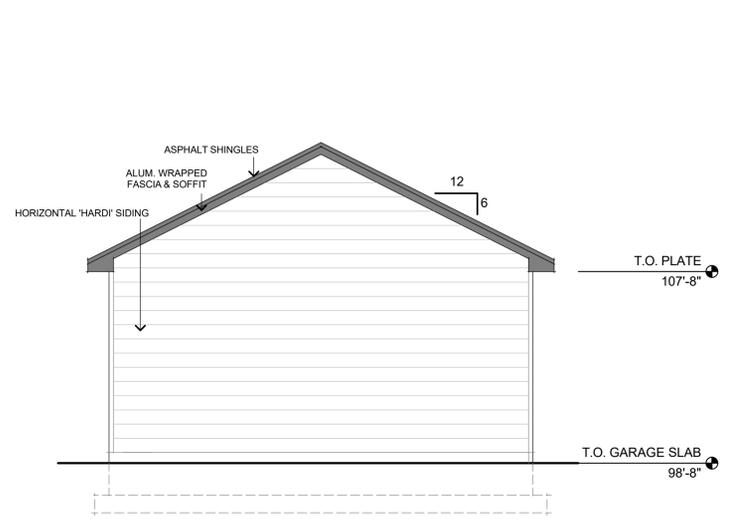
REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
 250 EAST 8982 SOUTH
 SANDY, UTAH 84070

A3.0



SOUTH ELEVATION



WEST GARAGE ELEVATION



WEST ELEVATION

EXTERIOR ELEVATIONS

RED MOUNTAIN BUILDERS
 2003 EAGLE CREST DRIVE
 DRAPER, UT 84060
 redmtnbuilder@icloud.com
 (801) 541-2777

RELEASE DATE:
 MARCH 24, 2025

REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
 250 EAST 8982 SOUTH
 SANDY, UTAH 84070



RED MOUNTAIN BUILDERS
 2003 EAGLE CREST DRIVE
 DRAPER, UT 84060
 redmtnbuilder@icloud.com
 (801) 541-2777

RELEASE DATE:
 MARCH 24, 2025

REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
 250 EAST 8982 SOUTH
 SANDY, UTAH 84070

STAIRWAY & HANDRAIL NOTES

(1) **WIDTH.** STAIRWAYS SHALL NOT BE LESS THAN 36 INCHES IN CLEAR WIDTH AT ALL POINTS ABOVE THE PERMITTED HANDRAIL HEIGHT AND BELOW THE REQUIRED HEADROOM HEIGHT. HANDRAILS SHALL NOT PROJECT MORE THAN 4.5 INCHES ON EITHER SIDE OF THE STAIRWAY AND THE MINIMUM CLEAR WIDTH OF THE STAIRWAY AT AND BELOW THE HANDRAIL HEIGHT, INCLUDING TREADS AND LANDINGS, SHALL NOT BE LESS THAN 31.5 INCHES WHERE THE HANDRAIL IS INSTALLED ON ONE SIDE AND 27 INCHES WHERE THE HANDRAILS ARE PROVIDED ON BOTH

EXCEPTIONS:
 THE WIDTH OF SPIRAL STAIRWAYS SHALL BE IN ACCORDANCE WITH SECTION R311.5.8.

(2) **HEADROOM.** THE MINIMUM HEADROOM IN ALL PARTS OF THE STAIRWAY SHALL NOT BE LESS THAN 6 FEET 8 INCHES MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING OR FROM THE FLOOR SURFACE OF THE LANDING OR PLATFORM.

(3) **RISER HEIGHT.** THE MAXIMUM RISER HEIGHT SHALL BE 7 3/4 INCHES. THE RISER SHALL BE MEASURED VERTICALLY BETWEEN LEADING EDGES OR THE ADJACENT TREADS. THE GREATEST RISER HEIGHT WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

(4) **TREAD DEPTH.** THE MINIMUM TREAD DEPTH SHALL BE 10 INCHES. THE TREAD DEPTH SHALL BE MEASURED HORIZONTALLY BETWEEN THE VERTICAL PLANES OF THE FOREMOST PROJECTION OF ADJACENT TREADS AND AT A RIGHT ANGLE TO THE TREAD'S LEADING EDGE. THE GREATEST TREAD DEPTH WITHIN ANY FLIGHT OF STAIRS SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH. WINDER TREADS SHALL HAVE A MINIMUM TREAD DEPTH OF 10 INCHES MEASURED AS ABOVE AT A POINT 12 INCHES FROM THE SIDE WHERE THE TREAD DEPTH OF 6 INCHES AT ANY POINT, WITHIN ANY FLIGHT OF STAIRS, THE LARGEST WINDER TREAD DEPTH AT THE 12 INCH WALK LINE SHALL NOT EXCEED THE SMALLEST BY MORE THAN 3/8 INCH.

(5) **PROFILE.** THE RADIUS OR CURVATURE AT THE LEADING EDGE OF THE TREAD SHALL BE NO GREATER THAN 9/16 INCH. A NOSING NOT LESS THAN 3/4 INCH BUT MORE THAN 1 1/4 INCH SHALL BE PROVIDED ON STAIRWAYS WITH SOLID RISERS. THE GREATEST NOSING PROJECTION SHALL NOT EXCEED THE SMALLEST NOSING PROJECTION BY MORE THAN 3/8 INCH BETWEEN TWO STORIES, INCLUDING THE NOSING AT THE LEVEL OF FLOORS AND LANDINGS. BEVELING OF NOSING SHALL NOT EXCEED 1/2 INCH. RISERS SHALL BE VERTICAL OR SLOPED FROM THE UNDERSIDE OF THE LEADING EDGE OF THE TREAD ABOVE AT AN ANGLE NOT MORE THAN 30 DEGREES FROM THE VERTICAL. OPEN RISERS ARE PERMITTED, PROVIDED THAT THE OPENING BETWEEN TREADS DOES NOT PERMIT THE PASSAGE OF A 4-INCH DIAMETER SPHERE.

EXCEPTIONS:
 a. A NOSING IS NOT REQUIRED WHERE THE TREAD DEPTH IS A MINIMUM OF 11 INCHES.
 b. THE OPENING BETWEEN ADJACENT TREADS IS NOT LIMITED ON STAIRS WITH A TOTAL RISE OF 30 INCHES OR LESS.

(6) **LANDING AND STAIRWAYS.** THERE SHALL BE A FLOOR OR LANDING AT THE TOP AND BOTTOM OF EACH STAIRWAY.

EXCEPTIONS:
 a. FLOOR OR LANDING IS NOT REQUIRED AT THE TOP OF AN INTERIOR FLIGHT OF STAIRS, INCLUDING STAIRS IN AN ENCLOSED GARAGE, PROVIDED A DOOR DOES NOT SWING OVER THE STAIRS.
 b. FLIGHT OF STAIRS SHALL NOT HAVE A VERTICAL RISE LARGER THAN 12 FEET BETWEEN FLOOR LEVELS OR LANDINGS.
 c. THE WIDTH OF EACH LANDING SHALL NOT BE LESS THAN THE WIDTH OF THE STAIRWAY SERVED. EVERY LANDING SHALL HAVE A MINIMUM DIMENSION OF 36 INCHES MEASURED IN THE DIRECTION OF TRAVEL.

(7) **STAIRWAY WALKING SURFACE.** THE WALKING SURFACE OF TREADS AND LANDINGS OF STAIRWAYS SHALL BE SLOPED NO STEEPER THAN ONE UNIT VERTICAL OF 48 INCHES HORIZONTAL (2-PERCENT SLOPE).

(8) **HANDRAILS.** HANDRAILS SHALL BE PROVIDED ON AT LEAST ONE SIDE OF EACH CONTINUOUS RUN OF TREADS OR FLIGHT WITH FOUR OR MORE RISERS.

(A) **HEIGHT.** HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

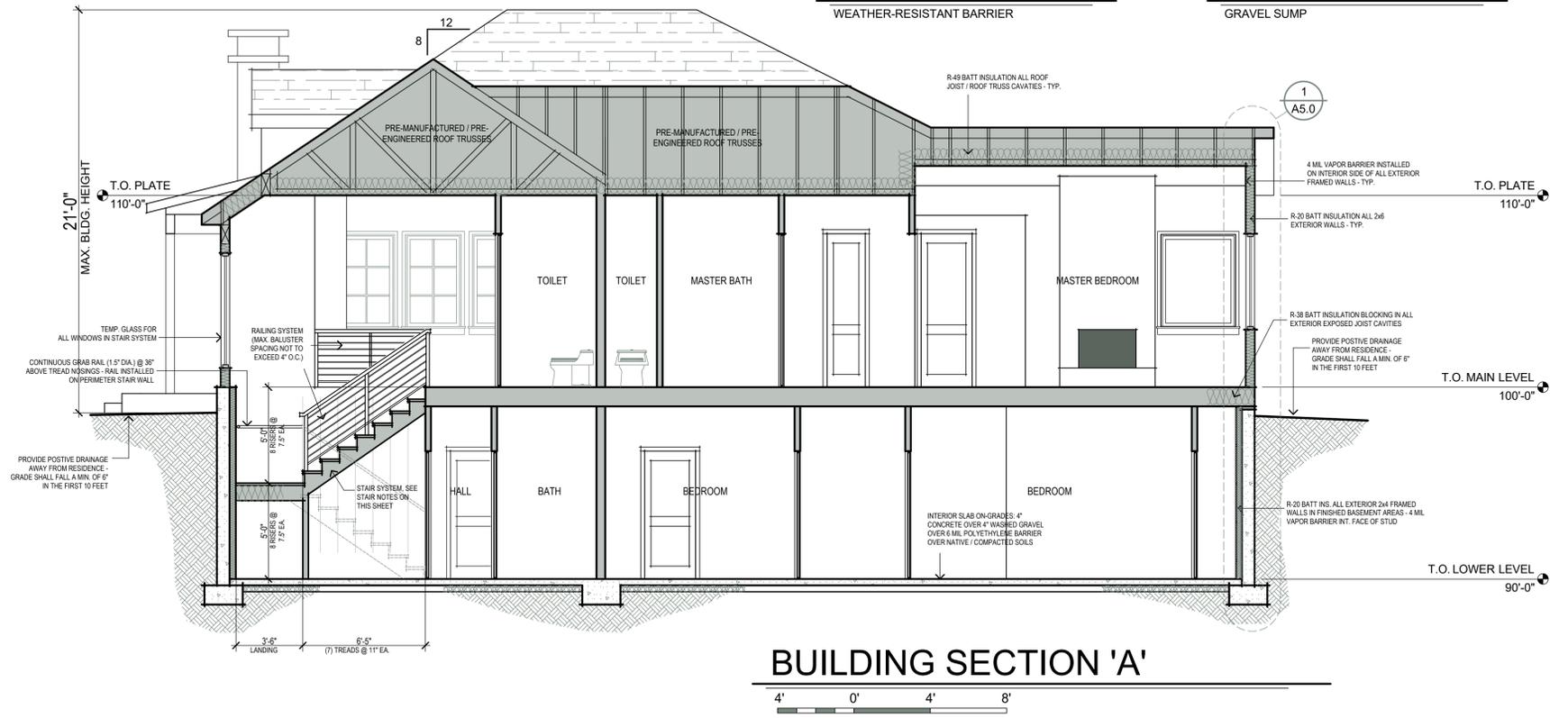
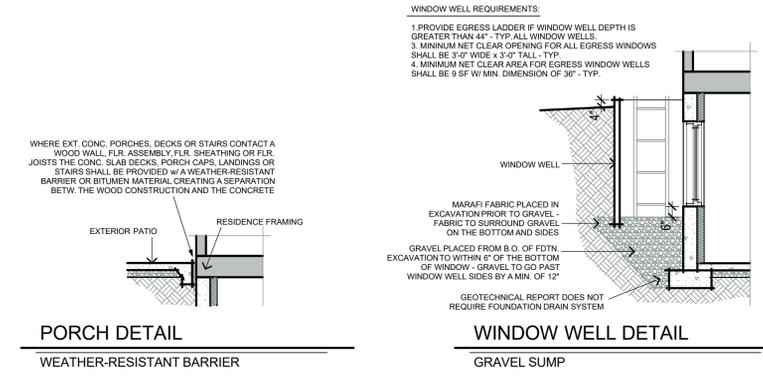
(B) **CONTINUITY.** HANDRAILS FOR STAIRWAYS SHALL BE CONTINUOUS FOR THE FULL LENGTH OF THE FLIGHT, FROM A POINT DIRECTLY ABOVE THE TOP RISER OF THE FLIGHT TO A POINT DIRECTLY ABOVE THE LOWEST RISER OF THE FLIGHT. HANDRAIL ENDS SHALL BE RETURNED OR SHALL TERMINATE IN NEWEL POSTS OR SAFETY TERMINALS. HANDRAILS ADJACENT TO A WALL SHALL HAVE A SPACE OF NOT LESS THAN 1 1/2 INCH BETWEEN THE WALL AND THE HANDRAILS.

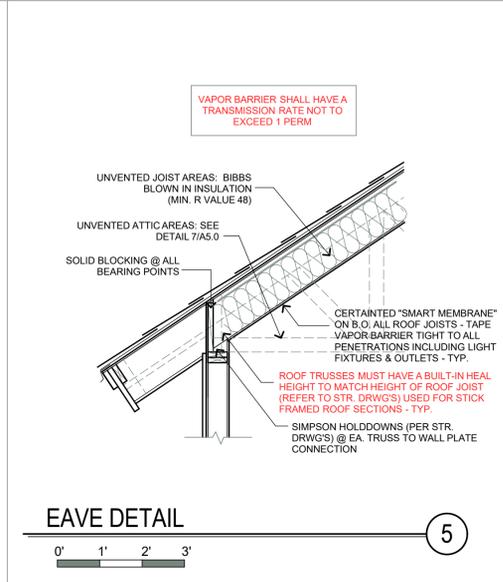
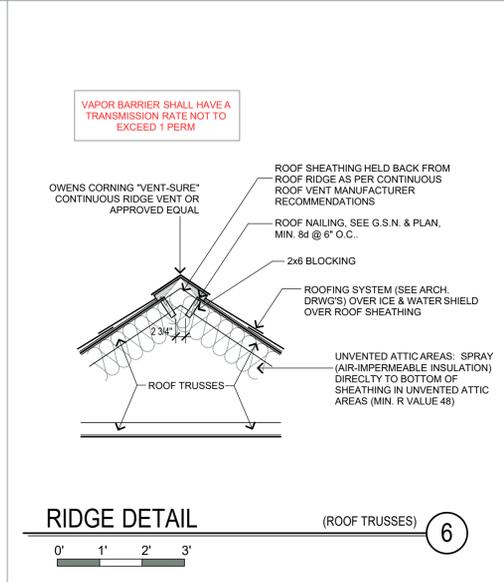
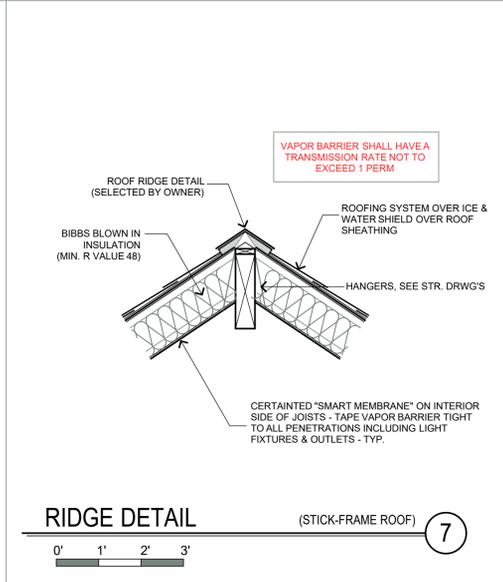
EXCEPTIONS:
 1. HANDRAILS SHALL BE PERMITTED TO BE INTERRUPTED BY NEWEL POSTS AT THE TURN.
 2. THE USE OF A VOLUTE, TURNOUT, STARTING EASING OR STARTING NEWEL SHALL BE ALLOWED OVER THE LOWEST TREAD.

(C) **HANDRAIL GRIP SIZE.** ALL REQUIRED HANDRAILS SHALL BE OF ONE OF THE FOLLOWING TYPES OR PROVIDE EQUIVALENT GRASPABILITY.

1. TYPE I. HANDRAILS WITH A CIRCULAR CROSS SECTION SHALL HAVE AN OUTSIDE DIAMETER OF AT LEAST 1 1/4 INCHES AND NOT GREATER THAN 2 INCHES. IF THE HANDRAIL IS NOT CIRCULAR IT SHALL HAVE A PERIMETER DIMENSION OF AT LEAST 4 INCHES AND NOT GREATER THAN 6 1/4 INCHES WITH A MAXIMUM CROSS SECTION OF DIMENSION OF 2 1/4 INCHES.

2. TYPE II. HANDRAILS WITH A PERIMETER GREATER THAN 6 1/4 INCHES SHALL PROVIDE A GRASPABLE FINGER RECESS AREA ON BOTH SIDES OF THE PROFILE. THE FINGER RECESS SHALL BEGIN WITHIN A DISTANCE OF 3/4 INCH MEASURED VERTICALLY FROM THE TALLEST PORTION OF THE PROFILE AND ACHIEVE A DEPTH OF AT LEAST 5/16 INCH WITHIN 7/8 INCH BELOW THE WIDEST PORTION OF THE PROFILE. THIS REQUIRED DEPTH SHALL CONTINUE FOR AT LEAST 3/8 INCH TO A LEVEL THAT IS NOT LESS THAN 1 3/4 INCHES BELOW THE TALLEST PORTION OF THE PROFILE. THE MINIMUM WIDTH OF THE HANDRAIL ABOVE THE RECESS SHALL BE 1 1/4 INCHES TO THE MAXIMUM OF 2 3/4 INCHES. EDGES SHALL HAVE A MINIMUM RADIUS OF .001 INCH.

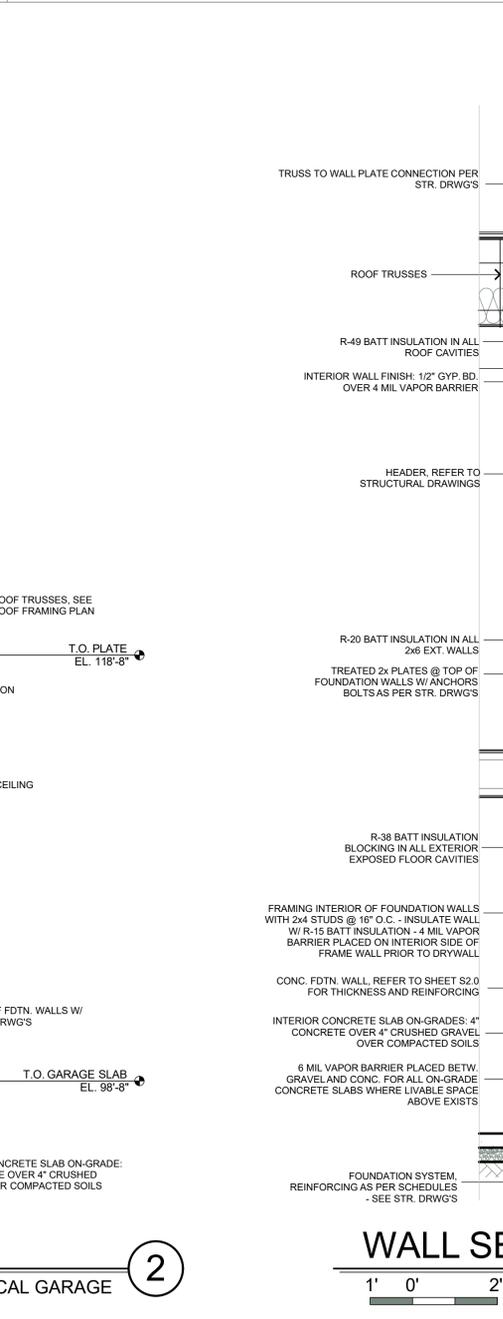
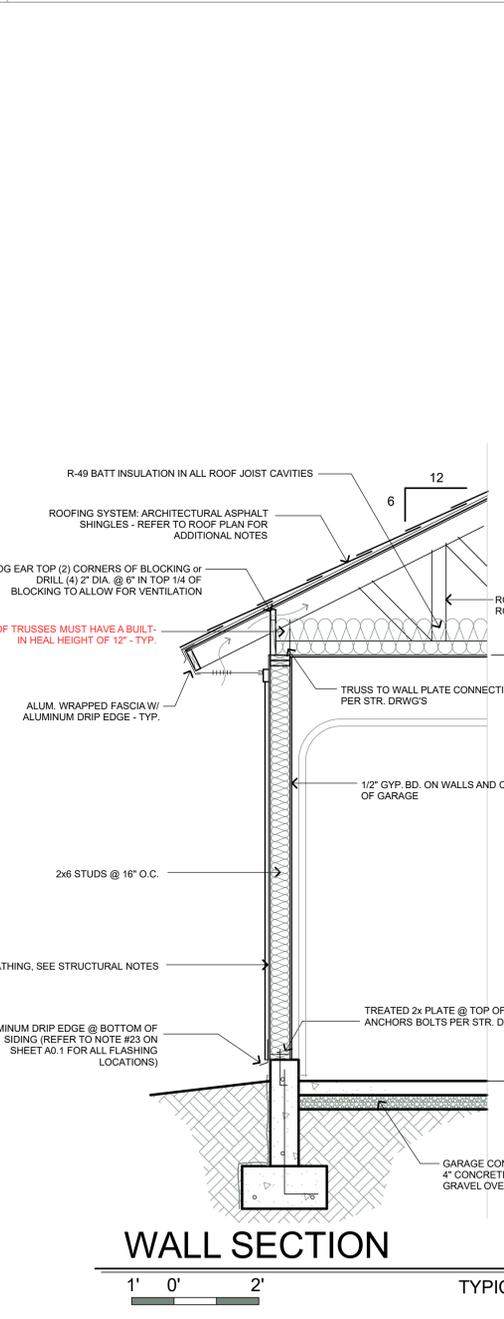
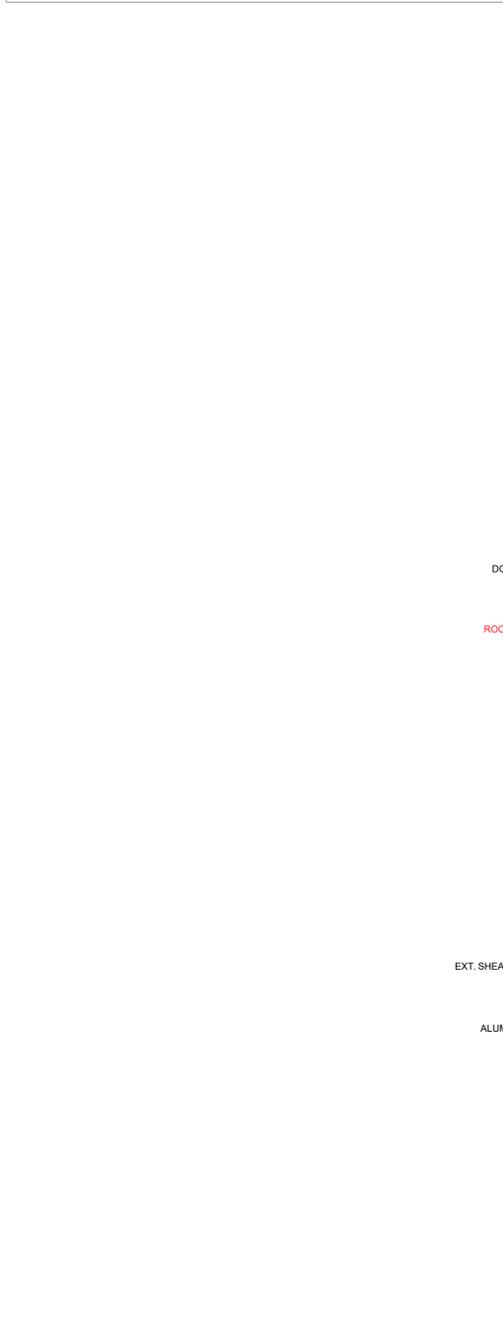




UNVENTED ROOF PROVISIONS PER IRC R806.5

UNVENTED ATTIC ASSEMBLIES (SPACE BETWEEN THE CEILING JOISTS OF THE TOP STORY AND THE ROOF RAFTERS) SHALL BE PERMITTED IF ALL THE FOLLOWING CONDITIONS ARE MET:

1. THE UNVENTED ATTIC SPACE IS COMPLETELY CONTAINED WITHIN THE BUILDING THERMAL ENVELOPE.
2. NO INTERIOR VAPOR RETARDERS ARE INSTALLED ON THE CEILING SIDE (ATTIC FLOOR) OF THE UNVENTED ATTIC ASSEMBLY.
3. WHERE WOOD SHINGLES OR SHAKES ARE USED, A MINIMUM 1/4 INCH (6MM) VENTED AIR SPACE SEPARATES THE SHINGLES OR SHAKES AND THE ROOFING UNDERLAYMENT ABOVE THE STRUCTURAL SHEATHING.
4. IN CLIMATE ZONES 5, 6, 7 AND 8, ANY AIR-IMPERMEABLE INSULATION SHALL BE A VAPOR RETARDER, OR SHALL HAVE A VAPOR RETARDER COATING OR COVERING IN DIRECT CONTACT WITH THE UNDERSIDE OF THE INSULATION.
5. EITHER ITEMS 5.1, 5.2 OR 5.3 SHALL BE MET, DEPENDING ON THE AIR PERMEABILITY OF THE INSULATION DIRECTLY UNDER THE STRUCTURAL ROOF SHEATHING.
 - 5.1. AIR-IMPERMEABLE INSULATION ONLY. INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING.
 - 5.2. AIR-PERMEABLE INSULATION ONLY. IN ADDITION TO THE AIR-PERMEABLE INSULATION INSTALLED DIRECTLY BELOW THE STRUCTURAL SHEATHING, RIGID BOARD OR SHEET INSULATION SHALL BE INSTALLED DIRECTLY ABOVE THE STRUCTURAL ROOF SHEATHING WITH AN R-VALUE OF R-25 IN CLIMATE ZONE 6 FOR CONDENSATION CONTROL.
 - 5.3. AIR-IMPERMEABLE AND AIR-PERMEABLE INSULATION. THE AIR-IMPERMEABLE INSULATION SHALL BE APPLIED IN DIRECT CONTACT WITH THE UNDERSIDE OF THE STRUCTURAL ROOF SHEATHING WITH AN R-VALUE OF R-25 IN CLIMATE ZONE 6 FOR CONDENSATION CONTROL. THE AIR-PERMEABLE INSULATION SHALL BE INSTALLED DIRECTLY UNDER THE AIR-IMPERMEABLE INSULATION.
- 5.4. WHERE PERFORATED INSULATED BOARD IS USED AS THE AIR-IMPERMEABLE INSULATION LAYER, IT SHALL BE SEALED AT THE PERIMETER OF EACH INDIVIDUAL SHEET INTERIOR SURFACE TO FORM A CONTINUOUS LAYER.



WALL SECTIONS

RED MOUNTAIN BUILDERS
2003 EAGLE CREST DRIVE
DRAPER, UT 84060
redmtnbuilder@icloud.com
(801) 541-2777

RELEASE DATE:
MARCH 24, 2025

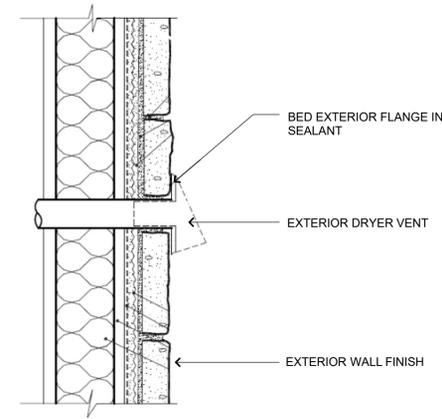
REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
250 EAST 8982 SOUTH
SANDY, UTAH 84070

1

2

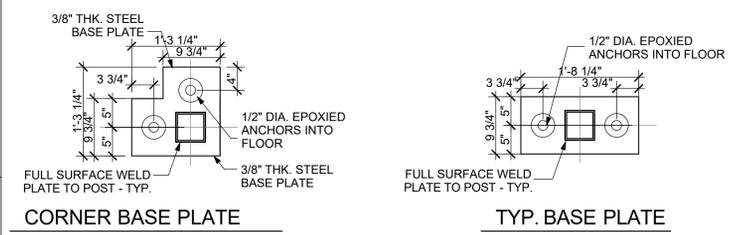
A5.0



DRYER VENT

NOT TO SCALE

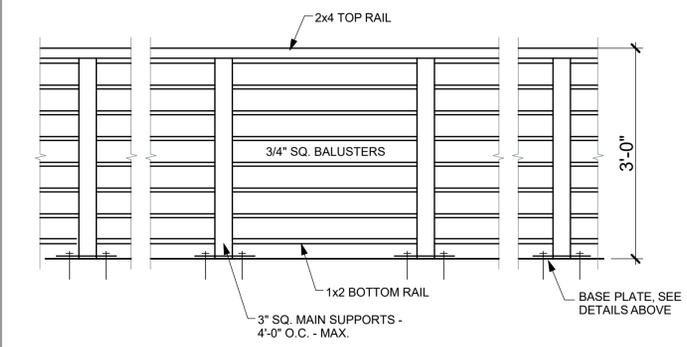
6



CORNER BASE PLATE

TYP. BASE PLATE

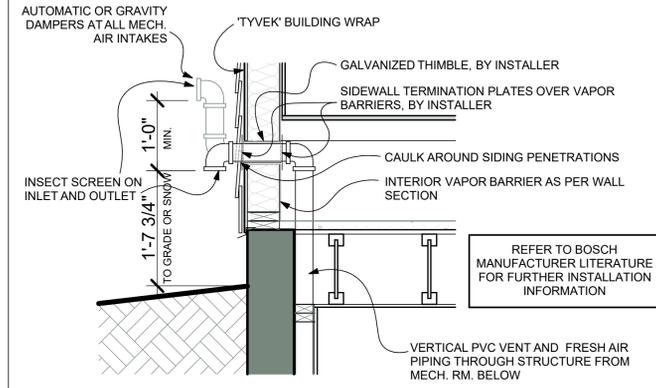
- NOTES:**
1. RAILING SHALL BE CONSTRUCTED SO AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING
 2. FULL SURFACE WELD ALL STEEL TO STEEL CONNECTIONS
 3. (2) COATS PRIMER & (2) COATS RUST INHIBITING PAINT (COLOR YET TO BE DETERMINED) ALL METAL



RAILING DETAIL

NOT TO SCALE

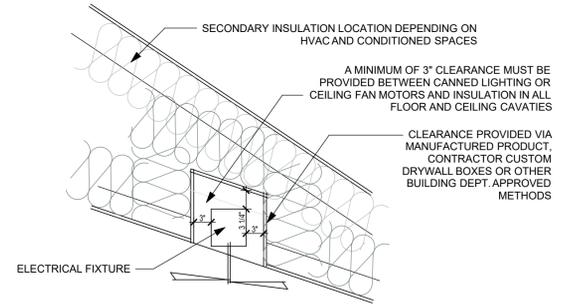
2



FURNACE VENT

NOT TO SCALE

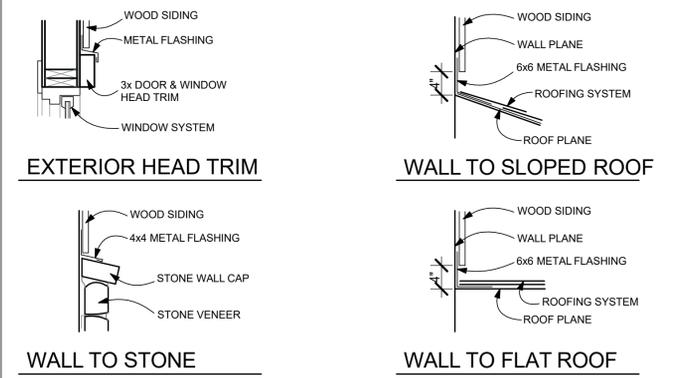
5



ELEC. FIXTURE

NOT TO SCALE

4



EXTERIOR HEAD TRIM

WALL TO SLOPED ROOF

WALL TO STONE

WALL TO FLAT ROOF

FLASHING DETAILS

NOT TO SCALE

1

ARCHITECTURAL DETAILS

RED MOUNTAIN BUILDERS
 2003 EAGLE CREST DRIVE
 DRAPER, UT 84060
 redmtnbuilder@icloud.com
 (801) 541-2777

RELEASE DATE:
 MARCH 24, 2025

REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
 250 EAST 8982 SOUTH
 SANDY, UTAH 84070

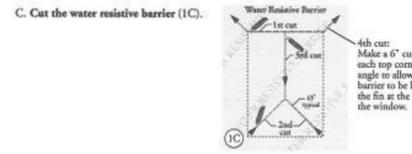
A6.0

1 ROUGH OPENING PREPARATION

- A. Verify the opening is plumb and level.

Note: It is critical that the bottom is level.
- B. Verify the window will fit the opening. Measure all four sides of the opening to make sure it is 3/4" larger than the window in both width and height. On larger openings measure the width and height in several places to ensure the header or studs are not bowed.

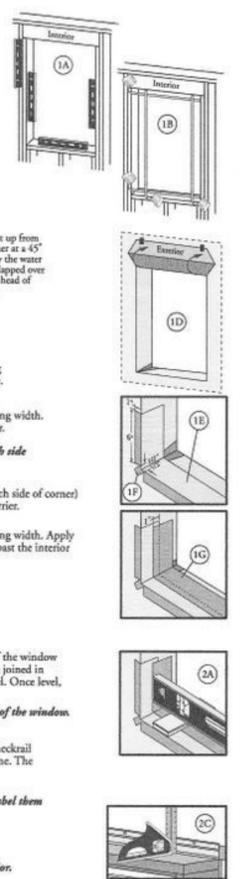
Note: 1-1/2" or more of solid wood blocking is required around the perimeter of the opening. Fix any problems with the rough opening before proceeding.



- C. Cut the water resistive barrier (1C).
- D. Fold the water resistive barrier (1D). Fold side and bottom flaps into the opening and staple to inside wall. Fold top flap up and temporarily fasten with flashing tape.
- E. Apply sill flashing tape #1. Cut a piece of flashing tape 12" longer than the opening width. Apply at the bottom of the opening as shown (1E) so it overhangs 1" to the exterior.

Note: The tape is cut 12" longer than the width so that it will extend 6" up each side of the opening.
- F. Tab the sill flashing tape and fold. Cut 1" wide tabs at each corner (1/2" from each side of corner) (1F). Fold tape to the exterior and press firmly to adhere it to the water resistive barrier.
- G. Apply sill flashing tape #2. Cut a piece of flashing tape 12" longer than the opening width. Apply at the bottom, overlapping tape #1 by at least 1". Do not allow the tape to extend past the interior face of the framing (1G).

Note: The flashing tape may not fully cover the framing members.



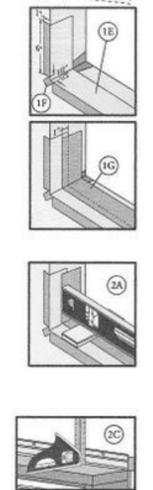
2 SETTING AND FASTENING THE WINDOW

- A. Install and level sill spacers. Place 1" wide by 3/8" thick spacers on the bottom of the window opening 1/2" from each side. Spacers are also required at points where windows are joined in multiple window applications. Add shims as necessary to ensure the spacers are level. Once level, attach spacers and shims to prevent movement.

Note: Improper placement of shims or spacers may result in bowing the bottom of the window.
- B. Remove plastic wrap and cardboard packaging from window. Do not cut the checkrail bands or remove plastic shipping spacers located between the window sash and frame. The shipping spacers will help keep the window square during installation. DO NOT open the window until it is fully fastened.

Note: If screens, grilles or hardware is removed from the window at this time, label them and store them in a protected area.
- C. Fold out installation fin to 90°. Be careful not to remove or tear the fin corners.

Note: If the fin is not at 90°, the window will not line up correctly on the interior.



2 SETTING AND FASTENING THE WINDOW (continued)

TWO OR MORE PEOPLE WILL BE REQUIRED FOR THE FOLLOWING STEPS.

- D. Insert the window from the exterior of the building. Place the bottom of the window on the spacers at the bottom of the opening, then tilt the top into position. Center the window between the sides of the opening to allow clearance for shimming, and insert one roofing nail in the first hole from the corner on each end of the top nailing fin. These are used to hold the window in place while shimming it plumb and square.
- E. Plumb and square window. Place shims 1" from the bottom and top of the window between the window and the sides of the opening. Adjust the shims as required to plumb and square the window in the opening. Place shims at the midpoint of the window sides. Adjust the shims until the window sides are straight, and the space between the sash and frame is equal from top to bottom.

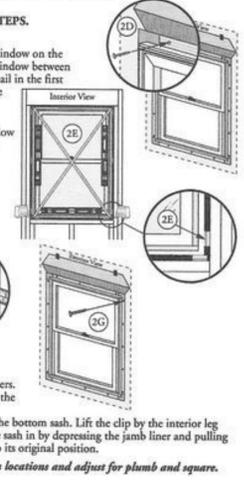
Note: DO NOT shim above the window or in the space between the spacers at the bottom of the window. DO NOT over shim.
- F. Check the interior reveal. Make sure the measurement from the interior face of the window to the interior face of the wall is equal at several points around the window.

Note: If the dimensions are not equal, check to make sure the fins are folded out to 90° at all points.
- G. Fasten the window to opening by driving 2" galvanized roofing nails into each pre-punched hole in the nailing fin.

Note: Make sure the fin corner is lying as flat as possible.
- H. Check window operation. Cut the checkrail bands and remove the shipping spacers. Open and close the window a few times to check for proper operation. Make sure the window will tilt correctly. Close and lock the window.

ProLine® only: To remove side spacers, slide them up to approximately 4" above the bottom sash. Lift the clip by the interior leg and rotate upward to remove. Raise the bottom sash approximately 2", and tilt the sash in by depressing the jamb liner and pulling inward on the top corners of the sash. Remove the sash clips and return the sash to its original position.

Note: If there are any problems with the operation of the windows, recheck shim locations and adjust for plumb and square.

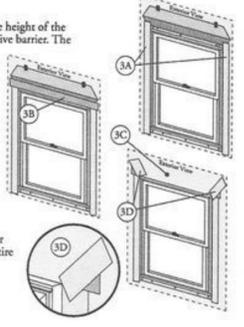


3 INTEGRATING THE WINDOW TO THE WATER RESISTIVE BARRIER

- A. Apply side flashing tape. Cut two pieces of flashing tape 4" longer than the frame height of the window. Apply one piece to each side over the nailing fin and onto the water resistive barrier. The tape should extend 2" above the top of the window and 2" below the bottom of the window. Press the tape down firmly.
- B. Apply top flashing tape. Cut a piece of flashing tape long enough to go across the top of the window and extend at least 1" past the side flashing tape on both sides. Apply the tape over the top nailing fin as shown.

Note: DO NOT tape or seal the bottom nailing fin.
- C. Fold down top flap of water resistive barrier (3C).
- D. Apply flashing tape to diagonal cuts. Cut pieces of flashing tape at least 1" longer than the diagonal cuts in the water resistive barrier. Apply the tape covering the entire diagonal cut in the water resistive barrier at both upper corners of the window.

Note: Be sure to overlap the top corners (3D).



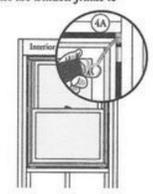
4 INTERIOR SEAL

Caution: Ensure use of low pressure polyurethane window and door insulating foams and strictly follow the foam manufacturer's recommendations for application. Use of high pressure foams or improper application of the foam may cause the window frame to bow and hinder operation.

- A. Apply insulating foam sealant. From the interior, insert the nozzle of the applicator approximately 1" deep into the space between the window and the rough opening and apply a 1" deep bead of foam. This will allow room for expansion of the foam and will minimize squeeze out. Allow the foam to cure completely (usually 8 to 24 hours) before proceeding to the next step.

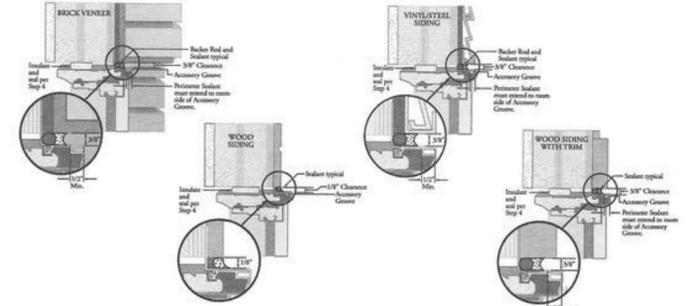
Note: DO NOT completely fill the space from the back of the fin to the interior face of the opening.
- B. Check window operation by opening and closing the window.

Note: If the window does not operate correctly, check to make sure it is still plumb, level, square and that the sides are not bowed. If adjustments are required, remove the foam with a serrated knife. Adjust the shims, and reapply the insulating foam sealant.



5 SEALING THE WINDOW TO THE EXTERIOR WALL CLADDING

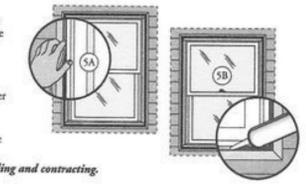
When applying siding, brick veneer or other exterior finish material, leave adequate space between the window frame and the material for sealant. Refer to the illustration that corresponds to your finish material. Note: The sealant details shown are standard recommendations from the sealant industry. Contact your sealant supplier for recommendations and instructions for these and any other applications.



- A. Insert backer rod into the space around the window as deep as it will go. This should provide at least a 1/2" clearance between the backer rod and the exterior face of the window.

Note: Backer rod adds shape and depth for the sealant line.
- B. Apply a bead of high quality exterior grade sealant to the entire perimeter of the window.
- C. Shape, tool and clean excess sealant. When finished, the sealant should be the shape of an hourglass.

Note: This method creates a more flexible sealant line capable of expanding and contracting.



6 INTERIOR FINISHING

Visible wood surfaces of Pella® products must be finished. Failure to do so voids the Limited Warranty. If products cannot be finished immediately, cover with clear plastic to protect from dirt, damage and moisture. Remove any construction residue before finishing. Sand all wood surfaces lightly with 180 grit or finer sandpaper. DO NOT use steel wool. BE CAREFUL NOT TO SCRATCH THE GLASS. Remove sanding dust.

For additional information on finishing see the Pella Owner's Manual or go to www.pella.com.
Note: To maintain proper product performance do not paint, finish or remove the weather-stripping, mohair dust pads, gaskets or vinyl parts. Air and water leakage will result if these parts are removed. If paint, stain or finish gets on the mohair weather-stripping, immediately blot it thoroughly with a rag and allow it to dry. Flake off any remaining residue. After finishing, allow windows to dry completely before closing them.

Pella Corporation is not responsible for finishing imperfections. Use of inappropriate finishes, solvents, brickwash or cleaning chemicals will cause adverse reactions with window and door materials and voids the Limited Warranty.

EXTERIOR FINISH

The exterior frame and sash are protected by aluminum cladding with our tough EnduraClad® or EnduraClad Plus baked-on factory finish that needs no painting. Clean this surface with mild soap and water. Stubborn stains and deposits may be removed with mineral spirits. DO NOT use abrasives. DO NOT scrape or use tools that might damage the surface.

Use of inappropriate finishes, solvents, brickwash or cleaning chemicals will cause adverse reactions with window and door materials and voids the Limited Warranty.

CARE AND MAINTENANCE

Care and maintenance information is available in the Pella Owner's Manual. You can obtain an owner's manual by contacting your local Pella retailer. This information is also available on www.pella.com.

NOTE

Because all construction must anticipate some water infiltration, it is important that the wall system be designed and constructed to properly manage moisture. Pella Corporation is not responsible for claims or damages caused by unanticipated water infiltrations, deficiencies in building design, construction and maintenance; failure to install Pella® products in accordance with these instructions; or the use of Pella products in systems which do not allow for proper management of moisture within the wall systems. The determination of the suitability of all building components, including the use of Pella products, as well as the design and installation of flashing and sealing systems are the responsibility of you, your architect, or a construction professional. Moisture problems, including unacceptable water infiltration, have been associated with barrier systems, such as EIFS (also known as synthetic stucco). Pella products should not be used in barrier EIFS systems unless Pella's current, recommended installation procedures for installation of windows and doors into EIFS are used. Any other use of Pella products with barrier EIFS systems will void the Limited Warranty.

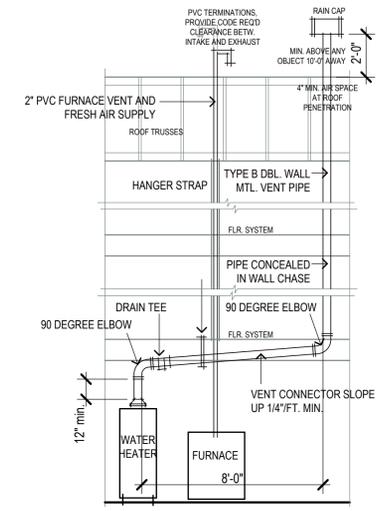
Product modifications that are not approved by Pella Corporation will void the Limited Warranty.

GENERAL MECHANICAL NOTES:

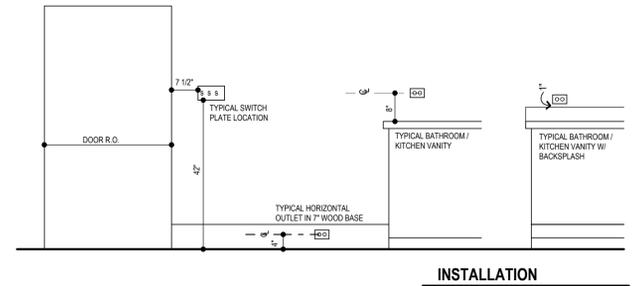
1. THE RESIDENCE SHALL BE HEATED THROUGH A FORCED AIR HVAC SYSTEM. THE SYSTEM SHALL BE DESIGNED SO IT IS CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES F AT A POINT 36" ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
2. COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCE SHALL BE PROVIDED AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR OUTPUT. THE OPENING MUST BE IN THE TOP 12" OF THE MECHANICAL ROOM. A MINIMUM OF 1 INCH CLEARANCE SHALL BE PROVIDED AT REAR AND SIDES OF APPLIANCES. A MINIMUM CLEARANCE OF 6" SHALL BE PROVIDED AT THE FRONT OF ALL APPLIANCES.

NOTES:

1. HARDWIRE ALL SMOKE DETECTORS TO HOUSE CIRCUITRY AS REQUIRED BY CODE.
2. CONVENIENCE OUTLETS SHOWN ARE FOR INFORMATION ONLY. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS AS REQUIRED BY CODE.
3. ELECTRICIAN SHALL INSTALL ALL OUTLET BOXES AND SWITCH BOXES ONLY PRIOR TO WIRING. FINAL LOCATION OF ALL SWITCHES AND FIXTURES TO BE VERIFIED WITH ARCHITECT/OWNER IN WALK THROUGH PRIOR TO INSTALLATION.



MECH. EQUIP. FLUES



INSTALLATION

BEDROOMS:

1. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION.
2. RETURN AIR TRANSFER GRILLS SHALL BE INSTALLED FOR ALL BEDROOMS.

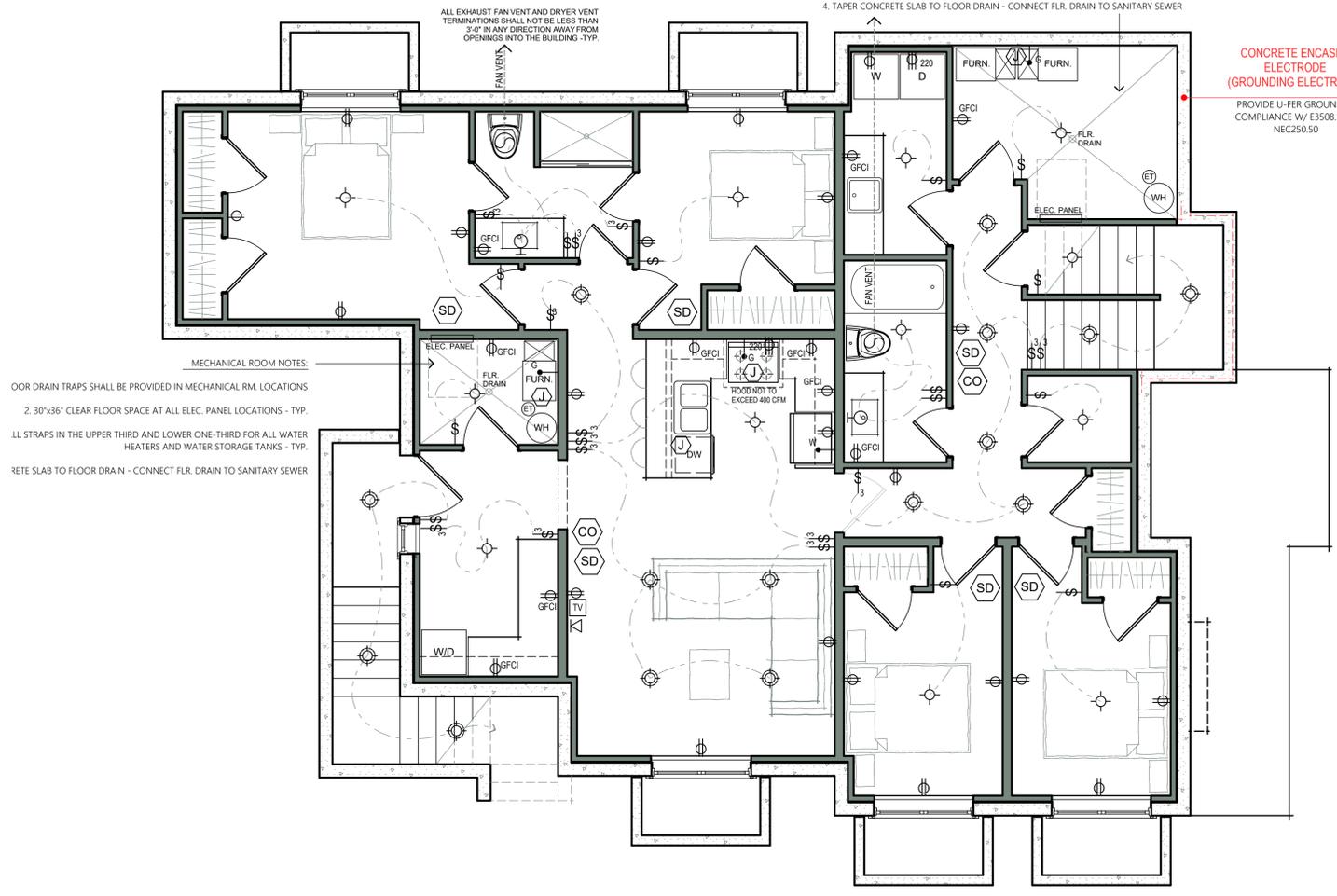
ALL OUTLETS SHALL BE TAMPER RESISTANT IN ACCORDANCE WITH IRC E4002.14

ELECTRIC SYMBOL LEGEND

- ⊕ 15A / 20A DUPLEX OUTLET (LISTED TAMPER-RESISTANT RECEPTACLE)
- ⊕ TBD 125v FLOOR OUTLET. LOCATION TO BE DETERMINED (TBD), VERIFY WITH OWNER (LISTED TAMPER-RESISTANT)
- ⊕ 1/2 SWITCHED 125v DUPLEX OUTLET (LISTED TAMPER-RESISTANT)
- ⊕ WP GFCI 15A / 20A - 125v LISTED WEATHER-RESISTANT GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER RESISTANT)
- ⊕ GFCI 15A / 20A - 125v GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER-RESISTANT)
- ⊕ 125v FOURPLEX OUTLET (LISTED TAMPER-RESISTANT)
- ⊕ 220 250v LISTED TAMPER-RESISTANT RECEPTACLE (LISTED WET AREA APPROVED IN WET LOCATIONS)
- ⊕ DEDICATED OUTLET (LISTED TAMPER RESISTANT)
- ⊕ SURFACE-MOUNTED CEILING LIGHT FIXTURE
- ⊕ WALL-MOUNTED INCANDESCENT LIGHT FIXTURE (CLOSETS: MOUNT ABOVE DOOR - MIN. CLEARANCE 12")
- ⊕ SURFACE-MOUNTED FLUORESECENT OR LED LIGHT FIXTURE SPECIFICALLY IDENTIFIED FOR STORAGE SPACE USE
- ⊕ RECESSED CEILING LIGHT FIXTURE, (SL) IF APPLICABLE. 4" DIA.
- ⊕ RECESSED ADJUSTABLE SPOT
- ⊕ RECESSED WALL WASHER
- ⊕ WP RECESSED CEILING LIGHT FIXTURE, WET AREA APPROVED
- ⊕ CHANDELIER, BACKING REQUIRED
- ⊕ P PENDANT LIGHT FIXTURE
- ⊕ J JUNCTION BOX - REFER TO MANUFACTURER POWER REQUIREMENTS
- ⊕ 2' X 4' FLUORESCENT LIGHT FIXTURE
- ⊕ UNDERCOUNTER LIGHT FIXTURE
- ⊕ STEP LIGHTING
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN & LIGHT
- ⊕ SINGLE POLE SWITCH W/ DIMMER
- ⊕ 3-WAY & DIMMER SWITCH
- ⊕ 4-WAY & DIMMER SWITCH
- ⊕ RHEOSTAT
- ⊕ TIMER
- ⊕ MOTION SENSOR
- ⊕ DOOR JAMB SWITCH
- ⊕ DUAL JACK - TELEPHONE AND DATA
- ⊕ TV TELEVISION OUTLET
- ⊕ SD SMOKE DETECTOR- DIRECT WIRED W/ BATTERY BACKUP
- ⊕ CO CARBON MONOXIDE DETECTOR- DIRECT WIRED W/ BATTERY BACKUP
- ⊕ G NATURAL GAS CONNECTION - STOVE, APPLIANCE, FURNACE, GRILL * PROVIDE WITH SHUT OFF VALVE AT APPLIANCE CONNECTION
- ⊕ W WATER OUTLET (FREEZEPROOF HOSE BIB, POT FILLER, REF. CONNECTION)

MECHANICAL ROOM NOTES:

1. SELF-PRIMING FLOOR DRAIN TRAPS SHALL BE PROVIDED IN MECHANICAL RM. LOCATIONS
2. 30"x36" CLEAR FLOOR SPACE AT ALL ELEC. PANEL LOCATIONS - TYP.
3. SEISMIC WALL STRAPS IN THE UPPER THIRD AND LOWER ONE-THIRD FOR ALL WATER HEATERS AND WATER STORAGE TANKS - TYP.
4. TAPER CONCRETE SLAB TO FLOOR DRAIN - CONNECT FLR. DRAIN TO SANITARY SEWER

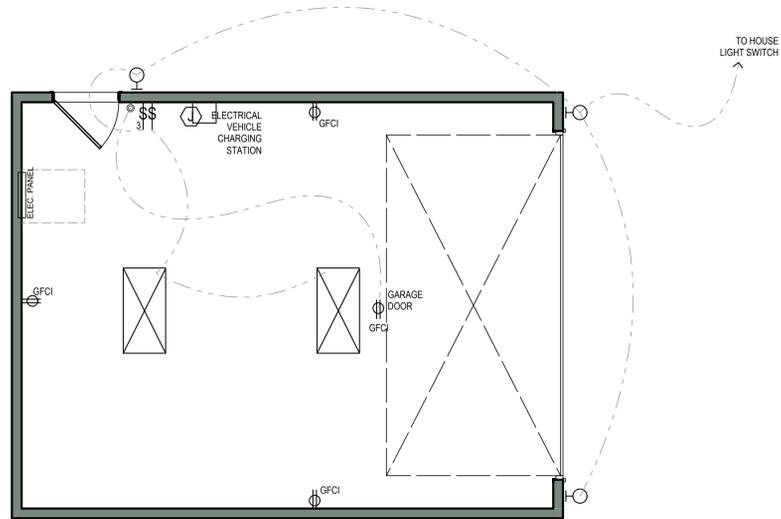


LOWER LEVEL ELEC. / MECH. PLAN



ALL ALARM DEVICES SHALL BE INTERCONNECTED SUCH THAT WHEN ONE DEVICE SOUNDS SO WILL ALL DEVICES

LOWER LEVEL ELECTRICAL PLAN



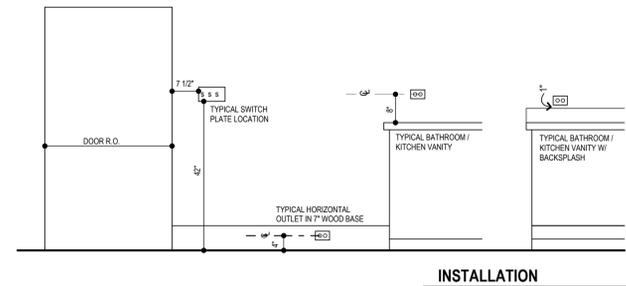
GARAGE ELEC. PLAN



GENERAL MECHANICAL NOTES:

1. THE RESIDENCE SHALL BE HEATED THROUGH A FORCED AIR HVAC SYSTEM. THE SYSTEM SHALL BE DESIGNED SO IT IS CAPABLE OF MAINTAINING A TEMPERATURE OF 68 DEGREES F AT A POINT 36" ABOVE THE FLOOR IN ALL HABITABLE ROOMS.
2. COMBUSTION AIR FOR ALL FUEL BURNING APPLIANCE SHALL BE PROVIDED AT A MINIMUM RATE OF 1 SQ. INCH PER 3000 BTU/HOUR OUTPUT. THE OPENING MUST BE IN THE TOP 12" OF THE MECHANICAL ROOM. A MINIMUM OF 1 INCH CLEARANCE SHALL BE PROVIDED AT REAR AND SIDES OF APPLIANCES. A MINIMUM CLEARANCE OF 6" SHALL BE PROVIDED AT THE FRONT OF ALL APPLIANCES.

- NOTES:**
1. HARDWIRE ALL SMOKE DETECTORS TO HOUSE CIRCUITRY AS REQUIRED BY CODE.
 2. CONVENIENCE OUTLETS SHOWN ARE FOR INFORMATION ONLY. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS AS REQUIRED BY CODE.
 3. ELECTRICIAN SHALL INSTALL ALL OUTLET BOXES AND SWITCH BOXES ONLY PRIOR TO WIRING. FINAL LOCATION OF ALL SWITCHES AND FIXTURES TO BE VERIFIED WITH ARCHITECT/OWNER IN WALK THROUGH PRIOR TO INSTALLATION.

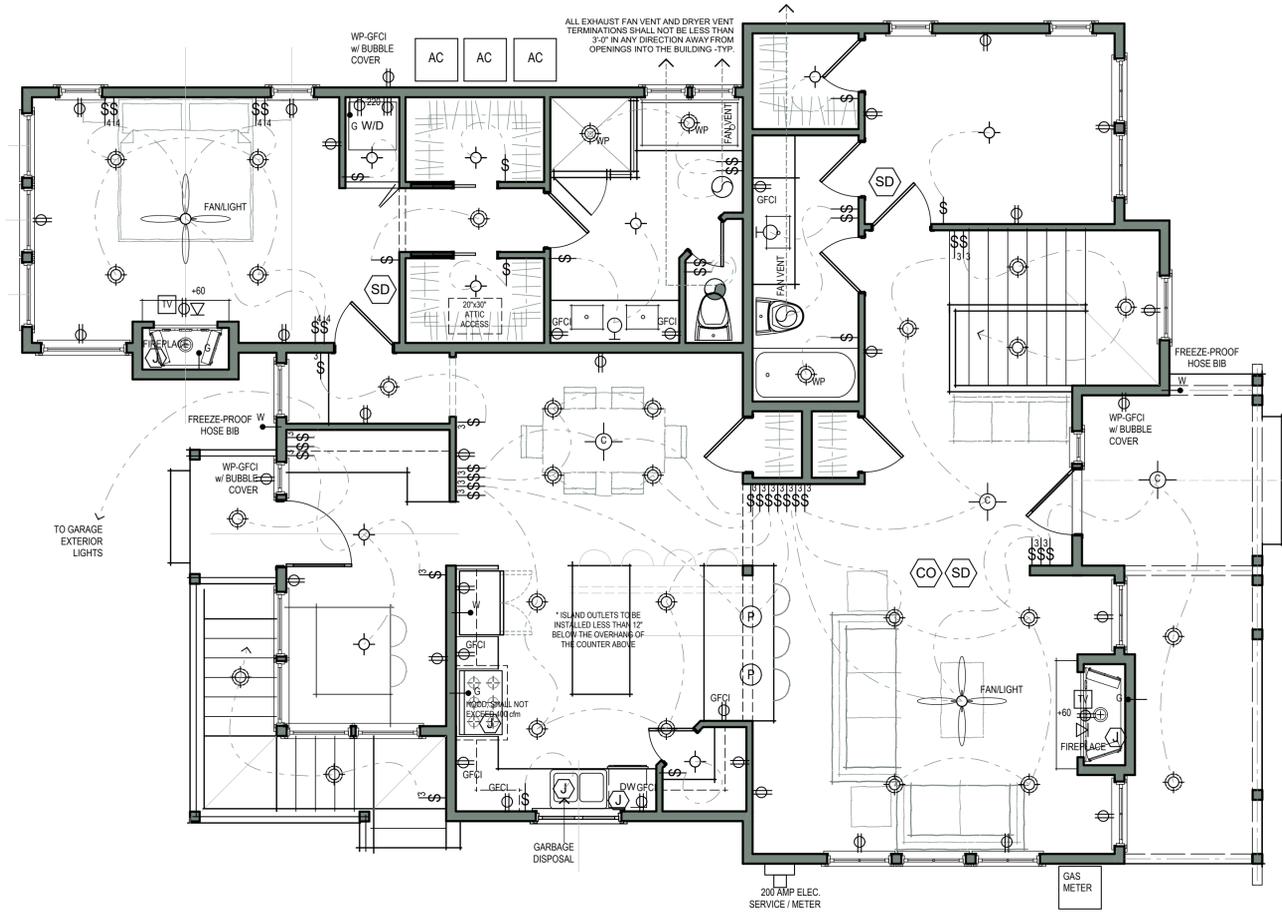


- BEDROOMS:**
1. ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION.
 2. RETURN AIR TRANSFER GRILLS SHALL BE INSTALLED FOR ALL BEDROOMS.

ALL OUTLETS SHALL BE TAMPER RESISTANT IN ACCORDANCE WITH IRC E4002.14

ELECTRIC SYMBOL LEGEND

- ⊕ 15A / 20A DUPLEX OUTLET (LISTED TAMPER-RESISTANT RECEPTACLE)
- ⊕ TBD 125v FLOOR OUTLET, LOCATION TO BE DETERMINED (TBD), VERIFY WITH OWNER (LISTED TAMPER-RESISTANT)
- ⊕ 1/2 SWITCHED 125v DUPLEX OUTLET (LISTED TAMPER-RESISTANT)
- ⊕ WP GFCI 15A / 20A - 125v LISTED WEATHER-RESISTANT GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER RESISTANT)
- ⊕ GFCI 15A / 20A - 125v GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER-RESISTANT)
- ⊕ 125v FOURPLEX OUTLET (LISTED TAMPER-RESISTANT)
- ⊕ 220 250v LISTED TAMPER-RESISTANT RECEPTACLE (LISTED WET AREA APPROVED IN WET LOCATIONS)
- ⊕ DEDICATED OUTLET (LISTED TAMPER RESISTANT)
- ⊕ SURFACE-MOUNTED CEILING LIGHT FIXTURE
- ⊕ WALL-MOUNTED INCANDESCENT LIGHT FIXTURE (CLOSETS: MOUNT ABOVE DOOR - MIN. CLEARANCE 12")
- ⊕ SURFACE-MOUNTED FLUORESCENT OR LED LIGHT FIXTURE SPECIFICALLY IDENTIFIED FOR STORAGE SPACE USE
- ⊕ RECESSED CEILING LIGHT FIXTURE, (SL) IF APPLICABLE. 4" DIA.
- ⊕ RECESSED ADJUSTABLE SPOT
- ⊕ RECESSED WALL WASHER
- ⊕ RECESSED CEILING LIGHT FIXTURE, WET AREA APPROVED
- ⊕ CHANDELIER, BACKING REQUIRED
- ⊕ PENDANT LIGHT FIXTURE
- ⊕ JUNCTION BOX - REFER TO MANUFACTURER POWER REQUIREMENTS
- ⊕ 2' X 4' FLUORESCENT LIGHT FIXTURE
- ⊕ UNDERCOUNTER LIGHT FIXTURE
- ⊕ STEP LIGHTING
- ⊕ EXHAUST FAN
- ⊕ EXHAUST FAN & LIGHT
- ⊕ SINGLE POLE SWITCH W/ DIMMER
- ⊕ 3-WAY & DIMMER SWITCH
- ⊕ 4-WAY & DIMMER SWITCH
- ⊕ RHEOSTAT
- ⊕ TIMER
- ⊕ MOTION SENSOR
- ⊕ DOOR JAMB SWITCH
- ⊕ DUAL JACK - TELEPHONE AND DATA
- ⊕ TELEVISION OUTLET
- ⊕ SMOKE DETECTOR- DIRECT WIRED W/ BATTERY BACKUP
- ⊕ CARBON MONOXIDE DETECTOR- DIRECT WIRED W/ BATTERY BACKUP
- ⊕ NATURAL GAS CONNECTION - STOVE, APPLIANCE, FURNACE, GRILL * PROVIDE WITH SHUT OFF VALVE AT APPLIANCE CONNECTION
- ⊕ WATER OUTLET (FREEZEPROOF HOSE BIB, POT FILLER, REF. CONNECTION)



MAIN LEVEL ELEC. / MECH. PLAN



ALL ALARM DEVICES SHALL BE INTERCONNECTED SUCH THAT WHEN ONE DEVICE SOUNDS SO WILL ALL DEVICES

MAIN LEVEL ELECTRICAL PLAN

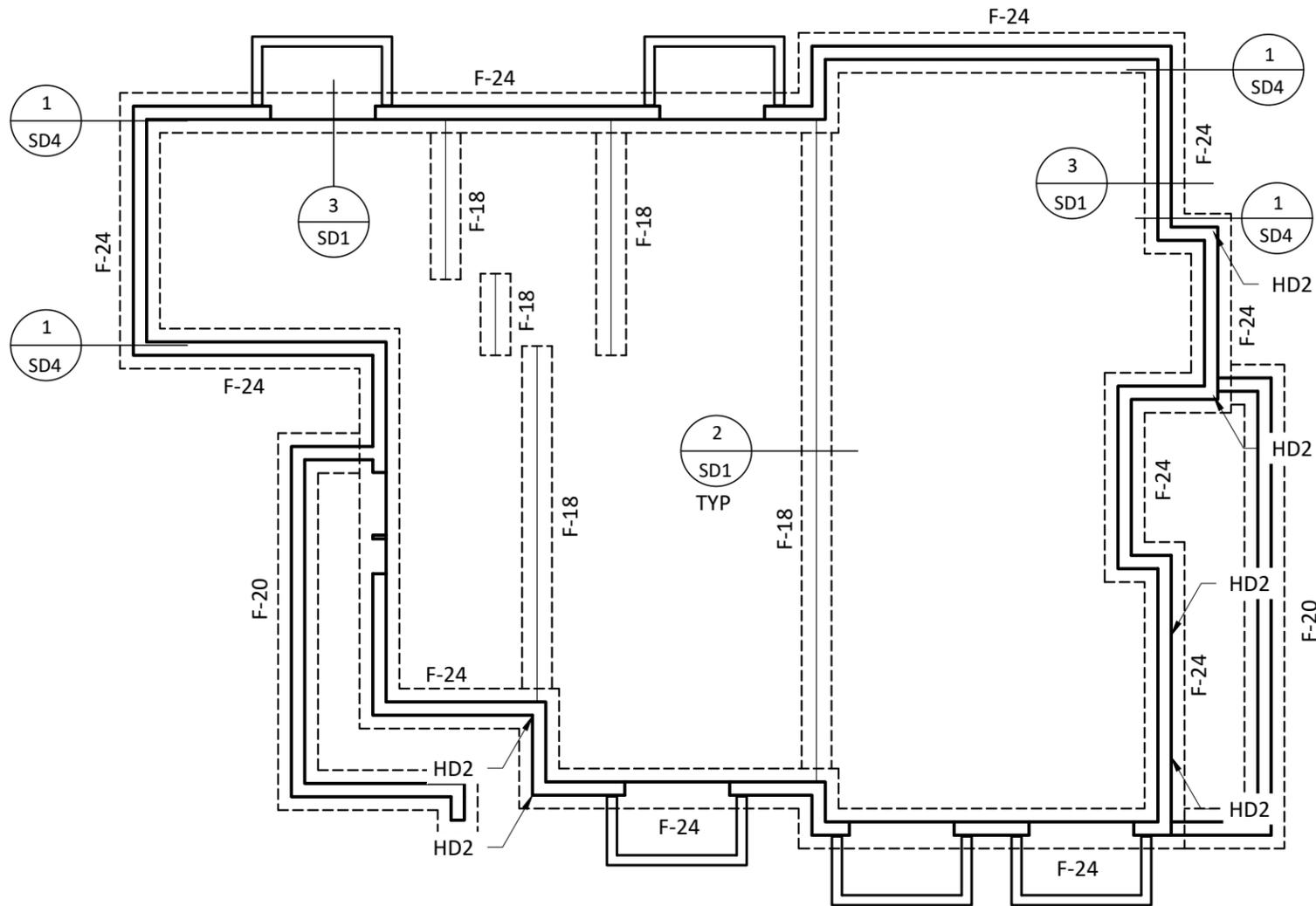
RED MOUNTAIN BUILDERS
2003 EAGLE CREST DRIVE
DRAPER, UT 84060
redmtnbuilder@icloud.com
(801) 541-2777

RELEASE DATE:
MARCH 24, 2025

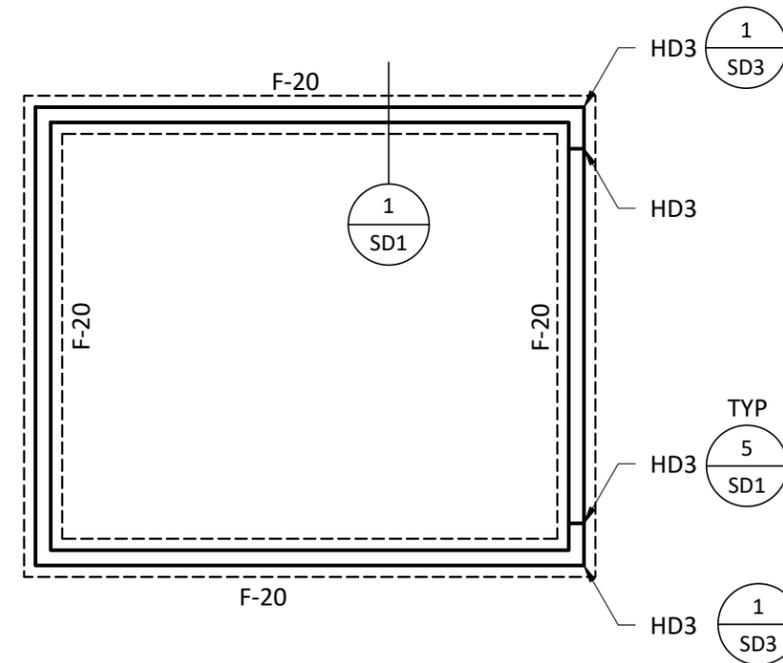
REVISION DATE:

SANDY STATION BLOCK 59
LOT 1 RESIDENCE / GARAGE
250 EAST 8982 SOUTH
SANDY, UTAH 84070

E1.1



HOUSE



GARAGE

IT IS THE RESPONSIBILITY OF THE GENERAL CONTRACTOR TO FIELD VERIFY THE LOCATION OF ALL HOLDDOWNS.

DESIGN CRITERIA		
GOVERNING CODE		2021 IBC
SEISMIC	DESIGN CATEGORY	D
	IMPORTANCE FACTOR, I _e	1.00
	RESPONSE COEFFICIENT, R _w	6.5
	DESIGN SPECTRAL RESPONSE, S _s	0.54
	SITE COEFFICIENT, F _a	1.37
WIND SPEED	DESIGN SPECTRAL RESPONSE, S _{Ds}	0.49
	BASIC	105 MPH
	SURFACE ROUGHNESS	C
ROOF LOADS	RISK CATEGORY II	1.00
	DEAD	15 PSF
FLOOR LOADS	SNOW	40 PSF
	LIVE	40 PSF
DECK LOADS	DEAD	10 PSF
	LIVE	60 PSF
SOIL BEARING PRESSURE		1500 PSF

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070



R. Douglas Jones P.E.

S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

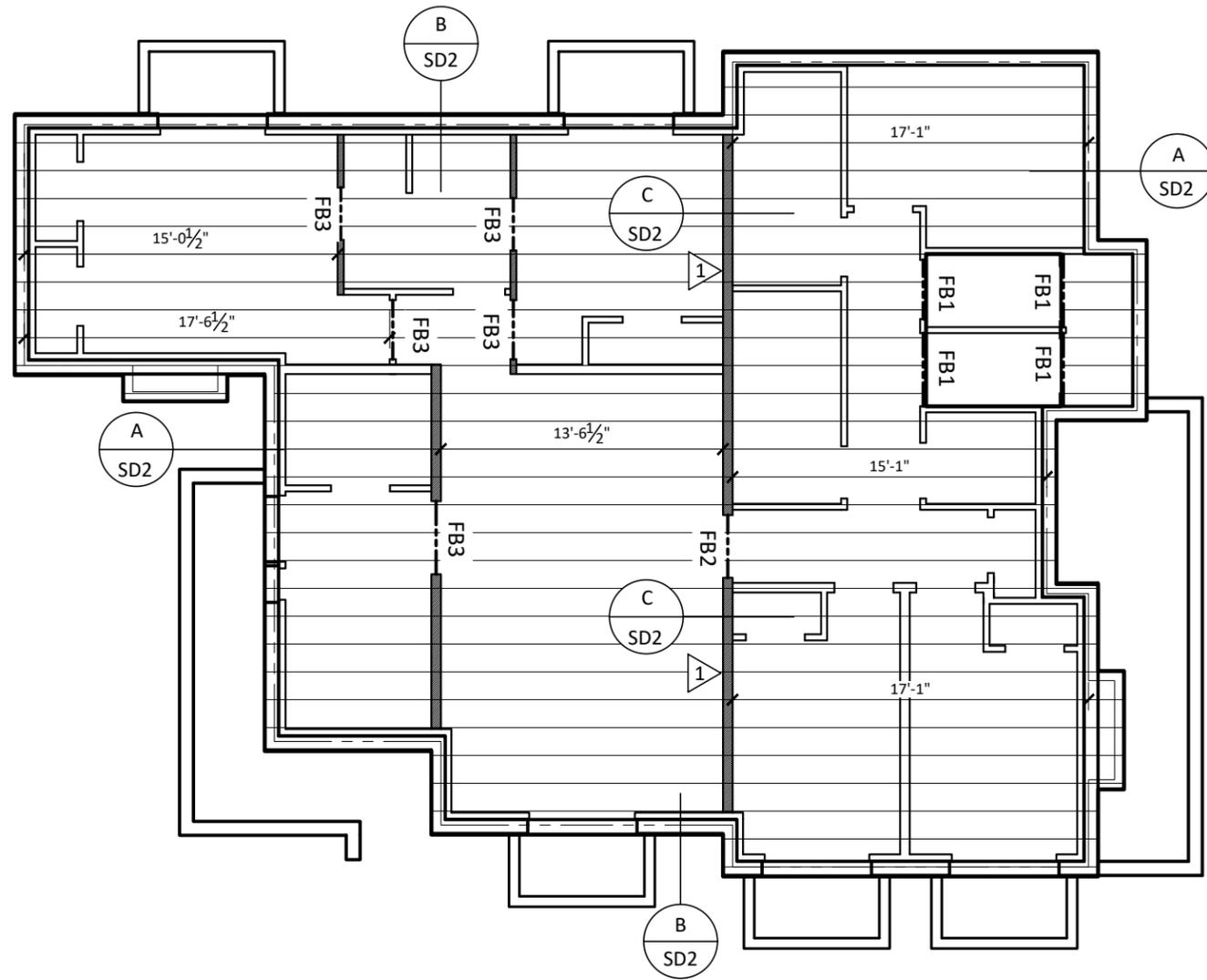
Governing Code:
2021 IBC

Date:
10/22/24

S1

FOOTING AND FOUNDATION PLAN

SCALE: 1/8" = 1'-0"



FLOOR BEAM SCHEDULE		
DEAD LOAD = 10 PSF		LIVE LOAD = 40 PSF
MARK	BEAM SIZE	GRADE
FB1	(1) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL
FB2	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL
FB3	(2) 2X8	DF#2 or BTR

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. ACCEPTABLE SUBSTITUTIONS: LSL FOR DOUG FIR, LVL FOR LSL, PSL FOR LVL. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

UNLESS NOTED OTHERWISE ALL FLOOR FRAMING MEMBERS SHALL BE 11-7/8" TJI/210 @ 16" O.C OR EQUIVALENT.

LOWER FLOOR FRAMING PLAN

SCALE: 1/8" = 1'-0"

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070



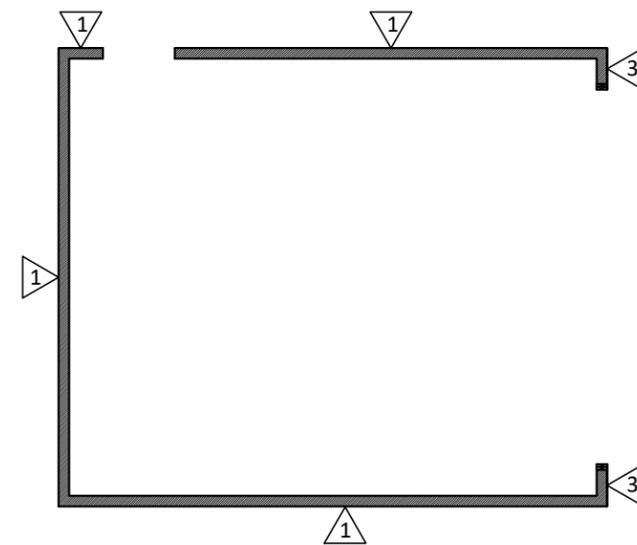
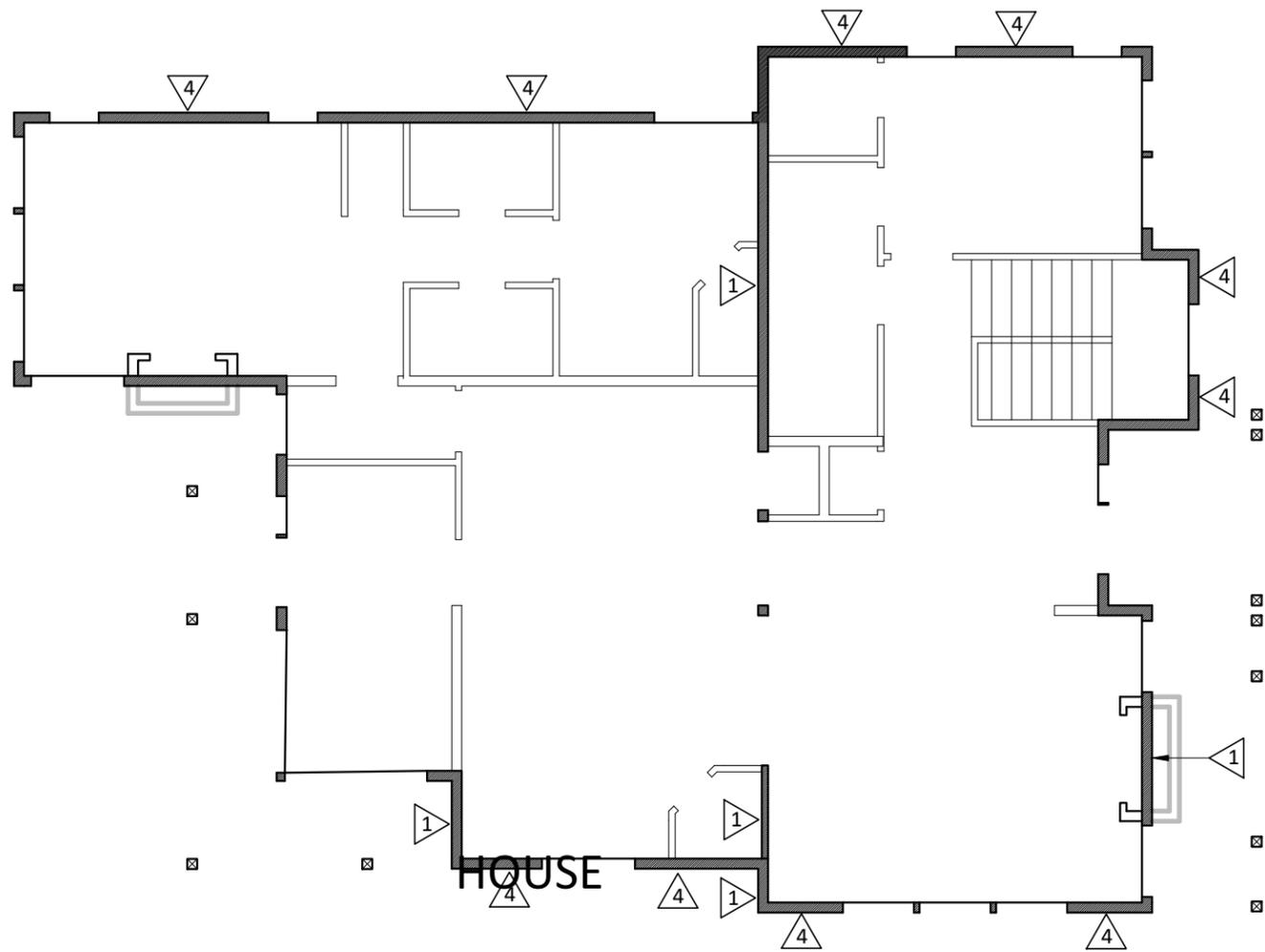
R. Douglas Jones P.E.

S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2021 IBC

Date:
10/22/24

S2



GARAGE

MAIN SHEARWALL PLAN

SCALE: 1/8" = 1'-0"

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070



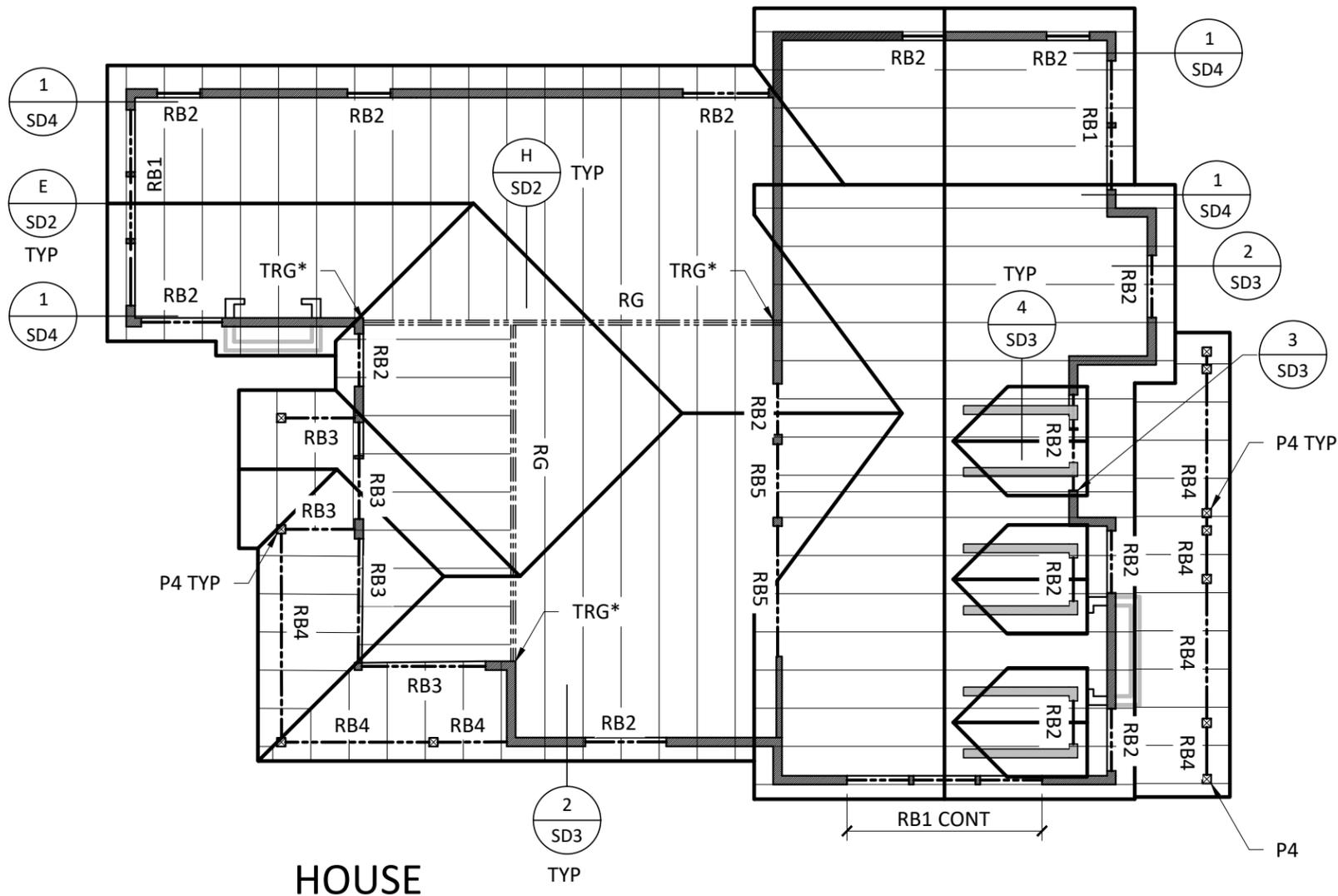
R. Douglas Jones P.E.

S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

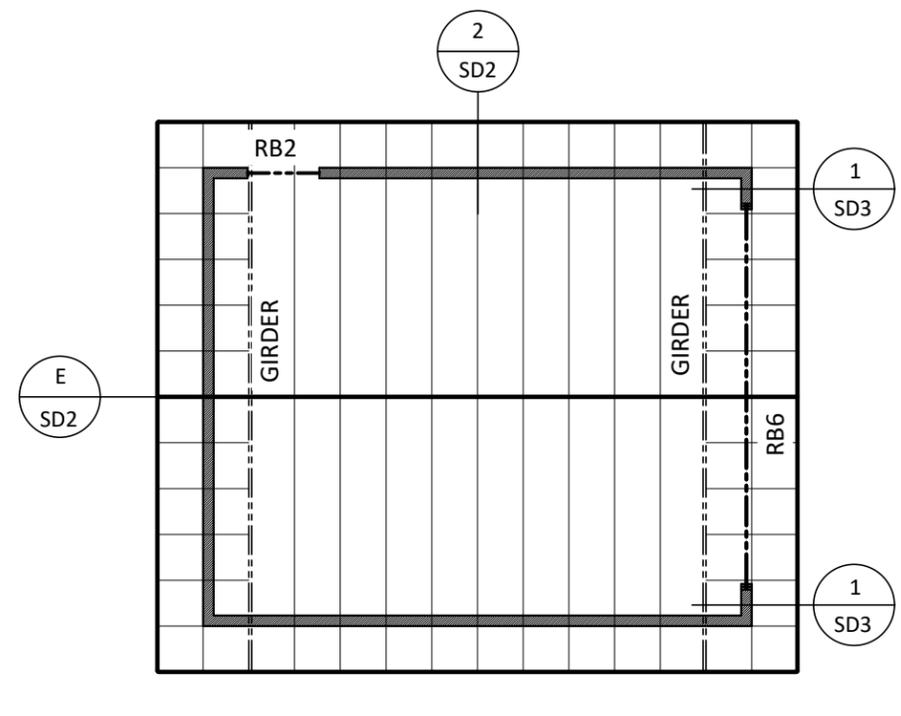
Governing Code:
2021 IBC

Date:
10/22/24

S3



HOUSE



GARAGE

ROOF BEAM SCHEDULE		
DEAD LOAD = 15 PSF		SNOW LOAD = 40 PSF
MARK	BEAM SIZE	GRADE
RB1	(2) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL
RB2	(2) 2X10	DF#2 or BTR
RB3	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL
RB4	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL
RB5	(2) 1-3/4"x9-1/2"	1.9E, 2600 Fb, LVL
RB6	(3) 1-3/4"x11-7/8"	1.9E, 2600 Fb, LVL

DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED. ACCEPTABLE SUBSTITUTIONS: LSL FOR DOUG FIR, LVL FOR LSL, PSL FOR LVL. OTHER SUBSTITUTIONS MUST BE APPROVED BY THE ENGINEER.

KS/TR SCHEDULE			
MARK	SIZE	NO.	GRADE
TR1	2X	1	STUD
TR2	2X	2	STUD
TR3	2X	3	STUD
TR4	2X	4	STUD
KS1	2X	1	STUD
KS2	2X	2	STUD
KS3	2X	3	STUD

KS = KING STUD
TR = TRIMMER

****TRG: NUMBER OF TRIMMERS TO MATCH THE NUMBER OF GIRDER PLIES.**

ROOF FRAMING PLAN

SCALE: 1/8" = 1'-0"

RED MOUNTAIN BUILDERS
SANDY STATION 59
250 East 910 South
Sandy, UT 84070



R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2021 IBC

Date:
10/22/24

S4

FOOTING & FOUNDATION

1. THE FOOTINGS HAVE BEEN DESIGNED TO THE SOIL BEARING PRESSURE SPECIFIED IN THE DESIGN CRITERIA. IT IS THE RESPONSIBILITY OF THE HOME OWNER TO VERIFY THE BEARING PRESSURE. ANY ANOMALOUS SOIL BEARING CONDITION SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE CONSTRUCTION.

2. ALL FOOTINGS ARE TO REST ON UNDISTURBED SOIL AND SHALL BE A MINIMUM OF 30", OR LOCAL FROST DEPTH, BELOW THE FINISHED GRADE.

3. THE CONTRACTOR SHALL ENSURE THAT THE FOOTINGS ARE PROPERLY DRAINED AND THAT SOIL MOISTURE CONTENT MEETS THE IRC REQUIREMENTS.

4. ANY ANOMALOUS SOIL CONDITION ENCOUNTERED DURING EXCAVATION, SUCH AS SLIPPAGE, HIGH MOISTURE CONTENT, IMPROPER DRAINAGE, ETC., SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER BEFORE PROCEEDING.

5. COMPACT BACKFILL AGAINST FOUNDATION WALL TO 85% OF THE MODIFIED PROCTOR DRY DENSITY TO REDUCE SETTLING OF FILL.

6. FOUNDATION ANCHOR BOLTS SHALL BE EMBEDDED IN AT LEAST 7" OF CONCRETE AND PLACED WITHIN 12" OF SILL PLATE END. IF MULTIPLE PLATES ARE USED, THE ANCHOR BOLTS SHALL EXTEND THROUGH ALL PLATES. THERE SHALL BE A MINIMUM OF 2 ANCHOR BOLTS PER WALL SECTION. SEE CROSS SECTION FOR SIZE AND SPACING. 3"x3"x1/4" SQUARE WASHERS SHALL BE USED BETWEEN ANCHOR BOLT AND PLATE. IF WASHER IS SLOTTED, USE STANDARD WASHER BETWEEN IT AND ANCHOR BOLT NUT.

7. GRADE 60 REBAR SHALL BE USED FOR BOTH VERTICAL AND HORIZONTAL INSTALLATIONS.

8. HOLDDOWNS SHALL BE EMBEDDED IN THE FOUNDATION PER MANUFACTURERS REQUIREMENTS. THE CONTRACTOR SHALL ENSURE THAT THE FASTENER HOOKS THE REBAR AND MEETS THE MINIMUM EDGE DISTANCE.

9. ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

GENERAL FRAMING NOTES

1. THE CONTRACTOR SHALL USE THE GRADES OF LUMBER SPECIFIED IN THE BEAM SCHEDULES LISTED ON DRAWING. DEEPER, WIDER, OR BETTER GRADES OF LUMBER MAY BE SUBSTITUTED, ANY OTHER CHANGES MUST BE APPROVED BY THE ENGINEER.

2. (2) 2"x10" DF#2 OR BTR W/FILLER SHALL BE USED FOR ALL LOAD-BEARING WINDOW AND DOOR HEADERS UNLESS NOTED OTHERWISE ON DRAWING. TIMBERSTRAND LSL HEADERS MAY BE SUBSTITUTED FOR THE (2) 2"x10" DF#2 OR BTR.

3. (2) 1-3/4"x9-1/2" LVLs SHALL BE USED FOR ALL HEADERS SUPPORTING A GIRDER TRUSS UNLESS NOTED OTHERWISE ON DRAWING.

4. ALL MULTIPLE BEAMS AND HEADERS SHALL BE NAILED USING 2 ROWS OF 16d NAILS @ 12" O.C.

5. ALL POINT LOADS SHALL BE SOLID BLOCKED TO THE FOUNDATION.

6. USE DOUBLE TRIMMERS TO SUPPORT BEAMS AND HEADERS GREATER THAN 6 FEET UNLESS NOTED OTHERWISE ON DRAWING.

7. USE SIMPSON OR EQUIVALENT HARDWARE TO CONNECT BEAMS 6' AND LONGER TO STUDS OR POSTS.

8. THE CONTRACTOR SHALL FOLLOW THE MINIMUM FASTENING SCHEDULE LISTED IN IBC TABLE 2304.9.1.

9. ANY FASTENER IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

10. ALL CONSTRUCTION SHALL BE IN ACCORDANCE TO THE 2018 INTERNATIONAL BUILDING CODE.

SHEARWALL NOTES

1. ALL EXTERIOR WALLS SHALL BE SHEATHED WITH 7/16" APA RATED OSB SHEATHING AND NAILED W/8d @ 4" O.C. EDGE, 12" O.C. FIELD UNLESS NOTED OTHERWISE.

2. SHEATHING SHALL EXTEND CONTINUOUS FROM FLOOR SILL PLATE TO TOP PLATE OF UPPER WALL AND BE NAILED PER REQUIRED EDGE SPACING ALONG SILL PLATE.

3. NAILS SHALL BE PLACED NOT LESS THAN 1/2" FROM EDGE OF PANEL AND DRIVEN SO THAT THEIR HEAD OR CROWN IS FLUSH WITH THE SURFACE OF THE SHEATHING.

4. ALL HORIZONTAL EDGES SHALL BE BLOCKED WITH 2" NOMINAL OR WIDER FRAMING. WHERE PANELS ARE APPLIED ON BOTH FACES OF A WALL WITH NAIL SPACING LESS THAN 6" O.C., PANEL JOINTS SHALL BE OFFSET TO FALL ON DIFFERENT FRAMING MEMBERS OR FRAMING SHALL BE 3" NOMINAL OR THICKER AND NAILS ON EACH SIDE SHALL BE STAGGERED.

5. A  NAILING SCHEDULE REQUIRES THAT THE FOUNDATION SILL PLATES AND ALL FRAMING MEMBERS RECEIVING EDGE NAILING FROM ABUTTING PANELS SHALL NOT BE LESS THAN A 3" NOMINAL MEMBER. NAILS SHALL BE STAGGERED.

FLOOR SHEATHING NOTES

1. TYPICAL FLOOR SHEATHING SHALL BE 3/4" T&G WAFER BOARD NAILED W/8d NAILS @ 6" O.C. ON ALL EDGES, AND @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

2. SOLID BLOCK JOISTS AT POINT-LOAD BEARING LOCATIONS.

3. INSTALL FLOOR SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH END JOINTS STAGGERED.

4. USE DOUBLE FLOOR JOISTS UNDER ALL LOAD BEARING WALLS RUNNING PARALLEL WITH FLOOR JOISTS.

5. USE DOUBLE FLOOR JOISTS UNDER ALL INTERIOR SHEARWALLS RUNNING PARALLEL WITH FLOOR JOISTS. NAIL BOTTOM PLATE TO JOISTS W/16d NAILS @ 3" O.C.

6. USE DOUBLE JOISTS TO SOLID BLOCK UNDER ALL SHEARWALLS RUNNING PERPENDICULAR TO FLOOR JOISTS. NAIL BOTTOM PLATE TO BLOCKING W/16d NAILS @ 3" O.C.

TRUSS NOTES

1. ROOF TRUSSES SHALL BE DESIGNED TO MEET THE LOADS SPECIFIED IN THE DESIGN CRITERIA. ALL TRIBUTARY, DRIFT, UNBALANCED SNOW, MECHANICAL, ETC., LOADS SHALL BE CONSIDERED IN THE DESIGN PER IRC REQUIREMENTS.

2. THE CONTRACTOR SHALL BLOCK BETWEEN THE TRUSSES AND CONNECT EACH TRUSS TO WALL TOP PLATE WITH SIMPSON H1 OR USP RT15 CONNECTORS.

3. ANY CHANGES TO THE TRUSS CONFIGURATION SHOWN ON THE PLANS SHALL BE BROUGHT TO THE ATTENTION OF THE ENGINEER PRIOR TO CONSTRUCTION.

4. ALL ENGINEERING TRUSS SUBMITTALS SHALL BE STAMPED BY A ENGINEER LICENSED IN THE STATE OF UTAH.

ROOF SHEATHING NOTES

1. SHEATHING SHALL BE 7/16", 32/16, APA RATED SHEATHING. NAIL W/8d's @ 6" O.C. 3/8" FROM EDGE OF PANEL AT ALL PANEL ENDS, SUPPORTED EDGES, SHEARWALL TOPS, AND ALL BLOCKING. NAIL @ 12" O.C. ALONG INTERMEDIATE FRAMING MEMBERS.

2. LAY SHEATHING WITH FACE GRAIN AT RIGHT ANGLES TO FRAMING WITH STAGGERED END JOINTS.

fc=3000 PSI		FOUNDATION SCHEDULE						fy=60000 PSI
MAX. HEIGHT	TOP EDGE SUPPORT	MIN. THICKNESS	VERTICAL STEEL ²	HORIZONTAL STEEL ³	STEEL AT OPENINGS ⁴	MAX LINTEL LENGTH	MAX LINTEL DEPTH	
2 FT	NONE	6"	NOTE 5	2-#4 BARS	2-#4 BARS TOP	2'	2" FOR EACH FOOT OF OPENING WIDTH; 6" MIN.	
3 FT			#4 @ 32"	3-#4 BARS		2'		
4 FT			#4 @ 32"	4-#4 BARS		3'		
6 FT	FLOOR OR	8"	#4 @ 24"	5-#4 BARS	1-#4 BAR EACH SIDE	6'		
8 FT	ROOF		#4 @ 16"	6-#4 BARS				1-#4 BAR BOTTOM
9 FT	DIAPHRAGM		#4 @ 16"	7-#4 BARS				
OVER 9 FT	ENGINEERING REQUIRED							

1. Based on 3000 psi concrete and 60,000 psi reinforcing steel.

2. To be placed in the center of the wall, and extended from the footing to within three inches of the top of the wall; dowels of #4 bars to match vertical steel placement shall be provided in the footing, extending 24 inches into the foundation wall.

3. One bar shall be located in the top four inches, one bar in the bottom four inches and the other bars equally spaced between. Such bar placement satisfies the requirements of Section 1805.9. Corner reinforcing shall lap 24 inches.

4. Bars shall be placed within two inches of the openings and extend 24 inches beyond the edge of the opening; vertical bars may terminate three inches from the top of the concrete.

5. Dowels of #4 bar @ 32" O.C. shall be provided in the footing, extending 18 inches into the foundation wall.

6. Diaphragm shall conform to the requirements of Section 2308.

7. Footing shall be a minimum of nine inches thick by 20 inches wide.

8. Soil backfill shall be soil classification types GW, GP, SW, or SP, per Table 1610.1. Soil shall not be submerged or saturated in groundwater.

fc = 2500 PSI		FOOTING SCHEDULE								fy = 60000 PSI	
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				No.	Size	Length	Spacing	No.	Size	Length	Spacing
F-18	18"	CONT	9"					2	#4	CONT	12" O.C.
F-20	20"	CONT	10"					2	#4	CONT	14" O.C.
F-24	24"	CONT	10"					2	#4	CONT	18" O.C.
F-30	30"	CONT	10"					3	#4	CONT	12" O.C.

POST SCHEDULE					
MARK	POST SIZE	GRADE	CONNECTORS*		
			BEAM	FOUNDATION	
P1	MULT	STUD	N/A		N/A
P2	4"x4"	DF#1	SIMPSON AC4/ACE4		SIMPSON EPB44
P3	4"x6"	DF#1	SIMPSON AC4/ACE4		SIMPSON EPB46
P4	6"x6"	DF#1	SIMPSON AC6/ACE6		SIMPSON EPB66
P5	5"x5"x1/4" HSS	Fy=46 KSI	SEE DETAIL 8-S1		SEE DETAIL 8-S1

* BEAM CONNECTORS ARE FOR BOTH INTERIOR AND EXTERIOR APPLICATIONS. FOUNDATION CONNECTORS ARE FOR EXTERIOR APPLICATIONS ONLY. ANY FASTENER, NAIL, BOLT, ETC., IN CONTACT WITH PRESSURE TREATED LUMBER SHALL BE GALVANIZED PER IRC 317.3.

fc = 2500 PSI		PAD SCHEDULE								fy = 60000 PSI	
MARK	WIDTH	LENGTH	THICK	CROSSWISE REINFORCING				LENGTHWISE REINFORCING			
				No.	Size	Length	Spacing	No.	Size	Length	Spacing
P-36	36"	36"	12"	3	#5	30"	EQ.	3	#5	30"	EQ.
P-42	42"	42"	12"	4	#5	36"	EQ.	4	#5	36"	EQ.
P-48	48"	48"	12"	5	#5	42"	EQ.	5	#5	42"	EQ.
P-60	60"	60"	12"	6	#5	48"	EQ.	6	#5	48"	EQ.
P-72	60"	60"	15"	7	#5	60"	EQ.	7	#5	60"	EQ.

STUD HEIGHTS		
HEIGHT	STUD FRAMING	GRADE
0' TO 10'	2x4's @ 16"O.C.	DF OR HF STUD
10' TO 12'	2x4's @ 12"O.C.	DF OR HF STUD
12' TO 14'	2x6's @ 16"O.C.	DF OR HF STUD
14' TO 16'	2x6's @ 12"O.C.	DF OR HF STUD
WALLS TALLER THAN 16' AND/OR WALLS W/ LARGE OPENING TO BE SPECIFIED BY ENGINEER.		

HOLDOWN SCHEDULE			
MARK	SIMPSON	USP	FASTENERS
HD1	STHD10	STAD10	(20) 16d SINKERS
HD2	STHD10RJ	STAD10RJ	(20) 16d SINKERS
HD3	STHD14	STAD14	(24) 16d SINKERS
HD4	STHD14RJ	STAD14RJ	(24) 16d SINKERS

TABLE OF EQUIVALENT FASTENERS					
COMMON NAIL SPACING	STAPLE SPACING			T-NAIL SPACING	
	16* 1"***	15* 1"***	14* 1"***	113* 1 1/4"***	131* 1/2"***
6d @	4" 3 1/2" 5" 5" 6" 6 1/2" 8" 8 1/2" 10" 10"	4" 6" 6" 8" 8" 10" 10" 12"	5" 7" 7" 9 1/2" 8" 12" 10" 14 1/2"	4" 7" 6" 8" 8" 10" 10" 12"	5" 7 1/2" 7" 10" 8" 12" 10" 14 1/2"
8d @	4" 2 1/2" 6" 4" 8" 5 1/2" 10" 6 1/2" 12" 8"	4" 5" 6" 7" 8" 8" 10" 10" 12" 12"	3 1/2" 4" 5" 6" 6 1/2" 8" 8" 10" 10" 12"	3 1/2" 4" 5" 6" 6 1/2" 8" 8" 10" 9 1/2" 12"	4" 6" 6" 8" 8" 10" 10" 12"
10d @	4" 2" 6" 3 1/2" 8" 4 1/2" 10" 5 1/2" 12" 6 1/2"	2 1/2" 4" 4" 5" 5 1/2" 6 1/2" 7" 8" 8" 9 1/2"	3" 5" 4" 6 1/2" 5 1/2" 8" 6 1/2" 8 1/2" 8" 9 1/2"	2 1/2" 4" 4" 5" 5 1/2" 7" 6 1/2" 8 1/2" 8 1/2" 10"	3 1/2" 5" 5" 7" 7" 8 1/2" 8 1/2" 10"

* GAUGE NAILS, STAPLES, & T-NAILS
** PENETRATION (VALID FOR LATERAL LOADS ONLY)

SHEAR WALL SCHEDULE								
MARK	SHEATHING	NAILING			ANCHOR BOLTS			NOTES
		SIZE	EDGE	FIELD	DIA.	LENGTH	SPACING	
	7/16"	8d	4"	12"	1/2"	10"	32"	SEE DETAIL G SHEET S2
	7/16"	8d	3"	12"	5/8"	12"	24"	SEE SHEAR WALL
	7/16"	8d	4"	12"	1/2"	10"	32"	SEE SHEAR WALL
	7/16"	8d	6"	12"	1/2"	10"	32"	SEE SHEAR WALL

FLOOR TIE SCHEDULE				
MARK	SIMPSON	USP	NAILING	
			SIMPSON	USP
FT1	MST37		22-10d	18-10d
FT2	HTS30C	MTW30C	24-10d	14-10d

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070



R. Douglas Jones P.E.

S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

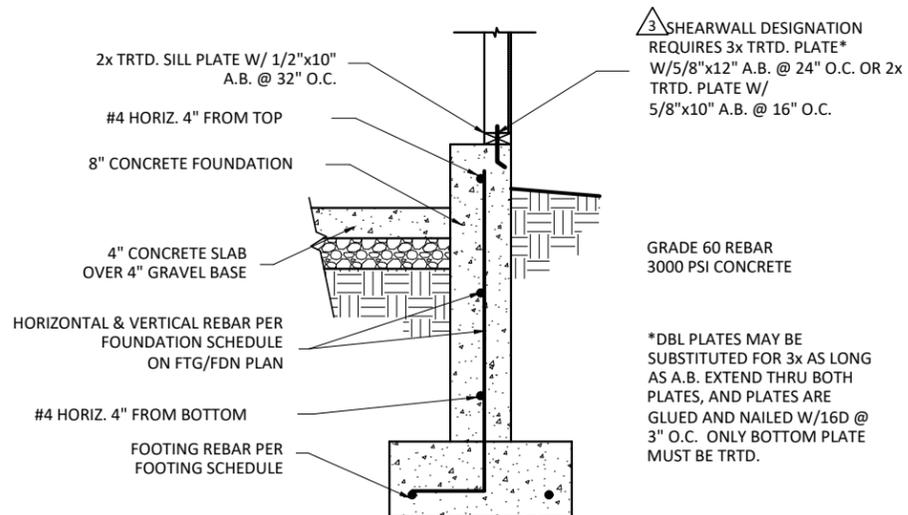
Governing Code:

2021 IBC

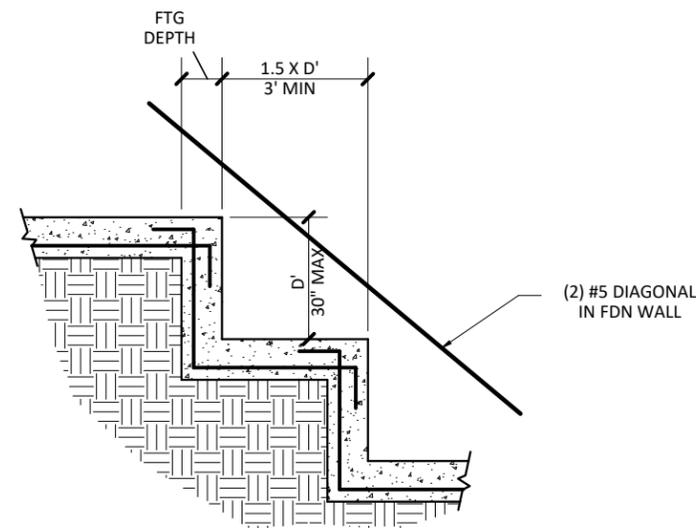
Date:

10/22/24

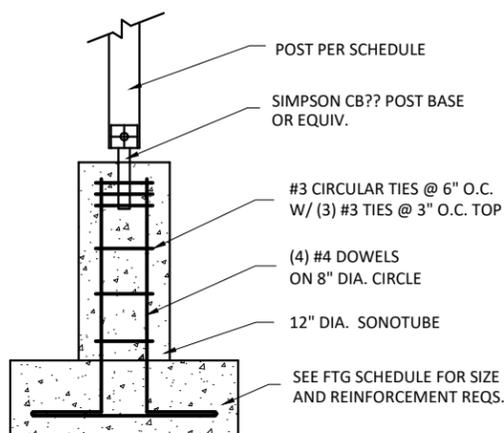
SDO



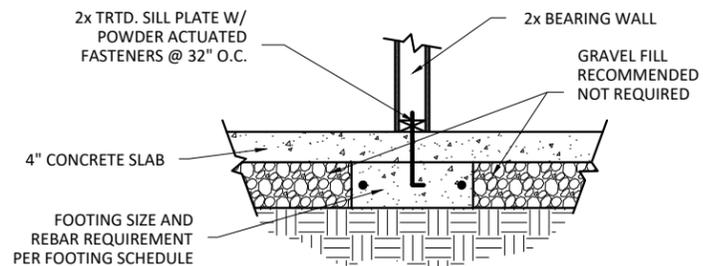
1 GARAGE FOUNDATION DETAIL
NOT TO SCALE



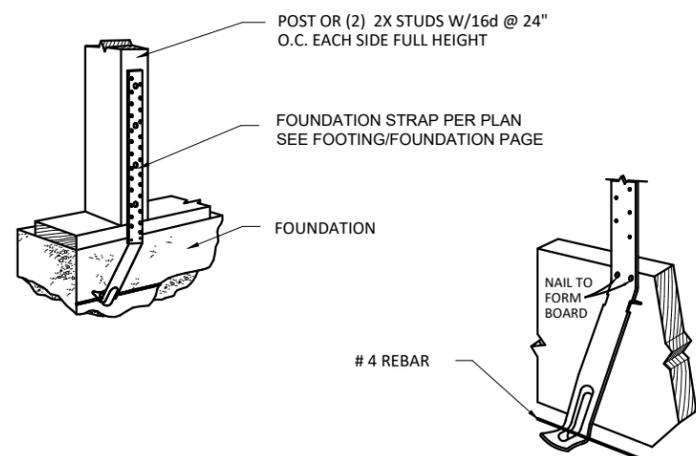
4 FOOTING STEP DETAIL
NOT TO SCALE



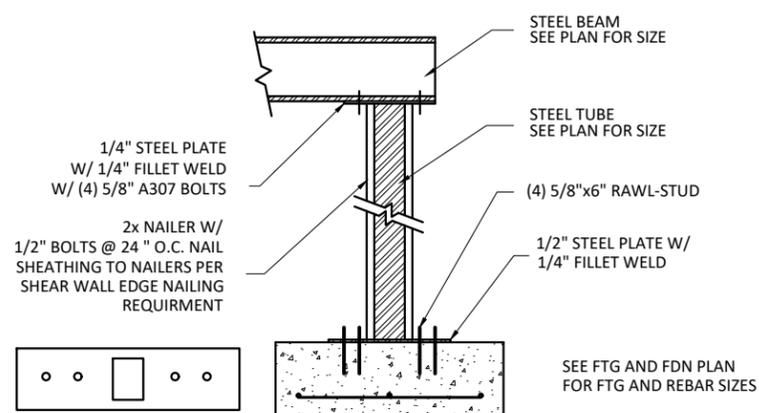
7 PIER DETAIL
NOT TO SCALE



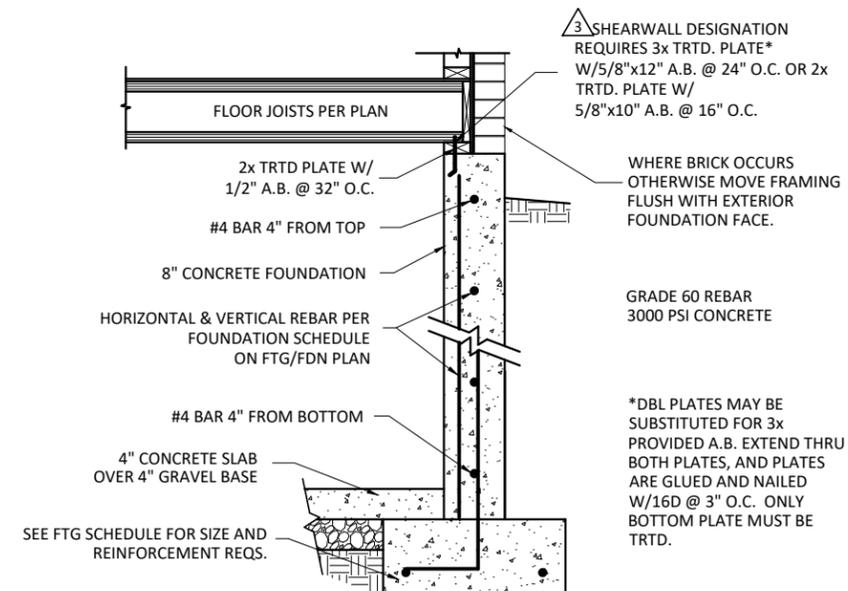
2 INTERIOR FOOTING DETAIL
NOT TO SCALE



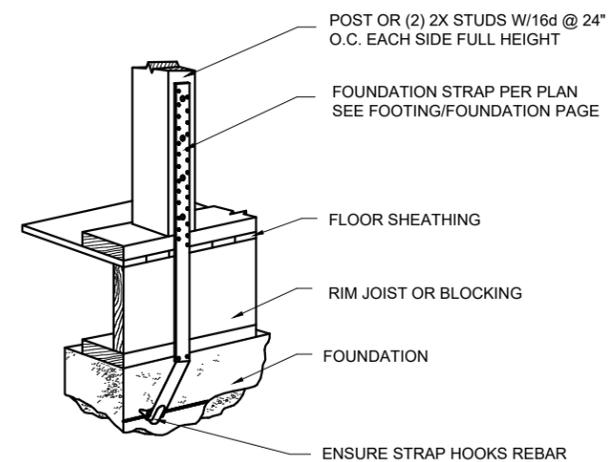
5 HOLDOWN DETAIL
NOT TO SCALE



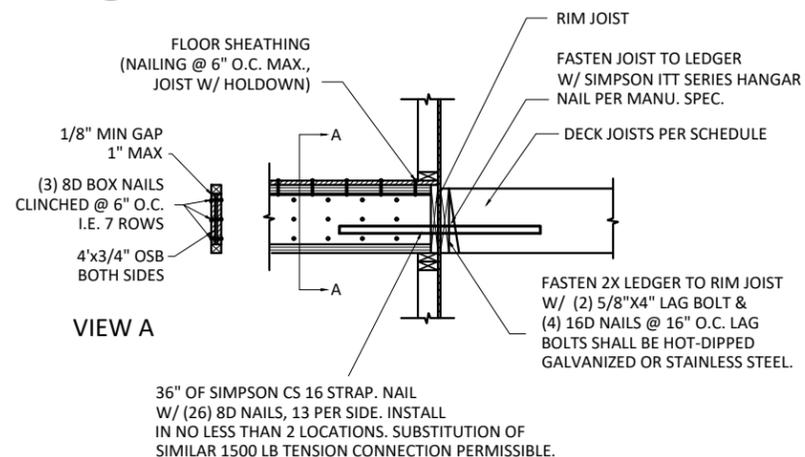
8 STEEL COLUMN DETAIL
NOT TO SCALE



3 HOUSE FOUNDATION DETAIL
NOT TO SCALE



6 HOLDOWN DETAIL
NOT TO SCALE



9 DECK CONNECTION DETAIL
NOT TO SCALE

RED MOUNTAIN BUILDERS
SANDY STATION 59
250 East 910 South
Sandy, UT 84070



R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2021 IBC

Date:
10/22/24

SD1

RED MOUNTAIN BUILDERS
 SANDY STATION 59
 250 East 910 South
 Sandy, UT 84070

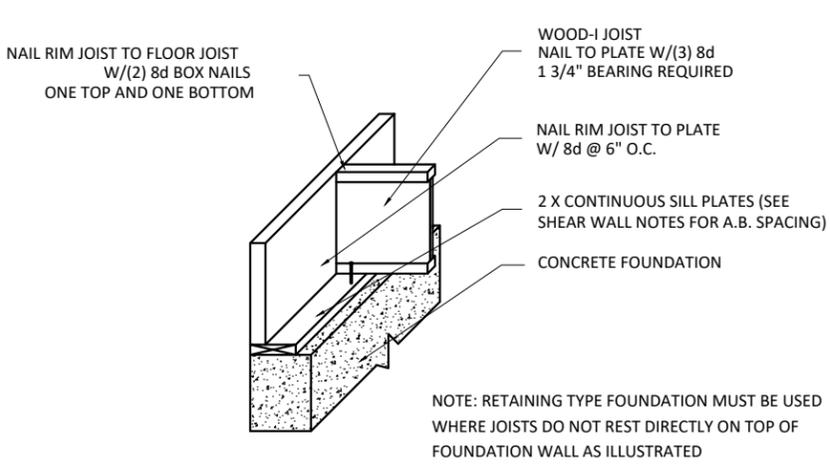


R. Douglas Jones P.E.
 S.D.A., Inc. P.C.
 1705 N. Hill Field Rd.
 Layton, UT
 801-776-6510

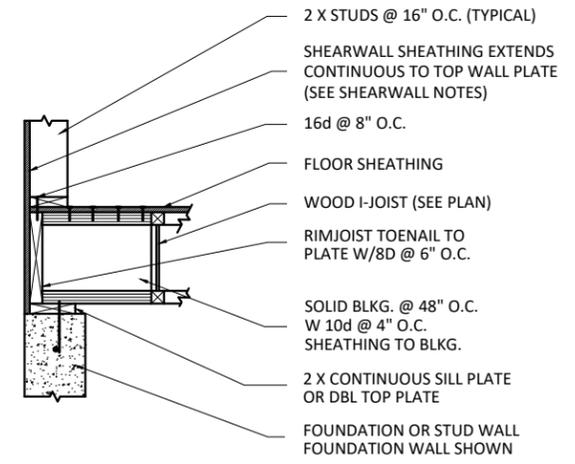
Governing Code:
 2021 IBC

Date:
 10/22/24

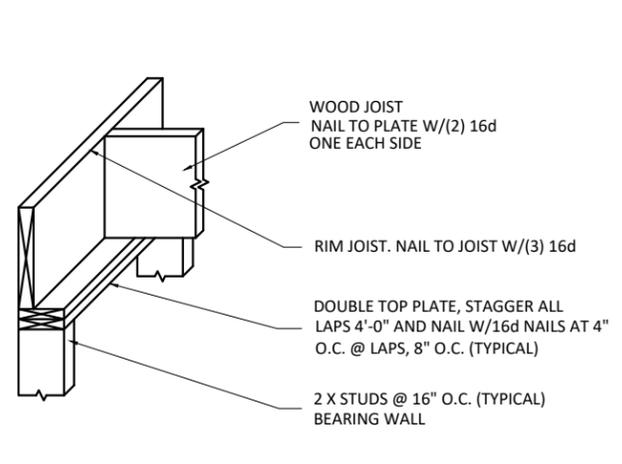
SD2



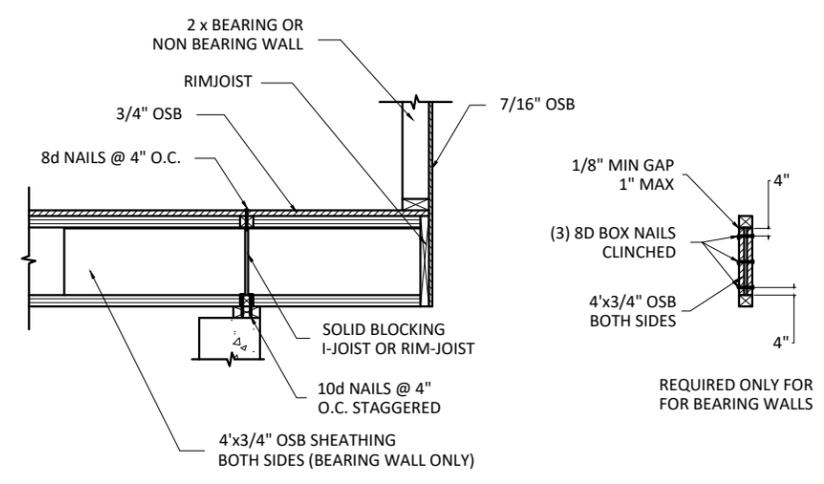
A WOOD I JOIST DETAIL
 NOT TO SCALE



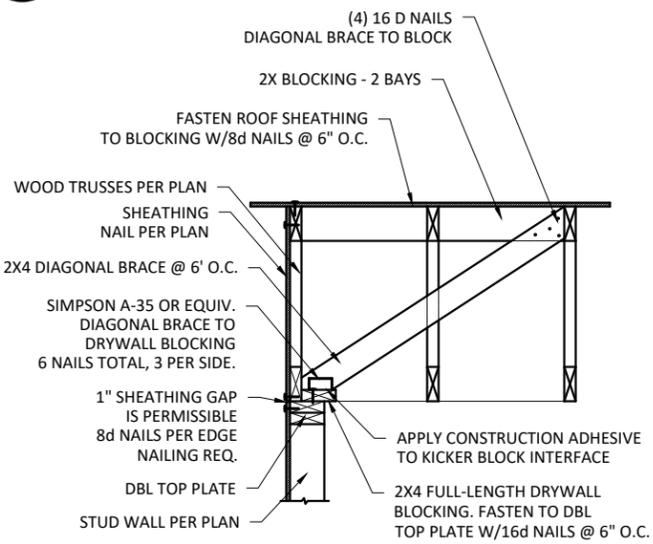
B WOOD I JOIST DETAIL
 NOT TO SCALE



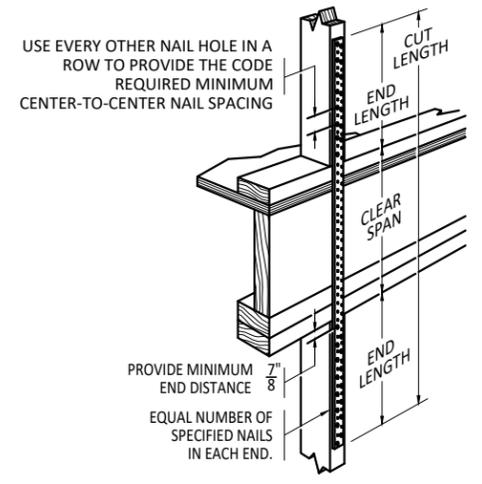
C WOOD JOIST DETAIL
 NOT TO SCALE



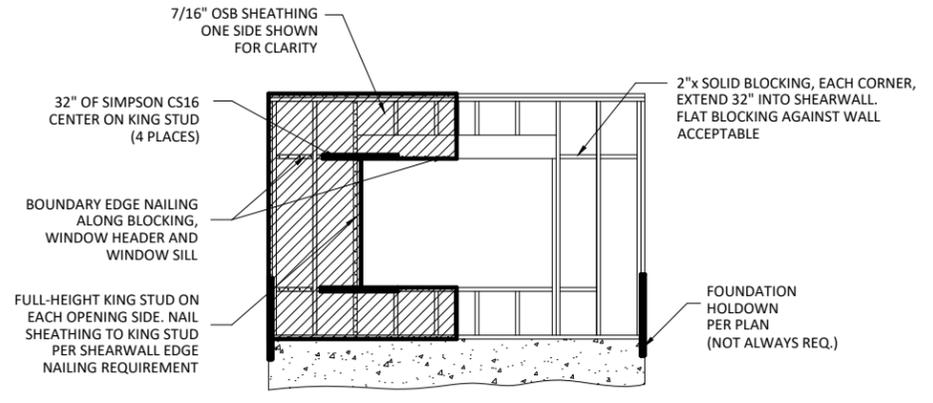
D CANTILEVER DETAIL
 NOT TO SCALE



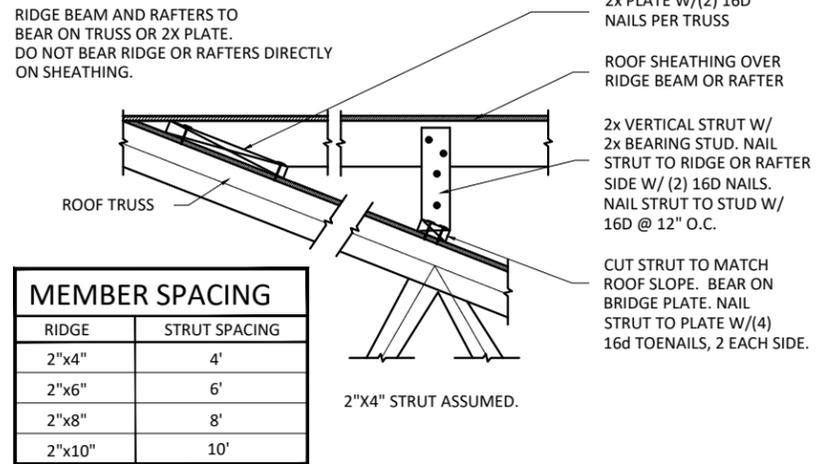
E GABLE END DETAIL
 NOT TO SCALE



F FLOOR TO FLOOR TIE DETAIL
 NOT TO SCALE

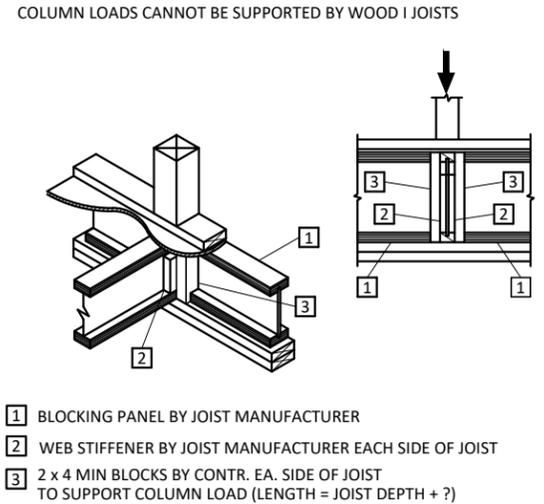


G SHEARWALL OPENING DETAIL
 NOT TO SCALE

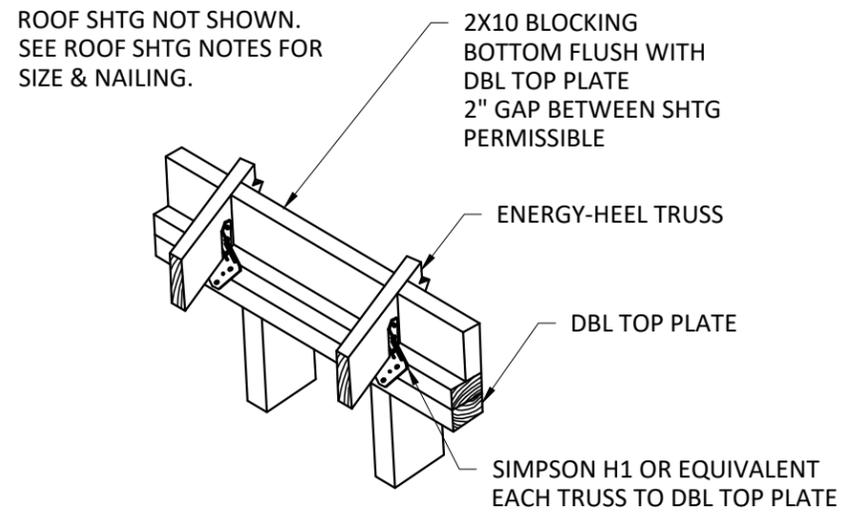
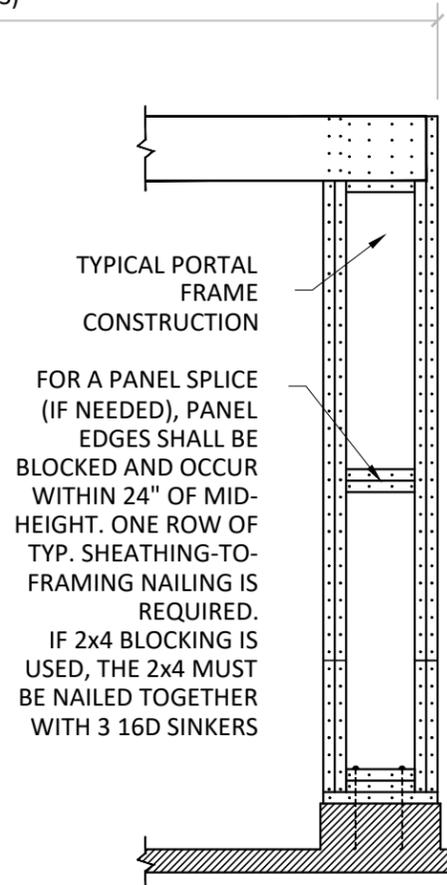
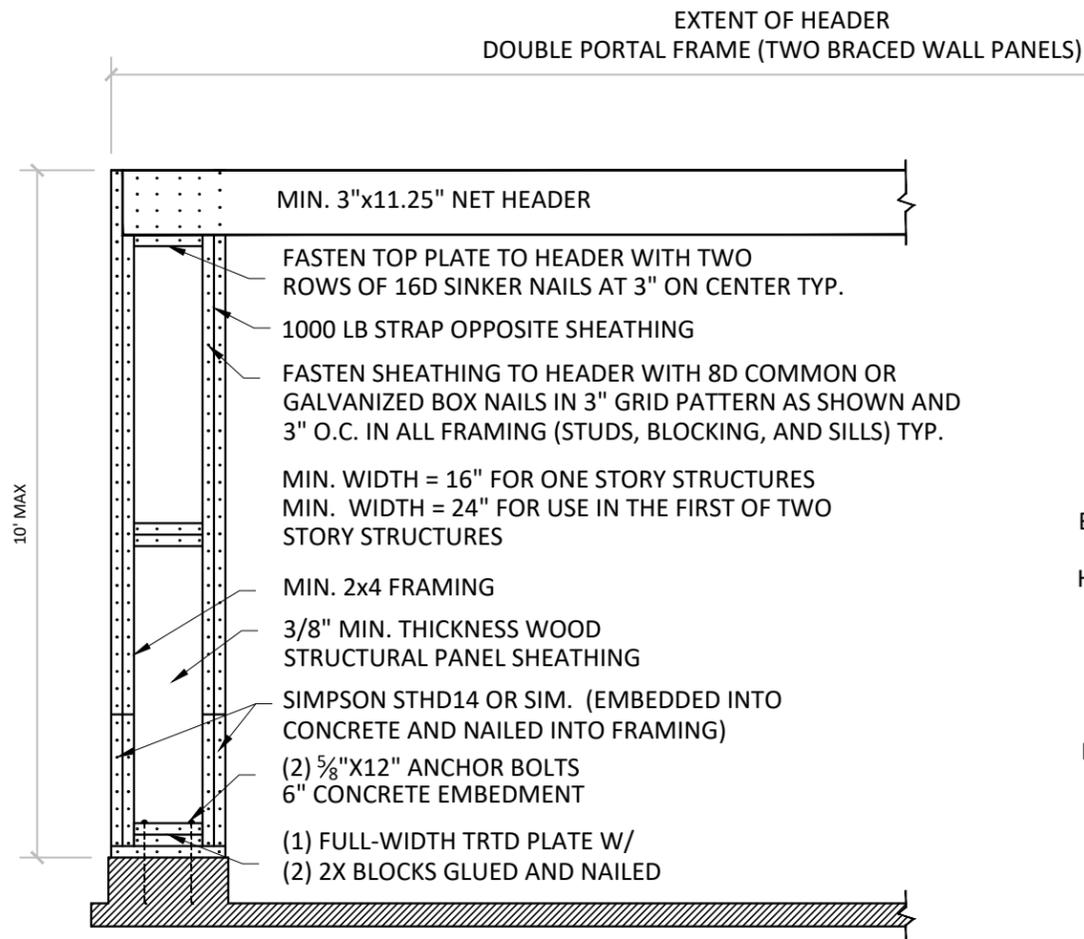


MEMBER SPACING	
RIDGE	STRUT SPACING
2"x4"	4'
2"x6"	6'
2"x8"	8'
2"x10"	10'

H OVERBUILD DETAIL
 NOT TO SCALE

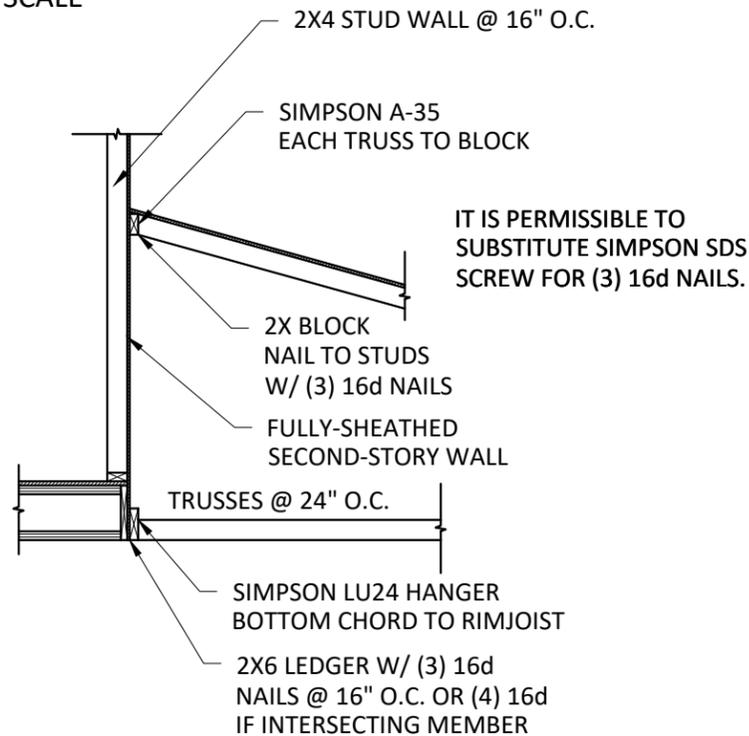


J SOLID BLOCKING DETAIL
 NOT TO SCALE

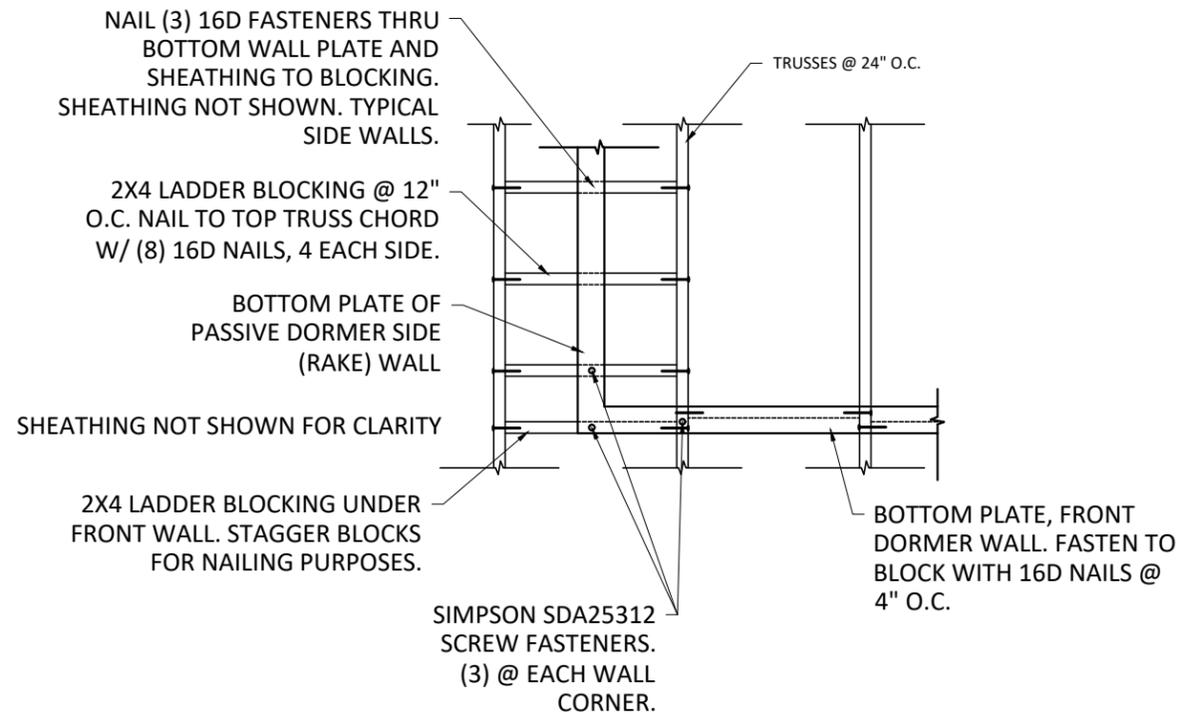


2 TRUSS CONNECTION DETAIL
NO SCALE

1 GARAGE OPENING DETAIL
NO SCALE



3 TRUSS CONNECTION DETAIL
NO SCALE



4 DORMER ATTACHMENT DETAIL
NO SCALE

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070



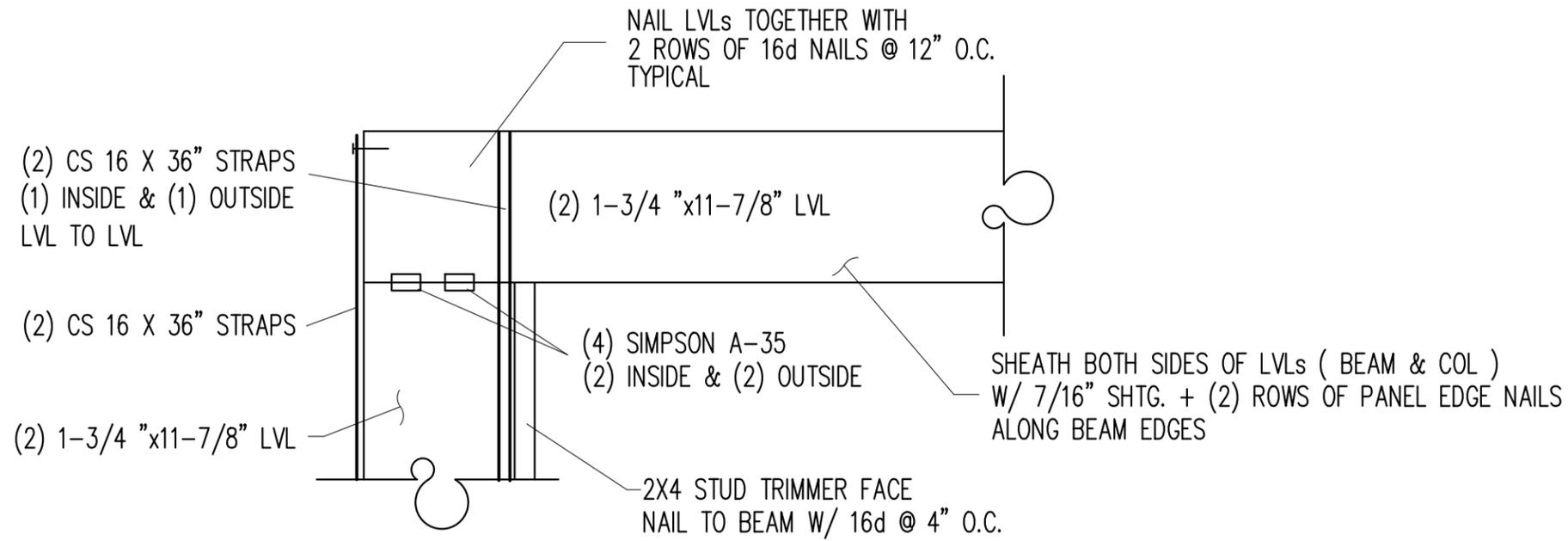
R. Douglas Jones P.E.

S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

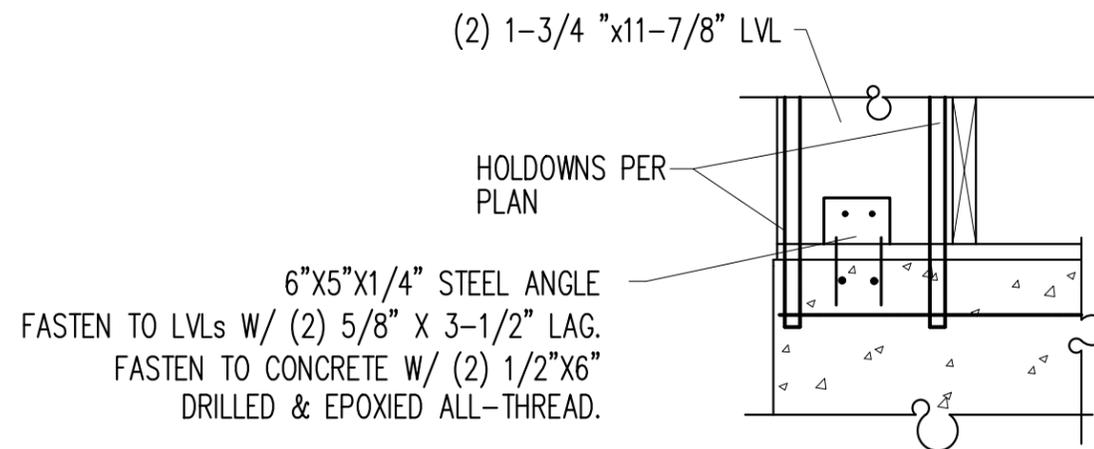
Governing Code:
2021 IBC

Date:
10/22/24

SD3



TOP PART OF FRAME



BTM. PART OF FRAME

1 MOMENT FRAME DETAIL
NO SCALE

RED MOUNTAIN BUILDERS
SANDY STATION 59
250 East 910 South
Sandy, UT 84070



R. Douglas Jones P.E.
S.D.A., Inc. P.C.
1705 N. Hill Field Rd.
Layton, UT
801-776-6510

Governing Code:
2021 IBC

Date:
10/22/24

SD4
66



Staff Report

File #:
SUB01252024-006704,
Version: 1

Date: 5/15/2025

Agenda Item Title:

GSL Electric Campus Subdivision Amendment
595 W. Sandy Parkway
[Community #1, Northwest Exposure]

Presenter:

Douglas L. Wheelwright, Development Services Manager

Description/Background:

The applicant, Carl Green, Surveyor, McNeil Engineering Group, representing Lance Cappel, CEO of GSL Electric LLC, and owner of Sandy Technology Center II, LLC, is requesting preliminary subdivision amendment approval for the GSL Electric Campus Subdivision Amendment for a property located at 595 W. Sandy Parkway. This amended subdivision will combine two existing subdivision lots into one lot, dedicate some property for street widening along Sandy Parkway; and delineate a private road continuation of the stubbed South Ridge Way.

See the attached exhibits and staff report for full details of the application.

Recommended Action and/or Suggested Motion:

Staff recommends that the planning commission approve the proposed preliminary GSL Electric Campus Subdivision amended plat as described in the staff report for the property located at 595 W. Sandy Parkway, based on the following findings and subject to the following conditions:

Findings:

1. The proposed subdivision plat will meet all city code requirements.
2. The proposed amendment will enable further development of the property as the intended "Campus" complex for GSL Electric.

Conditions:

1. That the developer proceeds through the final subdivision review process with staff.
2. That this subdivision plat will be recorded with the Salt Lake County Recorder's Office prior to the issuance of a future building permit for the GSL Electric office building project.
3. That cross access and maintenance agreements are recorded with or by the plat to ensure that the overall development vehicle cross access requirements are met and formalized.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: GSL Electric Campus Subdivision Amendment
595 W. Sandy Parkway
[Community #1, Northwest Exposure]

SUB01252024-006704
CR(PUD) Zoning District
3.077 Acres, 1 lot

Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations. No on-site sign was required, due to lack of residential zoning within 250 feet of this site.

Request

The applicant, Carl Green, Surveyor, McNeil Engineering Group, representing Lance Cappel, CEO of GSL Electric LLC, and owner of Sandy Technology Center II, LLC, is requesting preliminary subdivision amendment approval for the GSL Electric Campus Subdivision Amendment for a property located at 595 W. Sandy Parkway. This amended subdivision will combine two existing subdivision lots into one lot, dedicate some property for street widening along Sandy Parkway; and delineate a private road continuation of the stubbed South Ridge Way. Please see attached subdivision amendment plat (Exhibit A).

Background

This property has been included in 3 industrial subdivisions beginning in 2002. The current subdivision plat is the Sandy Technology Center Amended and Extended plat, recorded in 2013 which splits this subject land into two lots: lot 3C and lot 3D. This proposed subdivision amendment will combine lots 3C and 3D into one lot, containing 3.077 acres. The proposed new lot is owned and used by GSL Electric LLC and will be known as the GSL Electric Campus. One GSL building (the Production Facility) was built in 2022 on the south one-half of the subject property. The northern part of the new lot will be used for a future office building for GSL Electric.

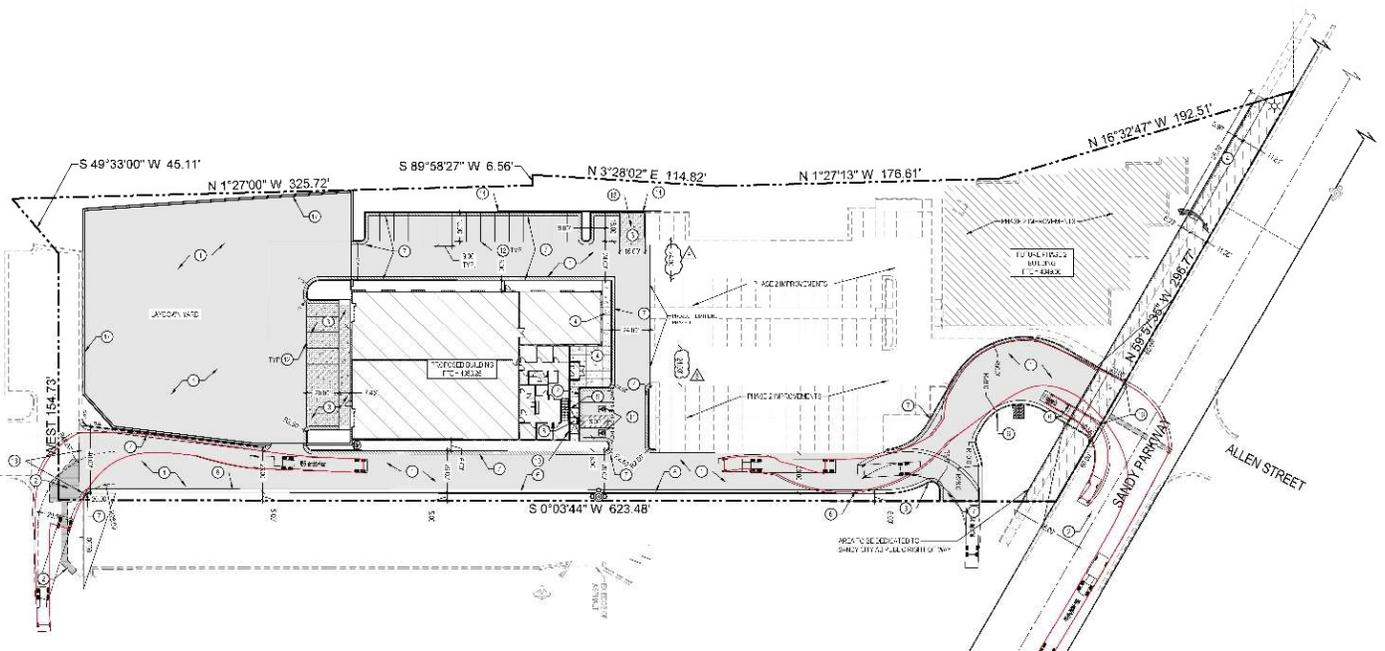


GSL Electrical Campus
595 W Sandy Pkwy
SUB01252024-006704

Sandy City, UT
Community Development Department

Property Case History	
Case Number	Case Summary
Ord. 73-8-64	Area annexed into Sandy City. 134.341 Acres. Approved 1973
SPR#81-22	South Ridge Industrial Park Site Plan. Approved 1981
S-01-17	Sandy Technology Center Subdivision. 16.799 acres. Approved 12-26-2002
S-04-28	Sandy Technology Center Lot 3 Amended Subdivision. 6.08 Acres. Approved 9-28-2004
SUB 8-11-1945	Sandy Technology Center Amended and Extended Subdivision Lots 3C and 3D. 7.639 Acres. Approved 7-10-2013
SPR06112021-006074	Site Plan approval for GSL Electric Production Facility. Building permit issued 3-30-2022

Both buildings will share site improvements and a surface parking lot, located between the existing and the proposed new building. A private road, to be named South Ridge Way, has been constructed, south to north, along the east edge of the proposed lot. This construction was done with the GSL Electric Production Facility site improvements. This private street connects the current west stubbed end of South Ridge Way (a private road) with Sandy Parkway (a public street) to the north.

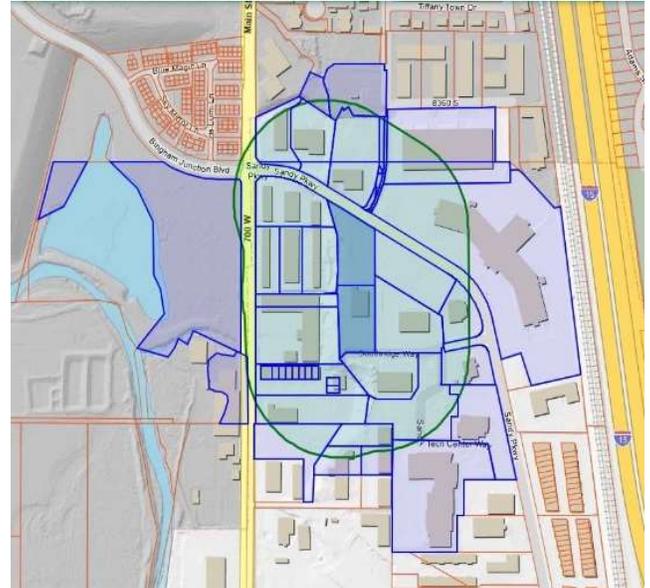


The entire area around this property is zoned Regional Commercial--Planned Unit Development (CR(PUD)). This is a commercial office and industrial park development located north of 9000 S. St. and is accessed by Sandy Parkway (500 W.) a minor arterial roadway, which connects to 700 W. St.

The west edge of the proposed new lot includes steep slopes, which are identified with the sensitive areas overly designation, which was studied during prior plat approvals. A development limit line has been established on the prior subdivision plat affecting this property and that development limit line will not change with this amended plat. Therefore, SAO study will not be required or re-visited, with this subdivision amendment not going through the SAO study requirements again.

Public Notice and Outreach

Property owners located within 500 feet of the subject property were notified of the Planning Commission meeting via mailed public meeting notice. The public meeting notice was also posted in public spaces and to the city website and the Utah Public Meeting Notice Website.

**Analysis**

The purpose of this subdivision plat amendment is to accomplish three elements as follows:

1. To combine the previously platted two lots (Lot 3C and Lot 3D) into a single lot, which eliminates a lot line between the two owned properties to allow a shared parking lot and unified site improvements between the existing GSL Electric production building and the future GSL Electric office building.
2. Delineating the existing access road as an extension of the existing South Ridge Way private road by designating the private road name and formalizing the on-site circulation requirement between existing building and parking lots within the larger Sandy Technology Center development. This will clarify these private roads as meeting the required shared and cross access requirements of Sandy City between private commercial or industrial properties.
3. There is also a required street dedication to Sandy City for the widening of Sandy Parkway for the frontage length of the subdivision along Sandy Parkway. This dedication area is approximately 18.5 feet by 229 feet, totaling approximately 5,346 Square feet.

Staff Concerns

Planning staff does not have any concerns with the approval of this preliminary subdivision amendment because the planning requirements are being met and all the city reviewing departments and divisions recommend approval by the planning commission.

Recommendation

Staff recommends that the planning commission approve the proposed preliminary GSL Electric Campus Subdivision amended plat as described in the staff report for the property located at 595 W. Sandy Parkway, based on the following findings and subject to the following conditions:

Findings:

1. The proposed subdivision plat will meet all city code requirements.
2. The proposed amendment will enable further development of the property as the intended “Campus” complex for GSL Electric.

Conditions:

1. That the developer proceeds through the final subdivision review process with staff.
2. That this subdivision plat will be recorded with the Salt Lake County Recorder’s Office prior to the issuance of a future building permit for the GSL Electric office building project.

3. That cross access and maintenance agreements are recorded with or by the plat to ensure that the overall development vehicle cross access requirements are met and formalized.

Planner:



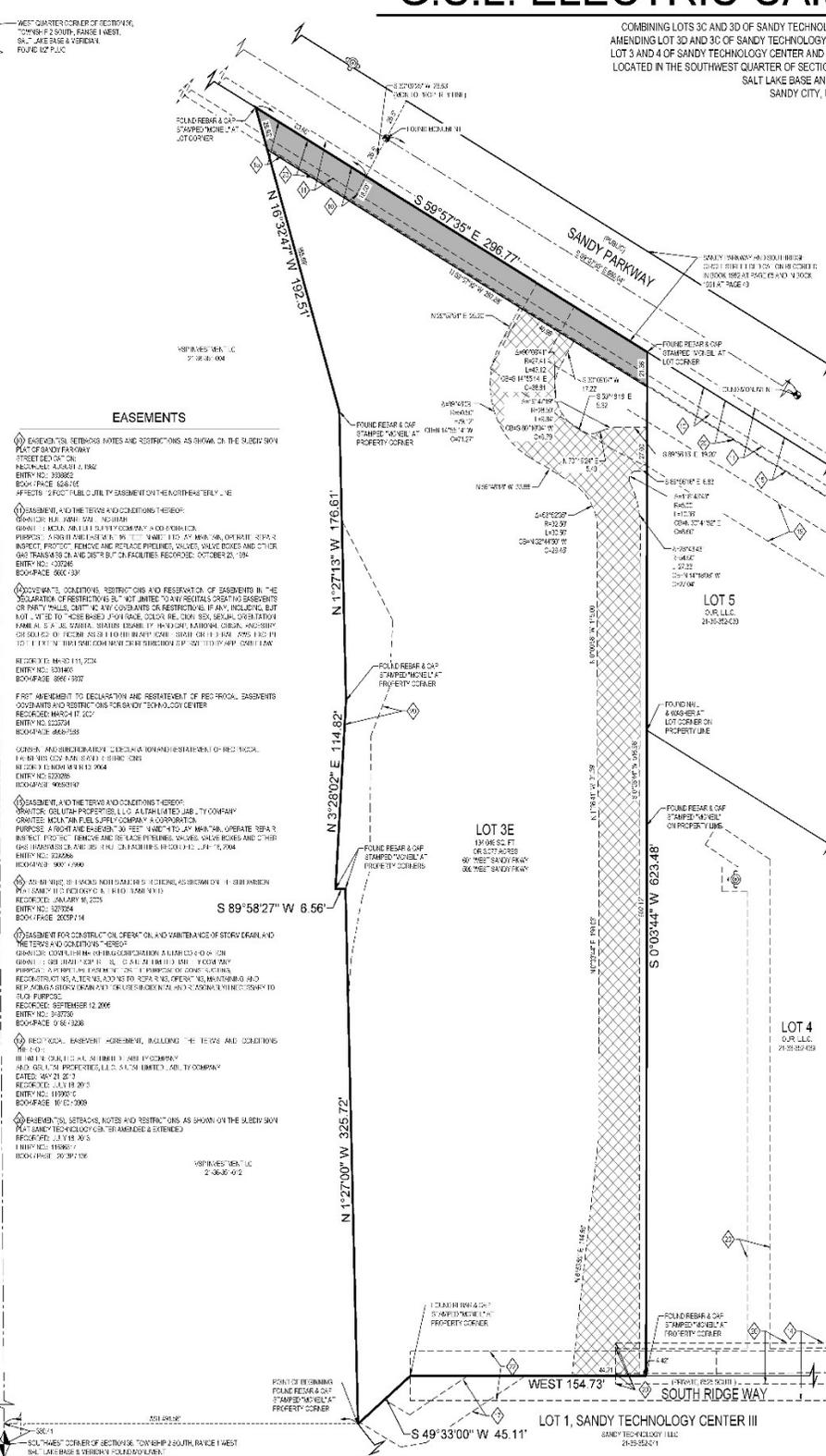
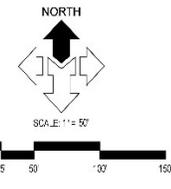
Douglas L. Wheelwright, Development Services Manager

File Name: S:\USERS\PLN\STAFFRP\2024\SUB01252024-006704 – GSL Electric Campus Subdivision Amendment

Exhibit "A"

G.S.L. ELECTRIC CAMPUS SUBDIVISION

COMBINING LOTS 3C AND 3D OF SANDY TECHNOLOGY CENTER AMENDED AND EXTENDED AMENDING LOT 3D AND 3C OF SANDY TECHNOLOGY CENTER LOT 3C AMENDED AND AMENDING LOT 3 AND 4 OF SANDY TECHNOLOGY CENTER AND EXTENDING SANDY TECHNOLOGY CENTER, LOCATED IN THE SOUTHWEST QUARTER OF SECTION 36, TOWNSHIP 2 SOUTH, RANGE 1 WEST SALT LAKE BASE AND MERIDIAN SANDY CITY, UTAH



- EASEMENTS
1. EASEMENT FOR UTILITIES AND RESTRICTIONS AS SHOWN ON THE SUBDIVISION PLAT OF SANDY PARKWAY...
2. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...
3. EASEMENT FOR UTILITIES AND RESTRICTIONS AS SHOWN ON THE SUBDIVISION PLAT OF SANDY PARKWAY...
4. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...
5. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...
6. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...
7. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...
8. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...
9. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...
10. EASEMENT AND THE TERMS AND CONDITIONS HEREOF...

PLAT NOTES AND NOTICE TO PURCHASERS

- 1. REQUIREMENTS HAVE BEEN IMPROVED PLAT TO THE DEVELOPMENT OF THIS SUBDIVISION AND...
2. BUILDING FOOTPRINTS...
3. BUILDING FOOTPRINTS...
4. BUILDING FOOTPRINTS...
5. THE PROPERTY OWNER IS RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS...
6. ALL BUILDING AND GRADING PLANS...
7. NO TREE SHALL BE REMOVED...
8. THE PUBLIC ACCESS EASEMENT...
9. THE PUBLIC ACCESS EASEMENT...
10. THE PUBLIC ACCESS EASEMENT...
11. THE PUBLIC ACCESS EASEMENT...
12. THE PUBLIC ACCESS EASEMENT...
13. THE PUBLIC ACCESS EASEMENT...
14. THE PUBLIC ACCESS EASEMENT...
15. THE PUBLIC ACCESS EASEMENT...

THE SUBDIVISION AND LOT LINES SHOWN ON THIS PLAT ARE BASED ON THE SURVEY OF THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING DEPARTMENT... THE SURVEY WAS CONDUCTED BY MCNEIL ENGINEERING... THE SURVEY WAS CONDUCTED ON 08/14/2024... THE SURVEY WAS CONDUCTED BY MCNEIL ENGINEERING... THE SURVEY WAS CONDUCTED ON 08/14/2024... THE SURVEY WAS CONDUCTED BY MCNEIL ENGINEERING... THE SURVEY WAS CONDUCTED ON 08/14/2024...

SHEET 1 OF 1
DEVELOPER: JESSIE H. HARRIS
PREPARED BY: McNEIL ENGINEERING
Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS



Staff Report

File #:
CUP03092025-006921,
Version: 1

Date: 5/15/2025

Agenda Item Title:

Wijdan Khadhir Daycare (Conditional Use Permit)
8535 S. Littlewood Circle
[Community # 6, High Point]

Presenter:

Sarah Stringham, Planner

Description/Background:

The applicant, Wijdan Khadhir, is requesting approval of a conditional use permit to allow for a category II home occupation daycare which would allow up to 16 children at one time for the property located at 8535 S. Littlewood Cir. Any child daycare desiring to operate with more than eight children per day is required to obtain a conditional use permit for a category II home occupation from the Planning Commission. The permit allows for up to 16 children at one time and a maximum of 18 children per day.

Please see the attached staff report and exhibits for full details of the application.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for a category II home occupation for day care use as described in the staff report for the property located at 8535 S. Littlewood Circle based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the home occupation section of the Sandy City Land Development Code.

Conditions:

1. That the applicant ensures that carpooling, walking, biking, or other alternative methods of transportation are used by patrons such that the maximum number of 24 vehicular trips is not exceeded.

2. That the applicant ensure patrons are informed and follow the pick-up and drop-off procedures to prevent on-street parking, blocking of neighboring driveways, and disturbance to the neighborhood.

3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, including all business licensing requirements, and all conditions of approval imposed by the

File #:
CUP03092025-006921,
Version: 1

Date: 5/15/2025

Planning Commission.

4. That this Conditional Use Permit be reviewed upon legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Wijdan Khadhir Daycare (Conditional Use Permit)
8535 S. Littlewood Circle
[Community # 6, High Point]

CUP03092025-006921
SD(R-1-7)
.162 acres

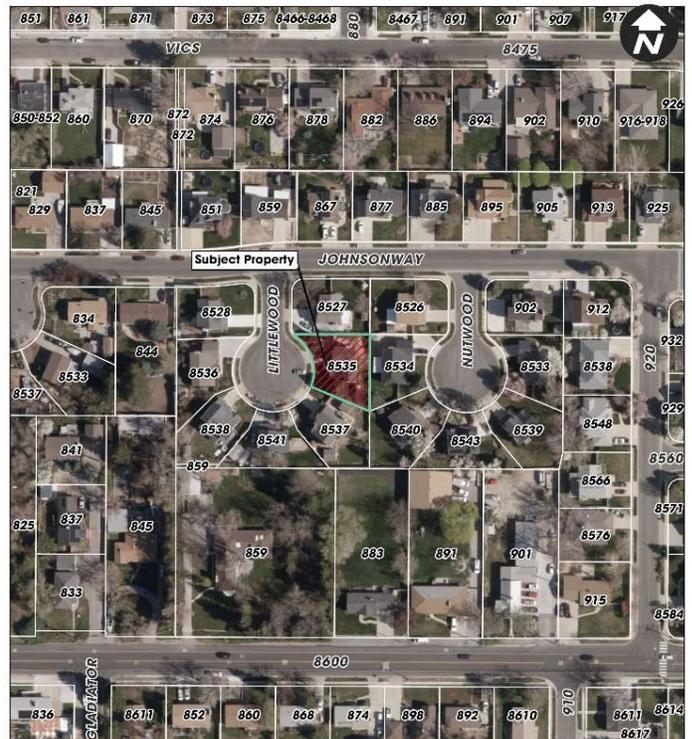
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Wijdan Khadhir, is requesting approval of a conditional use permit to allow for a category II home occupation daycare which would allow up to 16 children at one time for the property located at 8535 S. Littlewood Cir. Any child daycare desiring to operate with more than eight children per day is required to obtain a conditional use permit for a category II home occupation from the Planning Commission. The permit allows for up to 16 children at one time and a maximum of 18 children per day. See application materials for full details.

Background

The subject property is located in the SD(R-1-7) zone and is approximately .162 acres (7,048 square feet). The subject property is lot 125 in the Merewood Subdivision. The property was annexed in 1993. Properties to the north, south, east, and west are in the SD(R-1-7) zone with single family residential.



CUP03092025-006921
Conditional Use Permit
8535 S LITTLEWOOD CIR

Sandy City, UT
Community Development Department

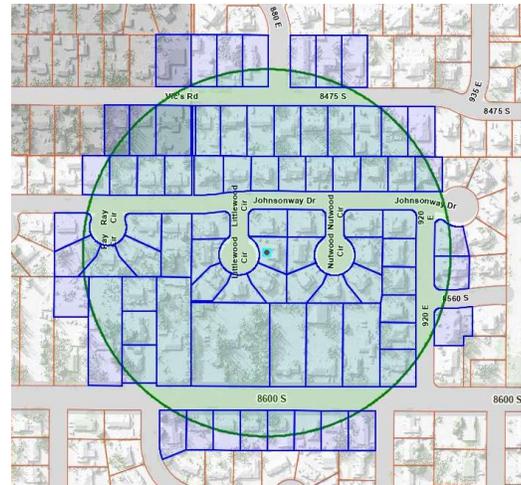
Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on April 3rd and one neighbor attended. The following comments were made about the daycare:

1. Wanted to know how many children she would be licensed to have at her home
2. Worried about the additional cars in the neighborhood

Analysis

The applicant currently has a license for a category I home occupation daycare for up to 8 children. The applicant is seeking a category II home occupation daycare to allow for up to 16 children. The applicant is planning to only have up to 12 children per day but would be allowed the maximum number allowed by code. Section 21-11-05(F)(3) of the Sandy City Development Code states:



- (3) Child Day Care. The following items indicate maximum limits that may be granted by the Planning Commission when a child day care is expected to exceed eight at one time:
- a. A maximum of 16 children is permitted at any one time.
 - b. A maximum of 18 children is permitted per day.
 - c. These numbers shall include the licensee’s and any employee’s children if they are under six years of age under the care of the licensee at the time of the home occupation is conducted.
 - d. A maximum of 24 vehicular stops per day for child drop off to pick up is permitted.

The applicant is proposing to operate from Monday through Friday from 7:00am to 5:30pm. The applicant is proposing to only have 12 children at this time but with the conditional use permit would be allowed to have up to 16 at any time as allowed by code. The applicant does not have any children of her own under the age of six.

A proposed parking plan has been reviewed by Ivan Hooper, Transportation Engineer. The applicant’s house is located in a cul-de-sac and the cars will pull around and up to the curb near the applicant’s house to drop off and pick up. The applicant has drop off from around 7:00 to 9:00am and pick will occur from 3:00pm to 5:30pm.

A maximum of 24 vehicular stops per day are permitted. To meet this standard, all children cannot be individually dropped off and picked up. To achieve the maximum number of children at the daycare, patrons will need to carpool, bike, or walk to the property. No on-street parking is allowed at any time, including employee parking.

Conditional Use Standards

The City may impose additional conditions based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (5) Site circulation patterns for vehicular, pedestrian and other traffic.

The applicant is proposing to have the children dropped off and picked up in front of their property on Littlewood Circle.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

The applicant is proposing to operate Monday through Friday from 7:00 a.m. to 5:30 p.m.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns with the proposed use.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for a category II home occupation for day care use as described in the staff report for the property located at 8535 S. Littlewood Circle based on the following findings and subject to the following conditions:

Findings:

- 1. The proposed use meets the intent of the home occupation section of the Sandy City Land Development Code.

Conditions:

- 1. That the applicant ensures that carpooling, walking, biking, or other alternative methods of transportation are used by patrons such that the maximum number of 24 vehicular trips is not exceeded.
- 2. That the applicant ensures patrons are informed and follow the pick-up and drop-off procedures to prevent on-street parking, blocking neighboring driveways, and minimizes disturbance to the neighborhood.
- 3. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, including all business licensing requirements, and all conditions of approval imposed by the Planning Commission.
- 4. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP03092025-006921 - KHADHIR DAYCARE CUP\STAFF REPORT KHADHIR DAYCARE CUP.DOCX

Exhibit "A"

This is Wijdan Khadhir the daycare provider ...I'm running a successful home daycare since 2016. I'm doing my best to serve the Sandy community by Providing care, attention, love, education ,fun and safety environment for their kids during the day going by a very organising daily schedule usually the daycare hours going 7:00am -5:30 pm Mondays-Fridays....my daycare get a lot of great reviews and compliments from parents and I start to have a waiting list therefore I applied to increase my capacity that I have it now from 8 kids - 12 kids and move from the Residential Certificate to Family license.also I already have an employee with me .

Traffic Plan: The dropping off started 7:00am-9:00 am and the picking up 3:00pm-5:30pm and the drop off /pick up usually going by the main door easily ,safe and quiet and it takes 10min-15min in order to not disturb my neighbors..

Exhibit "B"

E - Employee

C - Client/Parents





Staff Report

File #:
CUP03232025-006937,
Version: 1

Date: 5/15/2025

Agenda Item Title:

Canny Kids on Hidden Circle Daycare (Conditional Use Permit)
11617 S. Hidden Circle
[Community # 24]

Presenter:

Sarah Stringham, Planner

Description/Background:

The applicant, Sariah Schmickrath is requesting approval of conditional use permit to allow for a category II home occupation daycare to allow up to 16 children at one time for a property located at 11617 S. Hidden Cir. Any child daycare desiring to operate with more than eight children per day is required to obtain a conditional use permit for a category II home occupation from the Planning Commission. The permit allows for up to 16 children at one time and a maximum of 18 children per day.

Please see the attached staff report and exhibits for full details of the application.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for a category II home occupation for day care use and as described in the staff report for the property located at 11617 S. Hidden Circle based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the home occupation section of the Sandy City Land Development Code.

Conditions:

1. That the applicant ensures that carpooling, walking, biking, or other alternative methods of transportation are used by patrons such that the maximum number of 24 vehicular trips is not exceeded.
2. That the applicant ensures patrons are informed and follow the pick-up and drop-off procedures to prevent on-street parking, blocking neighboring driveways, and minimizes disturbance to the neighborhood.
3. That the applicant removes any illegal signage that is posted. The applicant may have one, one square foot in area, non-illuminated flat wall sign mounted to the residence.

File #:
CUP03232025-006937,
Version: 1

Date: 5/15/2025

4. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, including all business licensing requirements, and all conditions of approval imposed by the Planning Commission.
5. That this Conditional Use Permit be reviewed upon legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Canny Kids on Hidden Circle Daycare (Conditional Use Permit)
11617 S. Hidden Circle
[Community # 24]

CUP03232025-006937
R-1-10
.28 acres

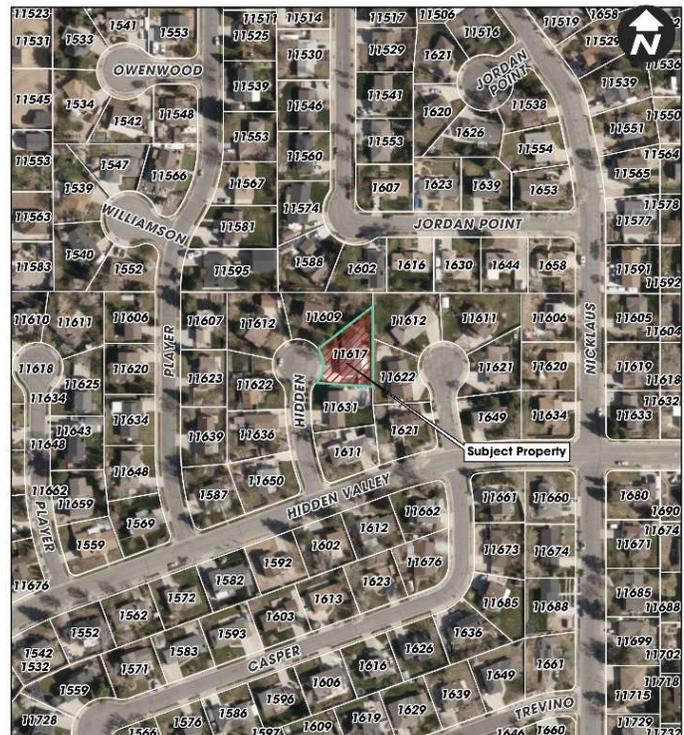
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites and, at public locations.

Request

The applicant, Sariah Schmickrath is requesting approval of conditional use permit to allow for a category II home occupation daycare to allow up to 16 children at one time for a property located at 11617 S. Hidden Cir. Any child daycare desiring to operate with more than eight children per day is required to obtain a conditional use permit for a category II home occupation from the Planning Commission. The permit allows for up to 16 children at one time and a maximum of 18 children per day. See application materials for full details (Exhibit A and B).

Background

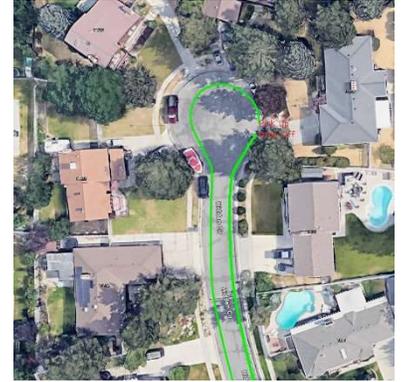
The subject property is located in the R-1-10 zone and is approximately .26 acres (11,568 square feet). The subject property is lot 64 in the Hidden Valley Hills 1 subdivision. The property was annexed in 1976. Properties to the north, south, east, and west are zoned R-1-10 with single family residential.



Conditional Use Permit
CUP03232025-006937
11617 S HIDDEN CIR

Sandy City, UT
Community Development Department

pick up. The applicant has two part-time employees that would require an off-street parking space. Only one employee is allowed to work at the home at a time. A traffic plan has not been provided for current daycare clients. A traffic plan needs to be provided for all current and future clients so they know how to navigate the cul-de-sac.



A maximum of 24 vehicular stops per day are permitted. To meet this standard, all children cannot be individually dropped off and picked up. To achieve the maximum number of children at the daycare, patrons will need to carpool, bike, or walk to the property. No on-street parking is allowed at any time, including employee parking.

Home occupations may have one, one square foot in area, non-illuminated flat wall sign mounted to the residence per section 21-26-6(b) of the Sandy City Development Code. The applicant has a portable A-frame sign that will need to be removed from the front of the house.

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (5) Site circulation patterns for vehicular, pedestrian and other traffic.

The applicant is proposing to have the children dropped off and picked up in front of their property on Hidden Circle.

- (12) The regulation of operating hours for activities affecting normal schedules and functions.

The applicant is proposing to operate Monday through Friday from 8:30 a.m. to 5:30 p.m.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff is concerned with how drop-off/pick-up has been conducted. A traffic plan has not been given to clients for the approved category I daycare. A traffic plan needs to be provided for all current and future clients explaining how to navigate the cul-de-sac and where to stop on the curb next to the driveway to drop-off/pick-up children.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for a category II home occupation for day care use and as described in the staff report for the property located at 11617 S. Hidden Circle based on the following findings and subject to the following conditions:

Findings:

1. The proposed use meets the intent of the home occupation section of the Sandy City Land Development Code.

Conditions:

1. That the applicant ensures that carpooling, walking, biking, or other alternative methods of transportation are used by patrons such that the maximum number of 24 vehicular trips is not exceeded.
2. That the applicant ensures patrons are informed and follow the pick-up and drop-off procedures to prevent on-street parking, blocking neighboring driveways, and minimizes disturbance to the neighborhood.
3. That the applicant removes any illegal signage that is posted. The applicant may have one, one square foot in area, non-illuminated flat wall sign mounted to the residence.
4. That the applicant be responsible for meeting all provisions of the Sandy City Development Code, including all business licensing requirements, and all conditions of approval imposed by the Planning Commission.
5. That this Conditional Use Permit be reviewed upon legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP03232025-006937 - SCHMICKRATH DAYCARE CUP\STAFF REPORT
SCHMICKRATH - CUP.DOCX

Exhibit "A"

Canny Kids on Hidden Circle
11617 S Hidden Circle
Sandy UT 84092

24 March 2025

Dear Planning Commission:

I am seeking a conditional use permit to expand my in-home daycare from eight children to up to sixteen children per day. I actually only want to care for up to twelve children a day, so the CUP to care for 16 children will be more than adequate. Quality care for the children is my number one priority.

I offer flexible childcare to families in the area. Many families don't need full-time childcare or even part-time care. They need care once a week, twice a week every other week or some other irregular schedule, outside daycare for their child(ren). As word continues to spread about my daycare and the flexibility it offers to families, I am finding I am turning away parents who need help, because I am at capacity. So to remedy this issue, I am applying for a conditional use permit. My daycare hours are: Monday through Friday 8:30 am to 5:30 pm.

Sincerely,

Sariah Schmickrath
Owner, Canny Kids on Hidden Circle

Exhibit "B"

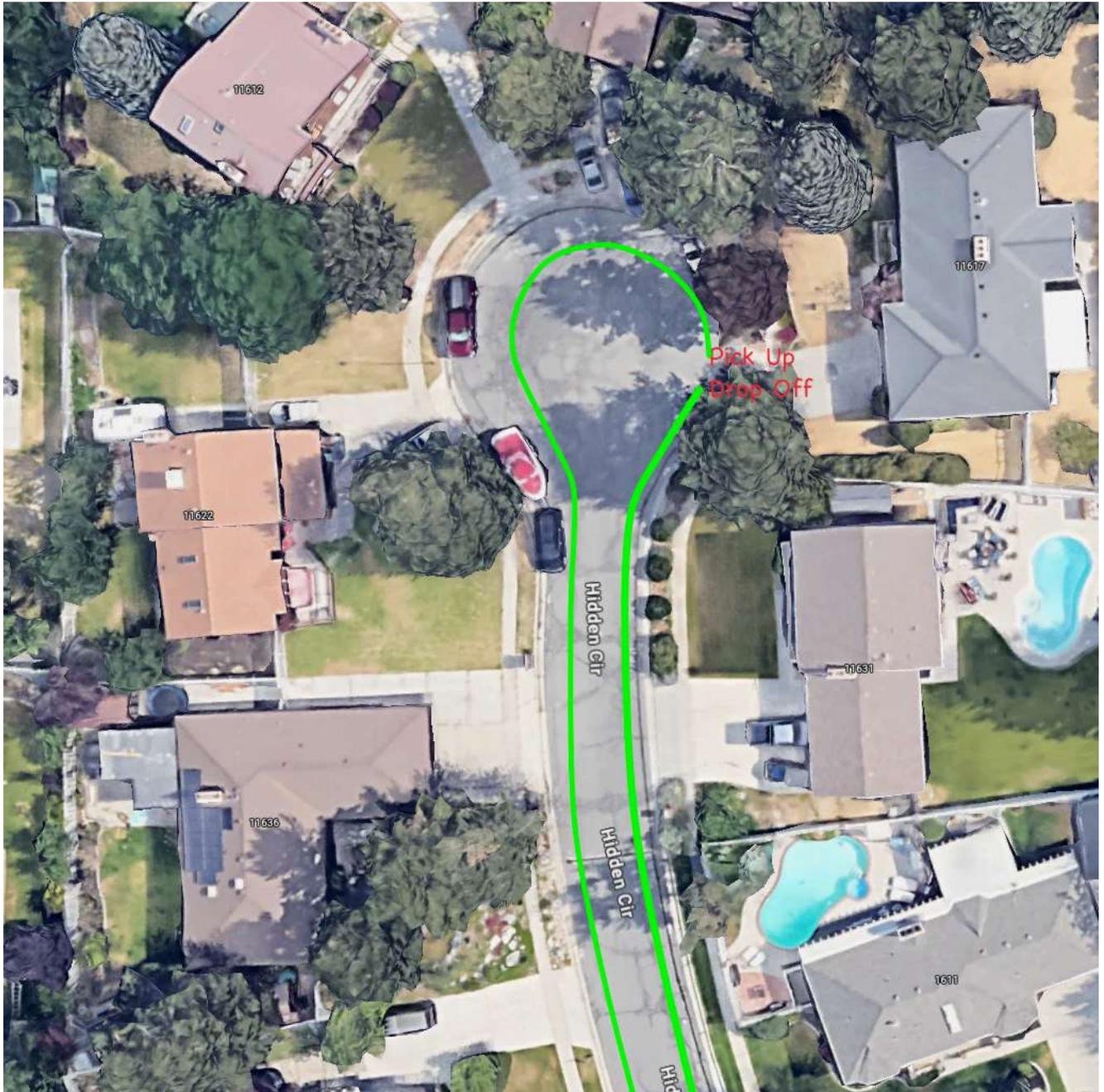


Exhibit "C"
See neighborhood comments attached.

From: [Holly Taylor](#)
To: [Sarah Stringham](#)
Subject: [EXTERNAL] Hi Mrs Stringham,
Date: Tuesday, April 22, 2025 5:35:38 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hi Mrs Stringham,

I am writing about some concerns I have about a home-based drop-off daycare operating out of a residence in our cul-de-sac, at 11671 S Hidden Circle, Sandy, Utah.

There's a high volume of cars coming and going throughout the day, creating traffic and many of the drivers seem rushed and unaware. I am not opposed to a small amount of children but if it increases up to 16 children, I can only imagine how much harder it will get.

Parking has become very difficult, because the parents will park in front of our house. Vehicles often block the cul-de-sac, making it impossible for garbage trucks, snowplows, and street sweepers to access our area, which happens frequently. Cars constantly coming and going causes our dogs to bark constantly in response, making it hard for us to work from home during meetings. We can't even let our dogs out when the kids are outside because they bark non-stop at the shared fence.

I wanted to reach out about a concern we've been having. The limited parking spaces near our home have been increasingly taken up by daycare drop-offs and pick-ups throughout the day, which has been increasingly difficult. Originally we were told it would be a preschool and would be a small number of children, not an all day daycare.

Our dogs have also started barking at every car and person coming and going all day long—something they've never done before. Since both my husband and I work from home, it has made it very hard. We also can't let the dogs out while the kids are outside, as they end up constantly barking at our shared fence causing continued disruptions.

Thank you for letting us share our feelings and concerns about this. We have always had very little traffic going in and out of our circle and the way this seems to be is building feels very frustrating. Especially with more children once they are out of school for the summer. I'm afraid the increase in traffic and our extremely limited parking capacity will leave us unable to have our guests park at all close to our house. Each house in our circle only has room for one car to park in front of each house.

Sent from my iPhone

From: [Shauna Sowles](#)
To: [Sarah Stringham](#)
Subject: [EXTERNAL] Sandy City Community Development Department Comments
Date: Tuesday, April 22, 2025 10:02:52 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Ms. Stringham,
Thank you for seeking comments regarding the in-home daycare center on 11617 S Hidden Circle.

I am opposed to this for safety reasons and quality of life for residents.

My husband and I purchased our home on Hidden Circle over 20 years ago. We moved from our starter home on a busy Salt Lake City street, and specifically chose this Sandy home that was on a quiet cul de sac, with stunning mountain views to raise our family. Our children, and the other kids enjoyed learning to ride bikes and play safely within our circle. The residents of the circle drove in and out cautiously as all were aware that kids might be at play.

With that said, the current situation is quite a bit different. There is a high volume of traffic in and out of the circle with parents dropping off and picking up children, often hurriedly. This is disrupting the quiet that the residents have come to enjoy in our neighborhood. I didn't realize our residential neighborhood was zoned for an in-home business.

Thank you for your consideration.

Sincerely,
Shauna Sowles
11622 Hidden Circle
801-503-6390

Subject: Sariah Schmickrath Daycare Expansion 11617 S. Hidden Circle Sandy, UT 84092
Conditional Use Permit Request – Business Expansion by Sariah Schmickrath, (likely d.b.a. Canny Kids On Hidden Circle per Sandy City website).

- It is important to note this location is best described as a circle, court or cul-de-sac with limited surface street space and a single ingress/egress point. Lot sizes in the area of the Sandy City notification are approximately 0.22 acres to 0.29 acres, so limited separation between neighbors on the back and side yards. The area is not acreage or horse property, (traffic & noise concerns).
- While Sariah Schmickrath may be requesting the Conditional Use Permit, the permit is attached to the property, not to her, and could possibly live into perpetuity as part of the property if approved.

Please present to meeting attendees and subsequently to the Planning Commission:

A Conditional Use Permit as defined on the Sandy City website:

- “A Conditional Use Permit is required when a property owner proposes to use its land for purposes listed as a conditional use in associated zoning, or which by the uses nature, could **negatively impact surrounding properties**”.
 - **The proposed expansion likely benefits the Sariah Schmickrath household if approved but, it would be at the significant long-term expense of the neighbors.**
- A Conditional Use Permit is attached to the specific property, not the property owner.
- This means that when the property is sold, the new owner inherits the permit and its associated conditions (it could be a 16-child daycare forever, commercial-esque).
- Upon receipt of a Conditional Use Permit, unless the Conditional Use is violated, it can survive into perpetuity (it could be a 16-child daycare forever, commercial-esque).
- The home sold in August 2023 (Zillow & Redfin), obtained Sandy City business licensure 08/30/2024 (Sandy City website) and opened the daycare 09/03/2024 (per their Canny Kids Facebook ad) and now in early April 2025 wants to expand.
 - Depending on calculation, this location went from a “standard residence” to a “residence with a commercial operation” in 12-13 months and now wants to “expand the residence with a commercial operation”, in 7-8 months from the original daycare open date.

Business expansion likely improves the Sariah Schmickrath household from a range of economics (revenue expansion and potential tax advantages without added physical lease costs), but it is a direct detriment to neighbors, both financially and from deprivation of quiet use and enjoyment (quiet use and enjoyment is already stretched – see below).

- It is well documented that property values decline with increases in neighborhood noise and traffic and this request offers no beneficial offset for neighbors.
- Why should a single residence benefit at the expense of many neighbors’ homes?

As a neighbor already struggling with noise generated from 11617 Hidden Circle, I can attest there does not seem to be current procedural measures in place to minimize levels of daycare noise under the current daycare structure. This following example has direct correlation to the business expansion at the same residence.

- The Sariah Schmickrath household frequently leaves their dog out all night (singular used for lack plural confirmation – Sandy can verify by dog licenses attached to the residence).
- As expected, there is frequent barking, sometimes prolonged, during the night and early morning (10pm-7am).
- This displays disregard to current municipal ordinance(s) and neighbors. There has been no expected, and incumbent, corrective intervention by the dog owners to stem the noise, like bringing the dog(s) inside. The children's noise frequently precludes opening windows.

The noise with up to 16 children is unfathomable. If approved, the Conditional Use Permit brings ***both day and night noise*** for neighbors.

- A screaming child (joy-anger-fear) can reach between 85 and 120 dB (decibels), with some reaching 120 dB. For comparison, at normal operation, a jet engine can produce noise levels of 110-120 decibels (Source - World Health Organization among others).
- We have all likely had neighbors with children – but 16 children in a single yard?
- What procedural measures are incorporated and documented to minimize the noise the business already generates now, and more so with possible expansion to 16 children?
- Why would future behavior be any different as it relates to an expanded daycare business if the example is already to not mitigate noise for both the existing daycare and dog?
- Hasn't the Sariah Schmickrath household already displayed their lack of commitment to the neighborhood and has disobeyed municipal code(s) around noise?
- Who will be monitoring noise levels – the business, Sandy City or does it become an additional burden on the neighbors already subjected to potentially excessive noise?
- For excessive noise issues, who do neighbors contact; Sandy Police or Code Enforcement and will neighbors be forced to document issues to alleviate issues - burdensome? (Improper use of resources. Potential issues should be precluded before they are allowed to even start).
- How will up to 16 children easily be accommodated at a single home and in a single backyard without undue negative imposition on the neighbors, today and in the future?
- What about neighbors that work odd shifts and try to sleep between 8am & 6pm?
- What about neighbors with elderly, ill or young children sensitive to noise disruption?
- What about neighbor's pets? How can neighbors allow their pet to use their own backyard without concern the pets will be triggered to bark by the group of children?

Why should neighbors be subjected to the detrimental effects of deprivation of quiet use and enjoyment for the singular benefit conveyed to the Sariah Schmickrath household?

Please note the original advertisement on Facebook for opening the Hidden Circle location on 09/03/2024 stated in part the following the opening sentence “*This move will offer several benefits, including the ability to provide outdoor play ...*”. This is a request for commercial expansion. A business entity this size should not be operating in the middle of a neighborhood. There are abundant retail space options available in the Sandy/Draper area.

It would seem on the surface the expansion request is cost effective for the Sariah Schmickrath household while being a detriment to the neighbors. A response of economics is a business planning dilemma, not the reason to open or expand a business of this magnitude in a residential area via a Conditional Use Permit which by nature would be long term if approved.

The noise, traffic, parking and general lack of current concerns for neighbors must be evaluated. It is well documented that property values decline with increases in neighborhood noise and traffic and this request offers no beneficial offset for neighbors. **Why should the neighbors be subject to the detrimental effects for the sole benefit of the Sariah Schmickrath household?**

- How will lack of parking affect access and services for neighbors (routine and unplanned) like fire, ambulance, police, USPS, garbage, snow removal, street cleaners etc. – even you and your family members trying to park in front of your own home or backing out of your driveway?
- How many parking spaces will be required for employees and where?
- Does Sandy City allow extended street parking for a commercial enterprise?
- What about parking twice a day to drop off and retrieve children – potentially up to 16 vehicles at a time (unlikely but not statistically impossible)?
- Who, and how, validates no more than 16 children would be present at any time?
- Does the 16 children count include their own children or any children if they aren’t paid?

Note on parking, the home next door at 11609 Hidden Circle already has cars routinely parked across the sidewalk – in violation of city ordinance - due to lack of their own parking space.

There are potential liability concerns today for neighbors stemming from the daycare.

- Homeowners insurance is designed to protect your home, its contents, and your family from covered risks. It generally does not cover the liability or property damage related to your neighbor's business.
- Business activity is separate. Your neighbor's daycare is considered a business activity, and it's the responsibility of the daycare owner to ensure they have the necessary insurance to cover any potential liabilities or damages related to their business.
- Insurance companies assess and manage their risk. Proximity to a daycare can be a factor that could increase that risk, possibly causing increases in rates and coverage changes.
- Who and how is insurance maintained – homeowner’s policy or separate business policy?

- Does, or will, Canny Kids or the Sariah Schmickrath household maintain sufficient insurance (coverage limit amounts and type) to hold any neighbors harmless if a child were to enter a neighbor's yard / driveway, injuring themselves and how is this verified?
- How is insurance handled on public streets (Hidden Circle) if a child wanders onto the surface street, and forbid, is struck by a vehicle (resident, employee or customer vehicle)?
- Do Canny Kids employees (1099 or W-2 or ??) require their own liability insurance or are the potential liabilities covered by Sariah Schmickrath / Canny Kids policies?
- Has it been verified this business is already fully licensed, meets all criteria to operate legally and has proven business plans to meet municipal and legal requirements for expanded operations? (The Sandy City website states issued 08/2024 for up to eight children).
- How will the residential neighbors' exposure be mitigated by the business and how is this verified and by who?

There are needed contact points.

- Is Sariah Schmickrath a confirmed property owner of 11617 Hidden Circle and is a confirmed resident as well as being a business owner (at least partial), and not possibly just running a business from this location?
 - This is presumed but unknown to the public and who is responsible to verify?
- Will the Sariah Schmickrath household disclose their license# identifier that can be linked to Sandy City, the county or state? The information is not on the Sandy City site.
- Who maintains responsibility and acts as a business conduit for any concerns, the Sariah Schmickrath household or Canny Kids or Sandy Police or Code Enforcement?
- Where is key resolution contact information displayed for problem resolution that can be readily accessed – telephone, email etc. – not general customer contact points?
- Does the business have problem resolution mechanisms in their existing business plan?
- What business hours of operation are being proposed with this expansion?
- Does the Sariah Schmickrath household have any property or business relationships with the Canny Kids business at 1669 E 11400 S Sandy, UT 84092?
- Is the 1669 E 11400 S Sandy, UT 84092 location also seeking expansion (currently listed in the Sandy City website as up to 8 children)?
- Are either of the two Sandy UT locations related to a possible Canny Kids location in Draper (per Google search - in a commercial setting along 12300 S. near 300 E)?
- All three locations advertise the same telephone number, (801) 890-0650, and the two Sandy locations also have the same email and website destination in Google searches.

I received the Sandy City Conditional Use Permit Request notification on 04/11/2025 via USPS. Mike Scamardi - Sandy UT since 1994 and at the current Sandy address since 2004.

From: [Susie Moody](#)
To: [Sarah Stringham](#)
Subject: [EXTERNAL] Reply to use permit
Date: Monday, April 21, 2025 12:42:48 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Mrs. Stringham,

I hope this message finds you well. I'm writing to formally raise concerns about a home-based drop-off daycare operating out of a residence in our cul-de-sac, at 11671 S Hidden Circle in Sandy.

While I understand the importance of accessible childcare, this particular operation has brought several ongoing issues that are negatively impacting the safety, privacy, and quality of life in our neighborhood.

Every day, there is a high volume of vehicles coming and going throughout the day, which has created consistent traffic congestion in what is supposed to be a quiet residential area. This is not only disruptive but also a safety hazard—especially considering the number of young children who live and play in our neighborhood. The risk of an accident has increased significantly due to the constant flow of cars.

Additionally, many of these vehicles park in the cul-de-sac, which has created problems for essential city services. Garbage and recycling trucks struggle to maneuver on pickup days (Mondays), and snowplows and street sweepers are often unable to access or properly clean our area. This has been a recurring issue, especially during the winter and city maintenance days.

Noise is another concern. Between the comings and goings of parents and children, slamming car doors, and general daycare activity, the constant noise throughout the day has been very disruptive. My dog (as well as day care operators dog) is frequently triggered by all the movement and noise, leading to non-stop barking, which only adds to the disturbance in the neighborhood and our home.

Privacy has also become a serious concern. I have a pool in my backyard, and due to the elevation and layout of the neighbor's property, the drop-off and pick-up area directly overlooks our yard. What used to be a private, peaceful space now feels exposed and uncomfortable to use as I have a teenage daughter who enjoys tanning in her bikini.

This situation has changed the character of our residential neighborhood, making it feel more like a commercial zone than a place where families should be able to enjoy peace, safety, and privacy. There is an 8yo across the street who should be playing rather than parents being concerned about vehicles. Most of us have teenagers who know to look out for the younger kids but I've personally seen the day care kids run out in to the road (in the cul-de-sac). The parents dropping off and picking up tend to be in a hurry and have been inconsiderate as well cars parked in front of all of the neighbors homes.

I kindly ask the council to look into this matter and assess whether this daycare setup aligns with local zoning and residential use policies. I appreciate your attention to this issue and would welcome any updates or guidance on how it will be addressed.

Sincerely,

Susie Solosth
11631 S Hidden Circle, Sandy, Ut 84092
801-599-0905

Sarah Stringham

From: Roger Law <rogerjlaw@hotmail.com>
Sent: Wednesday, April 30, 2025 3:36 PM
To: Sarah Stringham
Subject: [EXTERNAL] #CUP03232025-006937-V1 Business Expansion by Sariah Schmickrath

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hello Sarah, my name is Roger Law. And as a Sandy City homeowner I am writing to express my opposition to the expansion of the on-demand childcare business located at 11617 Hidden Circle in Sandy, a residential neighborhood.

Before I was aware that there was a business located at that address, I had just assumed that the resident had a lot of kids. I would hear them with all of their screams, laughter, and high-pitched shrieks at different times of the day. I found this a little odd, but perhaps they are home schooled. All of this would be something we would just try to accept with it being a large family.

Then their dog, or is it two, came into the picture, barking throughout the day and sometimes through the night. With all of the carrying on coming from the backyard at that location it is causing other dogs in the area to start barking. Now, my nerves are on edge.

There are times that we work from home, and when we have a conference call, we have to deal with all of the commotion caused by someone who is operating a business that causes a lot more noise in a residential neighborhood.

We are no longer able to have our two patio doors or any of our windows open to enjoy the fresh air. We have a beautiful backyard, that we have spent a lot of time and money on, and we find it increasingly difficult to enjoy it. This used to be a nice quiet neighborhood, it's why we bought here in the first place. Anymore, it seems that any quiet time is short lived.

So, once I found out that there was a business operating out of the residence at 11617 Hidden Circle, and that they were actually trying to get a conditional use permit to double the amount of kids they are allowed to have there, in addition to their own four children, just imagine how unhappy I was. This would mean there could be 20 children at that house at any given time. It has already been unacceptable with all of the noise coming from that location. There's a reason we didn't purchase a cheaper home near a school.

Our home is located behind the house where this business is located, and one house over. I don't even understand how the original permit was ever given in the first place. We were never notified about the intentions.

I can't imagine what the neighbors who live on that small quiet cul-de-sac have had to endure since this business was allowed to begin operating. With the limited parking on Hidden Circle and now with all of the

additional traffic that this business has created it is unacceptable. Any serenity or tranquility that was once enjoyed left when people started dropping their kids off every day. Dogs barking, kids screaming and then another car arrives to drop-off or pick up their child. Then it begins again.

Not only am I opposed to any expansion to this daycare service, but I would also like to see the original permit rescinded. From what I understand many of the qualifications and business standards have not been met or violated from the very beginning. Also, allowing your dog, or dogs, to bark incessantly, and allowing however many children are in their backyard to literally scream at the top of their lungs, disturbing everyone else around them, is completely disrespectful.

I long for a time where our neighborhood can get back to what it once was, a nice quiet place to live. Where we can sit outside and enjoy the fresh air and relax instead of what we have now.

I want to thank you for your time and consideration in this matter.

Roger J. Law
1588 Jordan Point Dr.
Sandy, UT 84092

Sarah Stringham

From: Cameron Moore <ckmoore11@yahoo.com>
Sent: Monday, April 28, 2025 5:00 PM
To: Sarah Stringham
Subject: [EXTERNAL] Conditional Use Permit Sariah Schmickrath

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

I am unable to attend this meeting, but wanted to express my opinion.

I am a neighbor and I live within 100 feet of the property in question.

I have not found the day care to be loud, intrusive, or objectionable. I work from home, and rarely even hear or see any children. But I do welcome the sound of kids playing.

I support the Conditional Use Permit for this property.

Sincerely,
Cameron Moore
1602 Jordan Point Drive
Sandy, Utah 84092

Sarah Stringham

From: mike.scamardi@gmail.com
Sent: Sunday, April 27, 2025 4:50 PM
To: Sarah Stringham
Subject: [EXTERNAL] Follow-up Conditional Use Permit SENT - Business Expansion by Sariah Schmickrath 11617 Hidden Circle Sandy UT 8092
Attachments: Conditional Use Permit Response Daycare 04162025.docx
Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hello Sarah – I did see the document for the 05/01/25 evening meeting regarding file #CUP03232025-006937-V1 Sariah Schmickrath 11617 Hidden Circle Sandy UT 8092. Unfortunately, again due to health issues I cannot attend the teleconference and saw (labeled page 3) that there is limited time to speak so additional comments should be submitted before the scheduled meeting, in this case 05/01/25 starting 6:15pm MT. Here are my additional comments that I ask to be added to the meeting and that questions raised are addressed. Thank you again for your time.

- Again, I am not in favor in extending additional business expansion as noted in my original document (still attached) and also echoed by other neighbors verbally at the 04/22/25 meeting and via written communication.
- The document copy (pdf page 57) of the 05.01.2025 PC Packet states the staff recommends approval subject to specific conditions.
 - **Hopefully, the final Planning Commissioner decide to override this initial recommendation as it deprives multiple neighbors of quiet use and enjoyment and poses safety issues.**
- Is the business allowed to expand NOW, subject to showing future conditions have now been met OR, the business must prove they have met all Conditions and THEN there is a decision if they can expand?
 - It is key all conditions are met and reviewed BEFORE the business expansion is approved. My 40+ years in corporate environments suggests if approved and then go do “these things” that frequently not all “these things” are completed or may not be completed .
- Condition #1 - Who monitors the “vehicular trips” noted in pdf page 57? Does this fall to the neighbors? If so, will it be communicated to the neighbors how to monitor and document vehicle traffic to ascribe to Sandy City reporting metrics?
- Condition #2 – How is “ensure patrons are informed and follow pick-up and drop-off procedures” noted in pdf page 57 going to be monitored and what qualifies as “ensure”? What does Sandy City mandate to know this occurs, before and after, potential expansion? Are the neighbors again tasked with monitoring, if so, all the “What does Sandy City require from neighbors” type questions arise.
- Condition #3 - Who monitors signage noted in pdf pages 57 to know it was completed?
- Condition #4 - How is as noted in pdf page 58 “applicant is responsible for meeting all provisions of the Sandy City Development Code ...” monitored? Again, this is not something the neighbors can or should be required to monitor.
- Why haven’t any conditions been placed around noise levels? Noise was voiced as a concern by multiple parties. If I were to play a stereo very loud, someone could contact the Sandy Police, is this the same path that neighbors would need to be followed or is it a Planning Commission issue to be raised?

- Page 61 – Sec. 21-33-4. Conditions, item #14 of the pdf document discusses financial coverage and general agreements. These are very important considerations; however, the document answers its own requirement by stating “*To be reviewed upon legitimate complaint*”.
 - Is Sandy City stating this has not been reviewed? How does Sandy City (which neighbors are reliant upon) know the Daycare is adequately funded and insured to limit liability to both the neighbors and Sandy City itself in the event of legal action.
 - Specifically, where an insurer might contest or seek subrogation against Sandy City for approving this in a confined residential space or neighbors if a child runs into the surface street or neighboring driveway?

Also copied from the Sandy City website, “**5. Prohibited Businesses** There are several types of businesses that are deemed incompatible with residential uses. These include ... or substantially impair the use and value of the residential area”.

This expansion will materially affect neighboring properties. Try selling a home with up to 16 children in the neighboring backyard or where the residence is in a Circle and the Circle has moving vehicles throughout the day.

From: mike.scamardi@gmail.com <mike.scamardi@gmail.com>

Sent: Thursday, April 17, 2025 11:09 AM

To: sstringham@sandy.utah.gov

Subject: Conditional Use Permit SENT - Business Expansion by Sariah Schmickrath 11617 Hidden Circle Sandy UT 8092

I spoke with you last week (thank you for your time,) and as noted in the letter, you indicated an email with thoughts/concerns can be used for the Neighborhood Zoom Meeting 04/22/2025 ~7pm.

- Please reply “Received” only to confirm you received this email as it is important to me and some of the neighbors I have spoken with that our voices are heard.
- I am copying information here in the email and am also including a word document with exact same language for your convenience in copy/paste functionality if desired.
- I included my name on the last page of the word document because it will become part of the public record.(If you need me to do something different, please advise as I am very concerned on the business expansion request.
- My email already has my name.
 - Likely indifferent but the Sandy City letter had my wife’s name Margaret Scamardi (deceased February 02 2019). I think perhaps her name may have been first on one of the utility bills as she made telephone calls to get services transferred from our prior Sandy address in 2004. I have been a listed owner of my property within the Sandy Notification Area (within 500ft per the letter) since 08/2004.
- I want the Sandy City Planning Committee to see the document in addition to verbal presentation being held, so please let me know how to best handle that.

Thank you – Mike Scamardi Sandy City UT

Subject: Sariah Schmickrath Daycare Expansion 11617 S. Hidden Circle Sandy, UT 84092

Conditional Use Permit Request – Business Expansion by Sariah Schmickrath, (likely d.b.a. Canny Kids On Hidden Circle per Sandy City website).

- It is important to note this location is best described as a circle, court or cul-de-sac with limited surface street space and a single ingress/egress point. Lot sizes in the area of the Sandy City notification are approximately 0.22 acres to 0.29 acres, so limited separation between neighbors on the back and side yards. The area is not acreage or horse property, (traffic & noise concerns).
- While Sariah Schmickrath may be requesting the Conditional Use Permit, the permit is attached to the property, not to her, and could possibly live into perpetuity as part of the property if approved.

Please present to meeting attendees and subsequently to the Planning Commission:

A Conditional Use Permit as defined on the Sandy City website:

- “A Conditional Use Permit is required when a property owner proposes to use its land for purposes listed as a conditional use in associated zoning, or which by the uses nature, could **negatively impact surrounding properties**”.
 - **The proposed expansion likely benefits the Sariah Schmickrath household if approved but, it would be at the significant long-term expense of the neighbors.**
- A Conditional Use Permit is attached to the specific property, not the property owner.
- This means that when the property is sold, the new owner inherits the permit and its associated conditions (it could be a 16-child daycare forever, commercial-esque).
- Upon receipt of a Conditional Use Permit, unless the Conditional Use is violated, it can survive into perpetuity (it could be a 16-child daycare forever, commercial-esque).
- The home sold in August 2023 (Zillow & Redfin), obtained Sandy City business licensure 08/30/2024 (Sandy City website) and opened the daycare 09/03/2024 (per their Canny Kids Facebook ad) and now in early April 2025 wants to expand.
 - Depending on calculation, this location went from a “standard residence” to a “residence with a commercial operation” in 12-13 months and now wants to “expand the residence with a commercial operation”, in 7-8 months from the original daycare open date.

Business expansion likely improves the Sariah Schmickrath household from a range of economics (revenue expansion and potential tax advantages without added physical lease costs), but it is a direct detriment to neighbors, both financially and from deprivation of quiet use and enjoyment (quiet use and enjoyment is already stretched – see below).

- It is well documented that property values decline with increases in neighborhood noise and traffic and this request offers no beneficial offset for neighbors.
- Why should a single residence benefit at the expense of many neighbors’ homes?

As a neighbor already struggling with noise generated from 11617 Hidden Circle, I can attest there does not seem to be current procedural measures in place to minimize levels of daycare noise under the current daycare structure. This following example has direct correlation to the business expansion at the same residence.

- The Sariah Schmickrath household frequently leaves their dog out all night (singular used for lack plural confirmation – Sandy can verify by dog licenses attached to the residence).
- As expected, there is frequent barking, sometimes prolonged, during the night and early morning (10pm-7am).
- This displays disregard to current municipal ordinance(s) and neighbors. There has been no expected, and incumbent, corrective intervention by the dog owners to stem the noise, like bringing the dog(s) inside. The children’s noise frequently precludes opening windows.

The noise with up to 16 children is unfathomable. If approved, the Conditional Use Permit brings **both day and night noise** for neighbors.

- A screaming child (joy-anger-fear) can reach between 85 and 120 dB (decibels), with some reaching 120 dB. For comparison, at normal operation, a jet engine can produce noise levels of 110-120 decibels (Source - World Health Organization among others).
- We have all likely had neighbors with children – but 16 children in a single yard?
- What procedural measures are incorporated and documented to minimize the noise the business already generates now, and more so with possible expansion to 16 children?
- Why would future behavior be any different as it relates to an expanded daycare business if the example is already to not mitigate noise for both the existing daycare and dog?

- Hasn't the Sariah Schmickrath household already displayed their lack of commitment to the neighborhood and has disobeyed municipal code(s) around noise?
- Who will be monitoring noise levels – the business, Sandy City or does it become an additional burden on the neighbors already subjected to potentially excessive noise?
- For excessive noise issues, who do neighbors contact; Sandy Police or Code Enforcement and will neighbors be forced to document issues to alleviate issues - burdensome? (Improper use of resources. Potential issues should be precluded before they are allowed to even start).
- How will up to 16 children easily be accommodated at a single home and in a single backyard without undue negative imposition on the neighbors, today and in the future?
- What about neighbors that work odd shifts and try to sleep between 8am & 6pm?
- What about neighbors with elderly, ill or young children sensitive to noise disruption?
- What about neighbor's pets? How can neighbors allow their pet to use their own backyard without concern the pets will be triggered to bark by the group of children?

Why should neighbors be subjected to the detrimental effects of deprivation of quiet use and enjoyment for the singular benefit conveyed to the Sariah Schmickrath household?

Please note the original advertisement on Facebook for opening the Hidden Circle location on 09/03/2024 stated in part the following the opening sentence *"This move will offer several benefits, including the ability to provide outdoor play ..."*. This is a request for commercial expansion. A business entity this size should not be operating in the middle of a neighborhood. There are abundant retail space options available in the Sandy/Draper area.

It would seem on the surface the expansion request is cost effective for the Sariah Schmickrath household while being a detriment to the neighbors. A response of economics is a business planning dilemma, not the reason to open or expand a business of this magnitude in a residential area via a Conditional Use Permit which by nature would be long term if approved.

The noise, traffic, parking and general lack of current concerns for neighbors must be evaluated. It is well documented that property values decline with increases in neighborhood noise and traffic and this request offers no beneficial offset for neighbors. **Why should the neighbors be subject to the detrimental effects for the sole benefit of the Sariah Schmickrath household?**

- How will lack of parking affect access and services for neighbors (routine and unplanned) like fire, ambulance, police, USPS, garbage, snow removal, street cleaners etc. – even you and your family members trying to park in front of your own home or backing out of your driveway?
- How many parking spaces will be required for employees and where?
- Does Sandy City allow extended street parking for a commercial enterprise?
- What about parking twice a day to drop off and retrieve children – potentially up to 16 vehicles at a time (unlikely but not statistically impossible)?
- Who, and how, validates no more than 16 children would be present at any time?
- Does the 16 children count include their own children or any children if they aren't paid?

Note on parking, the home next door at 11609 Hidden Circle already has cars routinely parked across the sidewalk – in violation of city ordinance - due to lack of their own parking space.

There are potential liability concerns today for neighbors stemming from the daycare.

- Homeowners insurance is designed to protect your home, its contents, and your family from covered risks. It generally does not cover the liability or property damage related to your neighbor's business.
- Business activity is separate. Your neighbor's daycare is considered a business activity, and it's the responsibility of the daycare owner to ensure they have the necessary insurance to cover any potential liabilities or damages related to their business.
- Insurance companies assess and manage their risk. Proximity to a daycare can be a factor that could increase that risk, possibly causing increases in rates and coverage changes.

- Who and how is insurance maintained – homeowner’s policy or separate business policy?
- Does, or will, Canny Kids or the Sariah Schmickrath household maintain sufficient insurance (coverage limit amounts and type) to hold any neighbors harmless if a child were to enter a neighbor’s yard / driveway, injuring themselves and how is this verified?
- How is insurance handled on public streets (Hidden Circle) if a child wanders onto the surface street, and forbid, is struck by a vehicle (resident, employee or customer vehicle)?
- Do Canny Kids employees (1099 or W-2 or ??) require their own liability insurance or are the potential liabilities covered by Sariah Schmickrath / Canny Kids policies?
- Has it been verified this business is already fully licensed, meets all criteria to operate legally and has proven business plans to meet municipal and legal requirements for expanded operations? (The Sandy City website states issued 08/2024 for up to eight children).
- How will the residential neighbors’ exposure be mitigated by the business and how is this verified and by who?

There are needed contact points.

- Is Sariah Schmickrath a confirmed property owner of 11617 Hidden Circle and is a confirmed resident as well as being a business owner (at least partial), and not possibly just running a business from this location?
 - This is presumed but unknown to the public and who is responsible to verify?
- Will the Sariah Schmickrath household disclose their license# identifier that can be linked to Sandy City, the county or state? The information is not on the Sandy City site.
- Who maintains responsibility and acts as a business conduit for any concerns, the Sariah Schmickrath household or Canny Kids or Sandy Police or Code Enforcement?
- Where is key resolution contact information displayed for problem resolution that can be readily accessed – telephone, email etc. – not general customer contact points?
- Does the business have problem resolution mechanisms in their existing business plan?
- What business hours of operation are being proposed with this expansion?
- Does the Sariah Schmickrath household have any property or business relationships with the Canny Kids business at 1669 E 11400 S Sandy, UT 84092?
- Is the 1669 E 11400 S Sandy, UT 84092 location also seeking expansion (currently listed in the Sandy City website as up to 8 children)?
- Are either of the two Sandy UT locations related to a possible Canny Kids location in Draper (per Google search - in a commercial setting along 12300 S. near 300 E)?
- All three locations advertise the same telephone number, (801) 890-0650, and the two Sandy locations also have the same email and website destination in Google searches.

I received the Sandy City Conditional Use Permit Request notification on 04/11/2025 via USPS. Mike Scamardi - Sandy UT since 1994 and at the current Sandy address since 2004.

Sarah Stringham

From: mike.scamardi@gmail.com
Sent: Tuesday, April 29, 2025 9:00 AM
To: Sarah Stringham
Subject: RE: [EXTERNAL] Follow-up Conditional Use Permit SENT - Business Expansion by Sariah Schmickrath 11617 Hidden Circle Sandy UT 8092

You're great thank you. I have spoken with several neighbors the last two days, mostly homeowners in the immediate affected Hidden Circle area (my home id directly behind the Daycare so my issues are excessive noise & declining property values). Hopefully you can also squeeze this in. Again we appreciate your assistance to ensure our voices are heard.

- Everyone noticed noise wasn't raised as an issue under the Conditions of the initial Recommended Approval.
- While I have driven by and seen the excessive number of cars in Hidden Circle, I have gained a better understanding of their parking concerns.
- Sandy City needs to be cognizant; the Daycare is also "on demand for a variety of durations" meaning cars come and go all day long – not 16 kids dropped off 8:30am and picked up 5:30pm.
- When I mentioned the "24 vehicular trip per day maximum condition" neighbors responded the Daycare likely exceeds that already with 8 children and they shouldn't be the ones to prove the issue, Sandy City should validate prior to expansion or soon thereafter and if the Condition wasn't being met, revoke the Conditional Use Permit.
- Or if neighbors are required to monitor this existing issue, how do we prove to Sandy City the traffic maximum is not met – what evidentiary proof does Sandy require.

From: Sarah Stringham <sstringham@sandy.utah.gov>
Sent: Tuesday, April 29, 2025 8:32 AM
To: mike.scamardi@gmail.com
Subject: RE: [EXTERNAL] Follow-up Conditional Use Permit SENT - Business Expansion by Sariah Schmickrath 11617 Hidden Circle Sandy UT 8092

Hi Mike,

Thank you for your additional comments. They will be provided to the Planning Commission for their review.

Thanks,
Sarah



Sarah Stringham, AICP
Planner

10000 S. Centennial Pkwy. | Sandy, UT 84070
o: 801.568.6055 | f: 801.568.7278
sstringham@sandy.utah.gov



Sarah Stringham

From: Shauna <shaunasowles@gmail.com>
Sent: Monday, April 28, 2025 8:45 PM
To: Sarah Stringham
Cc: Jennijoprince@gmail.com; jdj0823@gmail.com; damselfly55@gmail.com; Holly Taylor
Subject: [EXTERNAL] Re: Proposed Daycare Expansion on Hidden Circle– Impact on Residential Quality of Life

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Ms. Stringham,

Thank you for allowing me this opportunity to express my deep concerns for Ms. Schmickrath's business expanding in her home. In Title 21 – Land Development Code Section 21-11-5 – Home Occupations, there seems to be violations already and the expansion will just aggravate these violations.

First Sec 21-11-5 (a) - Purpose

(2) - Provide an opportunity for a home occupation to engage in the business of child care and other group child activities and encourage this type of home occupation to draw clients/**customers from their immediate neighborhood.**

This business' website has two locations and is advertising to the general public. The website states, "We currently **have several locations in Sandy, UT**". Does not appear to be in the spirit of this line item. It definitely does not sound like a good neighbor helping their next door neighbor out.

(3) - Guide business activities which are not compatible with neighborhoods to appropriate commercial zones.

Since they are advertising to the general public, Sandy City should be guiding this business to an appropriate commercial zone.

(4) - Safeguard peace, quiet, and domestic tranquility within all residential neighborhoods. Protect residents from the **adverse effects of business uses being conducted in residential areas from noise, nuisance, traffic, fire hazards, and other possible business uses that create significant impacts on a neighborhood.**

Several neighbors have stated that this business has created more noise, traffic, and nuisances. I agree, I have lived here for almost 25 years and have never seen this much traffic on our circle. They come at all hours during the weekday which cause a lot of stress with pets and quite frankly their owners. With expansion, it will only get worse.

Second Sec. 21-11-5 (d) - Home Occupation Standards. All home occupations, licensed or not, shall comply with the following standards at all times:

(16) - *Neighborhood Disruptions Not Permitted.* The home occupation shall not interfere or disrupt the **peace, quiet, and domestic tranquility of the neighborhood. The home occupation shall not create or be associated with** or produce odor, smoke, dust, heat, fumes, light, glare, **noises or vibrations, excessive traffic, or other nuisances**, including interferences with radio and television reception, or any other adverse effects within the neighborhood.

Again, this section is being violated because of the excessive traffic, noises and other nuisances which is coming directly from the operation of this business. Increasing this will only make it worse for the neighborhood.

Second Sec. 21-11-5 (e) - Category I Qualifications.

In addition to the standards previously set forth above, all Category I home occupation businesses **must also comply with the provision of the qualifications outlined below.** If a business finds that they are unable to fully comply with all of the qualifications set forth, the applicant may pursue possible approval as a Category II home occupation through the conditional use permit process **before submitting the application for a home occupation business license.**

Since they never were able to comply with the Category I home occupation standards, this business should have sought Category II conditional use permit before submitting the application for a home occupation business license; and therefore have been out of compliance from day one. What make us think as neighbors that they will comply now with Sandy City codes.

(2) - *Traffic.* Vehicular traffic from business related visitors and customers shall **not exceed that which normally and reasonably occurs for a home in the neighborhood** and **shall be conducted so that the neighbors will not be significantly impacted by its existence.** The home occupation shall be limited to **two business related visitors or customers per hour**, to a maximum of eight business related visitors or customers per day. Business related deliveries or pickups shall not exceed two per day.

Based on their business model, they can not comply with this requirement. If they can take up to 16 kids, assuming one child per car, that would mean it would take 8 hours for them to get all the kids there and another 8 hours to let them leave. This is a best case scenario. If you have two dropping off at 8 to be picked up at 10, then no-one can come at 10 to drop off. Or even worse, if 2 were dropped off at 8 one at 9 and all wanted to be picked up at 10, then three would have to come which violates the code. This is what the neighbors have been complaining about. There is no rhyme or reason to how this works in this cul-de-sac.

(5) - *Maximum Floor Space.* No more than 25 percent of the total main floor area or upper living levels of the dwelling unit, nor, in the alternative, more than 50 percent of the total floor area of any basement of the home unit shall be utilized for the home occupation.

I have walked through that house, I seriously doubt that 16 children will be able to only occupy 25% of the dwelling space. This by it's nature makes it unsafe which is why this code exists.

Second Sec. 21-11-5 (f) - Category II, Conditional Use Permit Required. If a home occupation **is able to comply with all of the standards** but is unable to comply with all of the Category I qualifications established above, **the proposed business activities must be reviewed by the Planning Commission and granted a conditional use permit before pursuing a home occupation business license through the Business License Office.**

They can not meet the standards and they did not request the Category II conditional use permit **before** they set up their business.

(3) - *Child Day Care (d)* A maximum of 24 vehicular stops per day for child drop off or pick up is permitted.

There is no way they can guarantee this based on their business model as stated above.

I appreciate this opportunity to speak on behalf of our neighborhood. I know you are well aware of these, but I wanted to address each that I thought were applicable. My biggest concern is there is no way for this business to guarantee they won't exceed the traffic pickup/drop offs to less than 24. And this business has created a loss of tranquility for the immediate neighbors. They have violated the Sandy City codes initially and should not be rewarded now at the direct expense of everyone around them. I can appreciate that they want to serve the community, but they should do so in a commercially zone setting which is how their business is set up to operate.

Thank you for your consideration of my concerns,

Richard Sowles
11622 Hidden Cir.

Sarah Stringham

From: Holly Taylor <exprssurself@gmail.com>
Sent: Monday, April 28, 2025 11:04 AM
To: Sarah Stringham
Cc: Jennijoprince@gmail.com; jdj0823@gmail.com; shaunasowles@gmail.com; damselfly55@gmail.com
Subject: [EXTERNAL] Proposed Daycare Expansion – Impact on Residential Quality of Life

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Dear Sarah and Sandy City Planning Commission,

I am writing to formally express my deep concerns regarding the proposed expansion of the daycare located next door to my home. As a directly affected neighbor, I feel it is important to share how this decision would negatively impact not only our household but the broader community.

The proposed expansion allowing up to eight additional children will significantly increase daily traffic, noise, and activity in what has been a quiet residential neighborhood. This raises serious safety concerns, especially for the many children who already live and play in the area. Our street was not designed to handle the frequent vehicle trips and congestion that a larger daycare operation would bring.

Parking is already extremely limited in our area. We live at the end of a cul-de-sac right next door to the daycare property, and parking is already limited to one parking space in front of each house in our circle, even without daycare traffic. Allowing this expansion would further strain the limited space available. It is important to note that this is not a traditional daycare with set hours; it operates as a drop-in, hourly daycare that accepts children at the last minute. This means that at any one time, there could be up to 16 children, resulting in far more vehicle trips than a standard daycare model. We could see dozens of vehicles coming and going throughout the day, as children are dropped off for a few hours and replaced by others, creating constant turnover, traffic, and congestion. The business expansion may improve the Sariah Schmickrath household's financial situation — through revenue growth and potential tax advantages without the added cost of leasing a separate commercial property — but it comes at a direct detriment to

neighboring households. Neighbors are being asked to bear the financial and lifestyle burdens of this expansion, including the deprivation of quiet use and enjoyment of our own homes, for the sole benefit of one household. This raises the important question: Why should the surrounding neighbors be subjected to significant disruptions and loss of peaceful enjoyment for the singular benefit of the daycare owner's private business?

On a personal note, the increase in vehicle and foot traffic in front of our home has already led to continual disturbances. Our dogs bark at the steady arrival and departure of people, making it very difficult for my husband and me to work from home or conduct meetings without constant background noise. It has also become a challenge to let our dogs outside, as the presence of children in the adjacent backyard frequently triggers more barking, escalating the noise problem for everyone nearby.

I respectfully ask that the Council prioritize the rights and well-being of the neighborhood's residents and deny the proposed daycare expansion. I urge you to uphold the spirit of Sandy City's home occupation and noise ordinances, protecting the quiet, safe, residential character of our community.

Thank you very much for your time and thoughtful consideration.

Sincerely,

Holly Taylor

11609 S Hidden Circle, Sandy UT 84092. 801-243-9876

Sent from my iPhone

Sarah Stringham

From: Kyle Whitney <kylemwhitney82@gmail.com>
Sent: Thursday, May 1, 2025 10:31 AM
To: Sarah Stringham
Subject: [EXTERNAL] #CUP03232025-006937-V1 Business Expansion by Sariah Schmickrath

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Good Morning Ms Stringham,

I am a Sandy homeowner and I wanted to voice my opposition to the childcare business expansion located at 11617 Hidden Circle, Sandy, UT.

Our once quiet residential neighborhood has become increasingly noisy at all hours of the day due to the influx of children shrieking, crying, yelling and the lot.

I work remotely from home and this quiet neighborhood was a selling point when we relocated to Sandy 8+ years ago.

This has become a nuisance to conduct my normal work activities from the privacy of my home due to the noise brought about by this childcare business.

Moreover, we were never made aware of such business actively trying to obtain a license until the expansion, from 8 children to 16 children, because I would have voiced my concerns and opposition at that time. In addition to their request for expansion the homeowners also have 4 children of their own so at any given time they could have upwards of 20 children running amuck in their backyard.

We can no longer enjoy our once quiet yard or leave our windows open for fresh air due to the noise of the children which in turn makes neighborhood dogs incessantly bark throughout the day and sometimes evening.

I urge you to not approve the expansion. I purposely didn't buy a home near a school for this reason.

Thank you for your time on this matter.

Sincerely,

Kyle Whitney
KyleMWhitney82@GMail.com



Staff Report

File #:
CUP04042025-006947,
Version: 1

Date: 5/15/2025

Agenda Item Title:
Sandgren Accessory Structure (Conditional Use Permit)
9195 S. Laura Anne Way
[Community #7]

Presenter:
Sarah Stringham, Planner

Description/Background:
The applicant, Robyn Sandgren, is requesting approval of a conditional use permit for an accessory structure for increased size, height, and reduced setbacks for a property located at 9195 S. Laura Anne Way. The proposed structure is 924 square feet, 18 feet in height, and has a proposed two-foot setback.

Please see the attached staff report and exhibits for full details of the application.

Recommended Action and/or Suggested Motion:
Staff recommends that the Planning Commission approve a Conditional Use Permit for increased size and height with reduced setbacks and as described in the staff report for the property located at 9195 S. Laura Anne Way based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the proposed conditions.
3. The former canal property provides an additional buffer to other surrounding properties.
4. The proposed roof plan and orientation of the gable roof ends would reduce the visual impact of the structure near the side property line.

Conditions:

1. That the structure be located as per the enclosed site plan and is built to 924 square feet and 18 feet high from finished grade to peak of roof. The structure will be sited two feet from the north side and rear property lines.
2. That the proposed accessory structure exterior roof and building materials be revised such

File #:
CUP04042025-006947,
Version: 1

Date: 5/15/2025

that they are consistent with the existing home.

3. That no portion of the proposed structure be used for livable areas nor accessory dwelling use.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. 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.
6. That this Conditional Use Permit be reviewed upon a legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Sandgren Accessory Structure (Conditional Use Permit)
9195 S. Laura Anne Way
[Community #7]

CUP04042025-006947
R-1-8
.21 acres

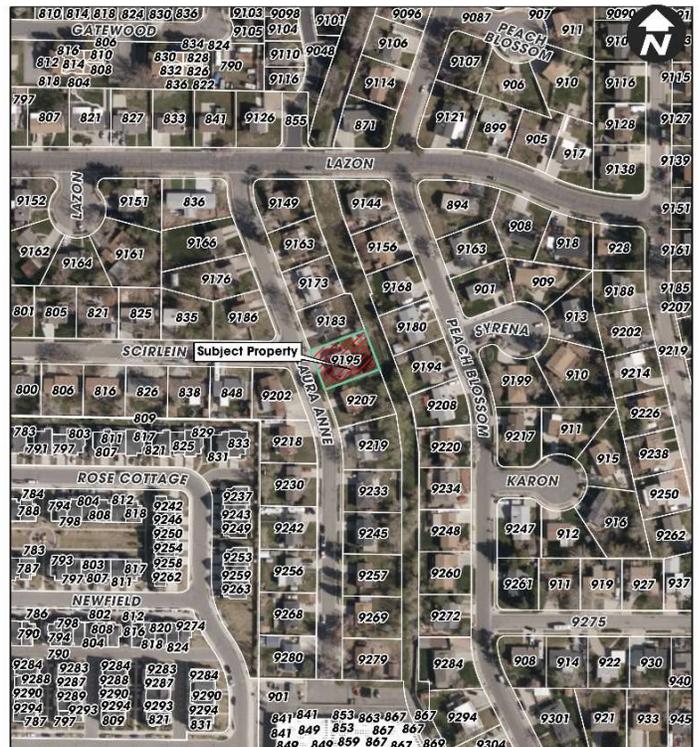
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Robyn Sandgren, is requesting approval of a conditional use permit for an accessory structure for increased size, height, and reduced setbacks for a property located at 9195 S. Laura Anne Way. The proposed structure is 924 square feet, 18 feet in height, and has a proposed two-foot setback. See application materials for details in Exhibit A and Exhibit B.

Background

The subject property is approximately .21 acres (9,030 square feet) in the R-1-8 zone. The subject property is Lot 120 in the Pebble Glen 1 subdivision. Properties to the north, south, east, and west are single family residential use zoned R-1-8. The rear of the home abuts a canal easement from the Utah Lake Irrigation Co. The easement is 33 feet wide and no longer used by the canal company.



Conditional Use Permit
CUP04042025-006947
9195 S LAURA ANNE WAY

Sandy City, UT
Community Development Department

Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
9194 S. Peach Blossom Dr.	200	3,000	6%
9180 S. Peach Blossom Dr	272	3,150	8%
9176 S. Laura Anne Wy.	335	6,680	5%
9245 S. Laura Anne Wy.	305	4,750	6%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
9195 S. Laura Anne Way	924	4,450	20%

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The proposed structure would be in the rear yard, 18 feet tall to peak and would be 924 square feet. The structure would be sited two feet from the north side and rear property line.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The applicant is proposing to have driveway access to the accessory structure.

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The proposed accessory structure, roof materials, and building materials need to be consistent with the existing home.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff is concerned that the proposed building and roofing materials are not architecturally compatible with the home. The applicant will need to update their building plan to show that building and roofing materials are compatible with the main dwelling.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for increased size and height with reduced setbacks and as described in the staff report for the property located at 9195 S. Laura Anne Way based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the proposed conditions.

3. The former canal property provides an additional buffer to other surrounding properties.
4. The proposed roof plan and orientation of the gable roof ends would reduce the visual impact of the structure near the side property line.

Conditions:

1. That the structure be located as per the enclosed site plan and is built to 924 square feet and 18 feet high from finished grade to peak of roof. The structure will be sited two feet from the north side and rear property lines.
2. That the proposed accessory structure exterior roof and building materials be revised such that they are consistent with the existing home.
3. That no portion of the proposed structure be used for livable areas nor accessory dwelling use.
4. That the applicant complies with all Building & Safety, and Fire & Life Codes.
5. 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.
6. That this Conditional Use Permit be reviewed upon a legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP04042025-006947 - SANDGREN ACCESSROY STRUCTURE\STAFF REPORT SANDGREN ACC STRUCTURE - CUP.DOCX

Exhibit "A"

Dear Sandy City Planning Commission,

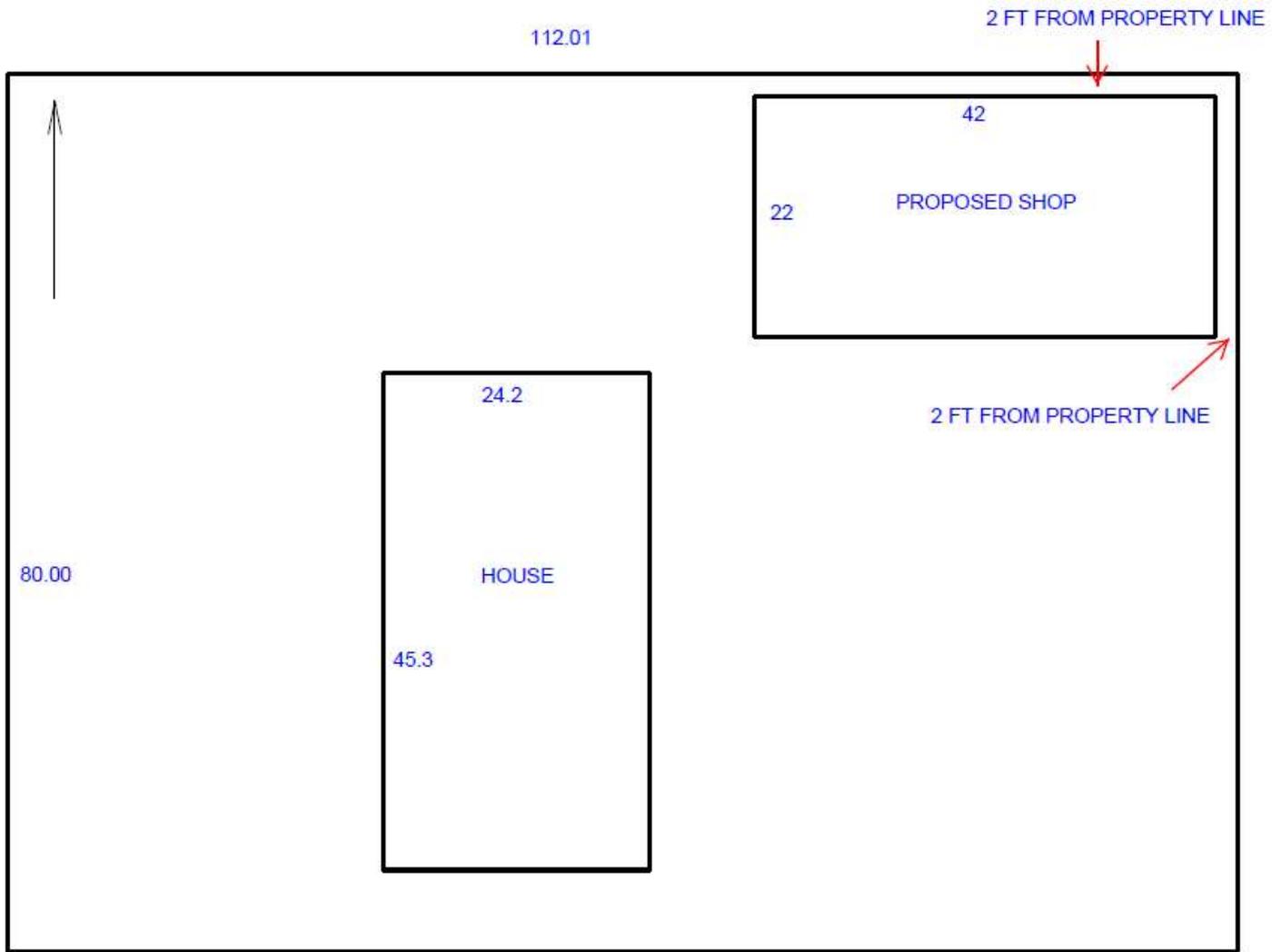
I am writing this letter in request for a conditional use permit, to build an accessory building "shop" in my rear yard. The dimensions I would like is 22x42x16, 924 square feet. I would like to build this size for additional storage for a small camp trailer, additional vehicles, as well as home storage and home projects. The material will consist of lumber, siding and a metal roof. I do not foresee any potential impacts on the neighborhood. It will be in the backyard behind a fence. The front side cement pad of our property will appear more "tidy".

Thank you,

Justin Ohrn & Robyn Sandgren

04/04/2025

Exhibit "B"

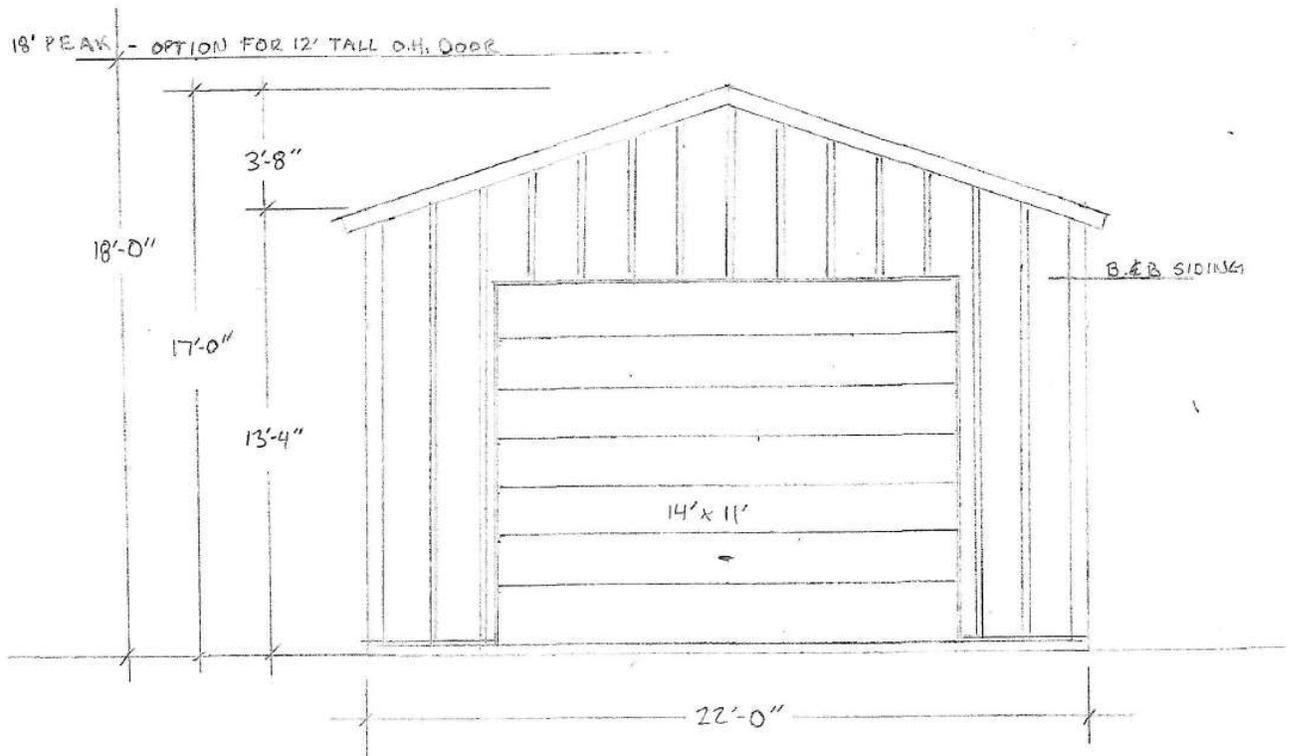


4/9/2025

Scale: 1 inch= 15 feet

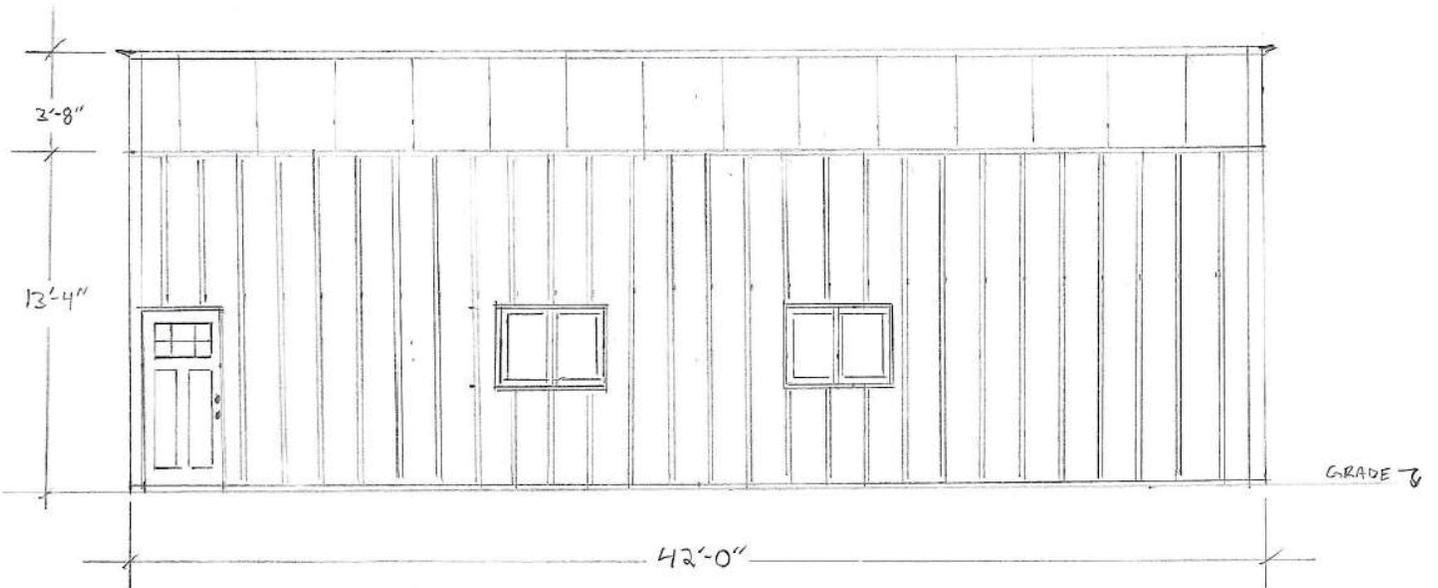
File:

Exhibit "B" Continued



FRONT ELEVATION

1/4" = 1'-0" SCALE



SIDE ELEVATION

3/16" = 1'-0" SCALE

Exhibit "C"

Sarah Stringham

From: Karen Tahmoreshzadeh <Tazadeh@msn.com>
Sent: Thursday, April 24, 2025 4:05 PM
To: Sarah Stringham
Subject: [EXTERNAL] Zoom meeting

Follow Up Flag: Follow up
Flag Status: Flagged

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

I just got a letter from Sandy City re a zoom meeting regarding a building permit for 9195 Laura Anne Way. Is this going to be an apartment?

Thanks
Ms. Tahmoreshzadeh

Get [Outlook for Android](#)



Staff Report

File #:
CUP04042025-006946,
Version: 1

Date: 5/15/2025

Agenda Item Title:
Edwards Accessory Structure (Conditional Use Permit)
10157 S. 2020 E.
[Community #21, Falcon Hill]

Presenter:
Sarah Stringham, Planner

Description/Background:
The applicant, Erik Edwards, is requesting approval of a conditional use permit for an accessory structure for increased size, height, and reduced setbacks for a property located at 10157 S. 2020 E. The proposed structure is 744 square feet and 17' 7" in height with a two-foot setback. There are two existing sheds that are 250 square feet and 80 square feet. The 275 square foot shed will be torn down and the 80 foot shed will remain. The total size of all accessory structures will be 824 square feet. The design of the exterior and roof is proposed to match the exterior of the main dwelling.

See the attached staff report for full details on this application.

Recommended Action and/or Suggested Motion:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the proposed conditions.
3. The proposed roof plan and orientation of the gable roof ends would reduce the visual impact of the structure near the side property line.
4. The height of the proposed building is partially mitigated by setting the building into the slope.

Conditions:

1. That the structure be located as per the enclosed site plan and is built to 744 square feet and 18 feet high from finished grade to peak of roof. The structure will be sited two feet from the north side property line and five feet from the rear property line.
2. That no portion of the proposed structure be used for accessory dwelling use.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes.

File #:
CUP04042025-006946,
Version: 1

Date: 5/15/2025

4. 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.
5. That this Conditional Use Permit be reviewed upon a legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Edwards Accessory Structure (Conditional Use Permit)
10157 S. 2020 E.
[Community #21, Falcon Hill]

CUP04042025-006946
R-1-8
0.23 acres

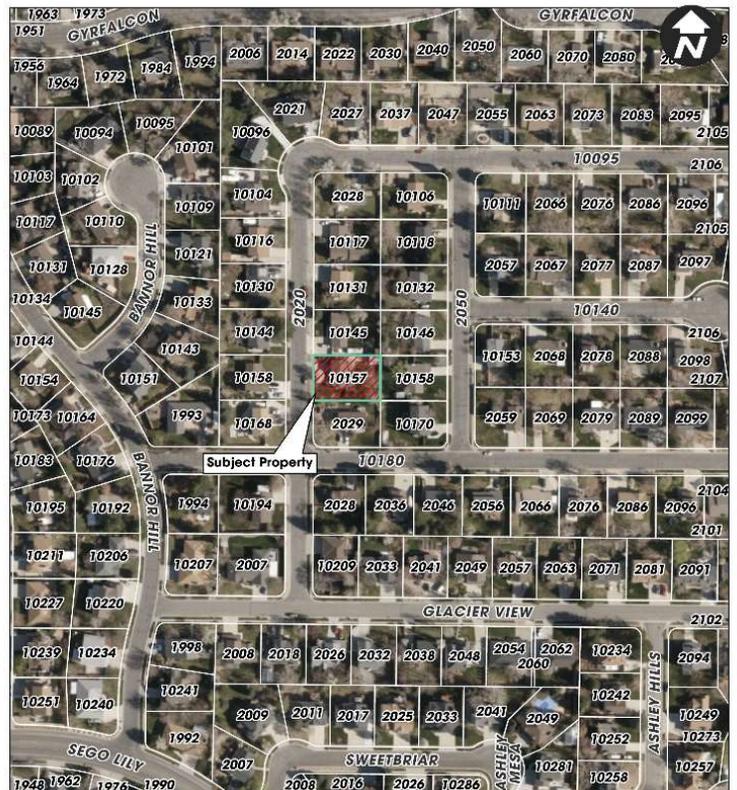
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Erik Edwards, is requesting approval of a conditional use permit for an accessory structure for increased size, height, and reduced setbacks for a property located at 10157 S. 2020 E. The proposed structure is 744 square feet and 17' 7" in height with a two-foot setback. There are two existing sheds that are 250 square feet and 80 square feet. The 275 square foot shed will be torn down and the 80 foot shed will remain. The total size of all accessory structures will be 824 square feet. The design of the exterior and roof is proposed to match the exterior of the main dwelling. See application materials for details in Exhibit A and Exhibit B.

Background

The subject property is approximately 0.23 acres (10,085 square feet) in the R-1-8 zone. The subject property is Lot 443 of the Park Crest 4 subdivision. The property was annexed in 1977. Properties to the south, east, and west, are single family residential use, zoned R-1-8.



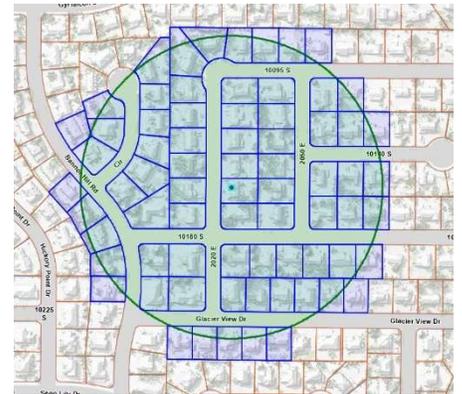
Conditional Use Permit
CUP04042025-006946
10157 S 2020 E

Sandy City, UT
Community Development Department

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on April 28th and three neighbors attended. The following comments were made about the proposal:

1. How large was the previous shed in the rear yard
2. Resident didn't have any questions or concerns



Analysis

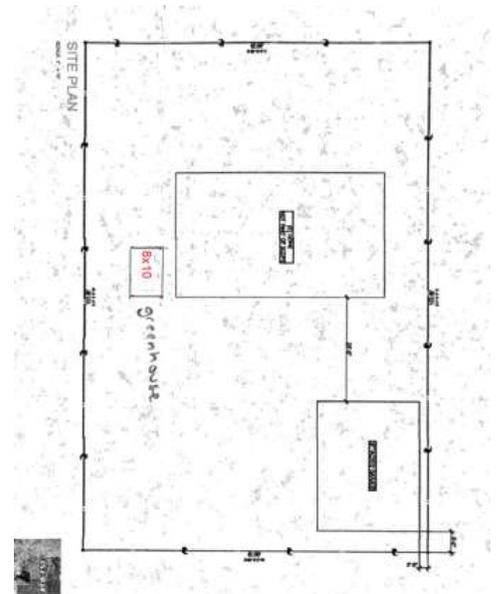
The applicant is proposing to build an accessory structure in the rear yard that will be used for storage, office, and play space. The proposed structure is 744 square feet and 17' 7" in height. There are two existing sheds, one shed (250 square feet) will be torn down and the other is 80 square foot shed on the south side of the house that will remain. Total square footage for the two structures is 824 square feet. The applicant is proposing to match the exterior materials with the existing exterior of the main dwelling. The proposed plans show windows on the north side of the structures. Windows would not be allowed that close to the property line because it does not meet building code. The applicant has stated they are planning to remove the windows on the north side of the structure to keep the proposed setbacks. The applicant is proposing to have a half bath in the structure. There is a seven-foot easement on the north side property line and the rear property line. Easement release letters will need to be secured before a building permit can be issued.

Building Size

The applicant has an existing shed that is 80 square feet and is proposing to build a 744 square foot garage. The applicant's property is in the R-1-8 zone and has approximately 10,085 square feet. The applicant is allowed up to two accessory structures with a maximum size of 750 square feet and no more than 25% of the rear yard. Section 21-11-2(a)(2)(d) of the Sandy City Development Code states that the total maximum square footage of all accessory buildings on the property may be increased up to 25% larger with permission from the Planning Commission. The applicant is requesting a 9% increase in the allowed accessory structure size limit from 750 square feet to 824 square feet. This would be approximately 17% of the rear yard.

Building Height and Setbacks

The proposed structure is 17 feet and 7 inches tall to the peak of the roof from the front of the structure. The yard slopes up towards the rear of the property and at the rear the structure is 15 feet 1 inch high. The applicant is requesting a structure of 18 feet to have some flexibility in design. Properties in the R-1-8 zone are allowed to build up to 15 feet in height for an accessory structure. Section 21-11-2(a)(3)(c) of the Sandy City Development Code states that a building may be built taller, up to the maximum building height for a permitted dwelling within the zone in which it is located, upon receipt of a conditional use permit from the Planning Commission. In Section 21-11-2(a)(3)(b) it states that a detached structure exceeding 15 feet in height shall increase the minimum setback one foot for each one foot of additional height, unless otherwise approved by Planning Commission. The structure would need to be setback at least five feet on the side property line. The applicant is requesting to have the proposed structure be set back two feet from the north side property line and five feet from the rear property line.



Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
10117 S. 2020 E.	780	5,260	14%
10158 S. 2020 E.	280	3,840	7%
10116 S. 2020 E.	300	4,198	7%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
9622 S Annalyn Dr.	824	4,884	16%

Conditional Use Standards

The City may impose conditions on a conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The proposed structure would be in the rear yard, 17 feet and seven inches tall to peak and would be 744 square feet. The structure would be sited five feet from the rear and two feet from the north side property line. There is an existing 80 square foot shed that is being proposed to remain.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

There is no proposed driveway access to the accessory structure.

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The proposed accessory structure, roof materials, and building materials will be consistent with the existing home.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff is concerned about the potential use of the structure as an accessory apartment (ADU) and current building plans. Proposed plans include windows on the north side elevation that need to be removed to meet fire rating building constructions requirements of the building code for any structure closer than 5’ to the property line.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for increased size and height with reduced setbacks and as described in the staff report for the property located at 10157 S. 2020 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that the proposed structure meets the intent of Section 21-11-2 provided the applicant complies with the proposed conditions.

3. The proposed roof plan and orientation of the gable roof ends would reduce the visual impact of the structure near the side property line.
4. The height of the proposed building is partially mitigated by setting the building into the slope.

Conditions:

1. That the structure be located as per the enclosed site plan and is built to 744 square feet and 18 feet high from finished grade to peak of roof. The structure will be sited two feet from the north side property line and five feet from the rear property line.
2. That no portion of the proposed structure be used for accessory dwelling use.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes.
4. 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.
5. That this Conditional Use Permit be reviewed upon a legitimate complaint.

Planner:



Sarah Stringham
Planner

File Name: S:\USERS\PLN\STAFFRPT\2025\CUP04042025-006946 - EDWARDS ACCESSORY STRUCTURE\STAFF REPORT TEMPLATE - CUP.DOCX

Exhibit "A"

Sandy City Planning Commission

10000 Centennial Parkway
Sandy, UT 84070

April 4, 2025

Dear Members of the Planning Commission,

I am writing to respectfully request a Conditional Use Permit for an accessory structure at our home located in Sandy. I am requesting permission to build 18 feet above grade, which exceeds the standard height allowance and triggers a requirement for a larger setback. As part of this request, we are also seeking approval for a reduced setback of 2 feet. In practice, our building plans currently reflect a height of 17 feet 7 inches and a 3-foot setback, but this request allows for some building flexibility.

This property is meaningful for our family—my wife was born in this home, and we were fortunate to purchase it from her aging mother several years ago. We love this neighborhood and community and hope to remain here long-term.

While we refer to the structure as a garage, its primary purpose is to provide additional space for our family. As two full-time remote workers, we plan to use the space for a home office, storage, exercise equipment, and most importantly, a larger area where our children can play.

We appreciate your consideration of this request and would be happy to answer any questions or provide additional information. Thank you for your time.

Sincerely,

Erik Edwards

Erik Edwards
10157 S 2020 E Sandy UT 84092
801-499-9067
edwards.erik08@gmail.com

Exhibit "B"

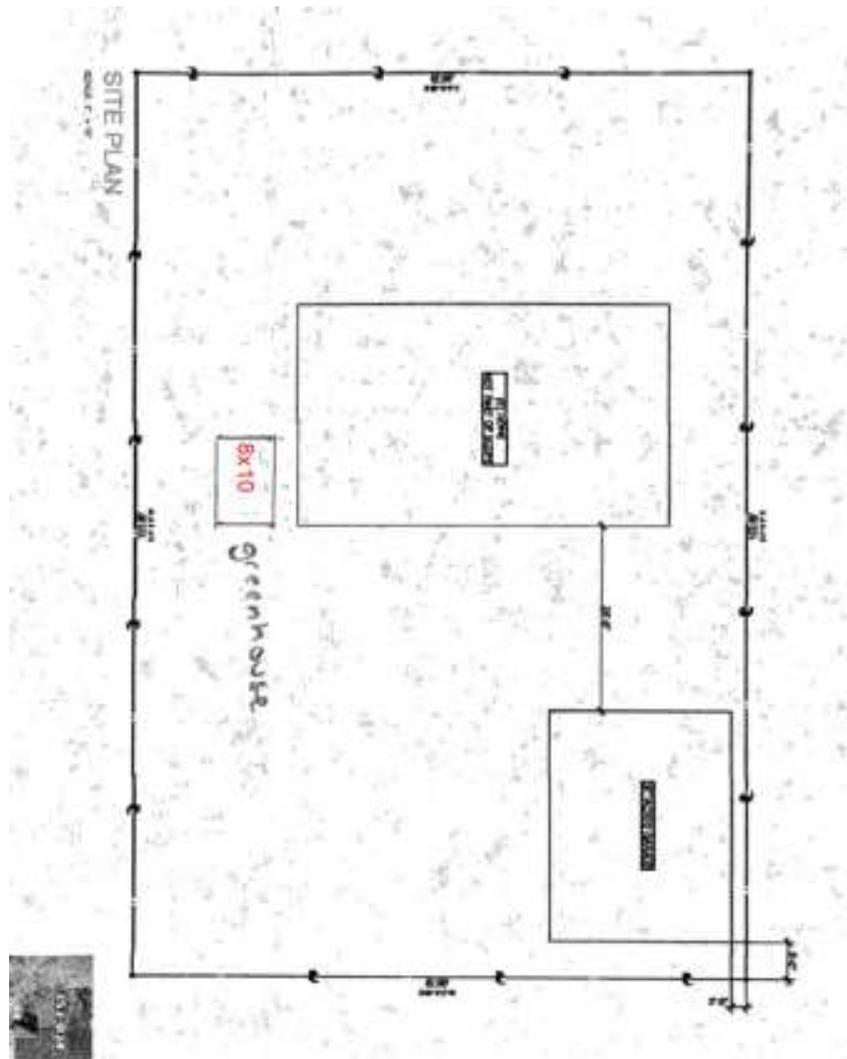
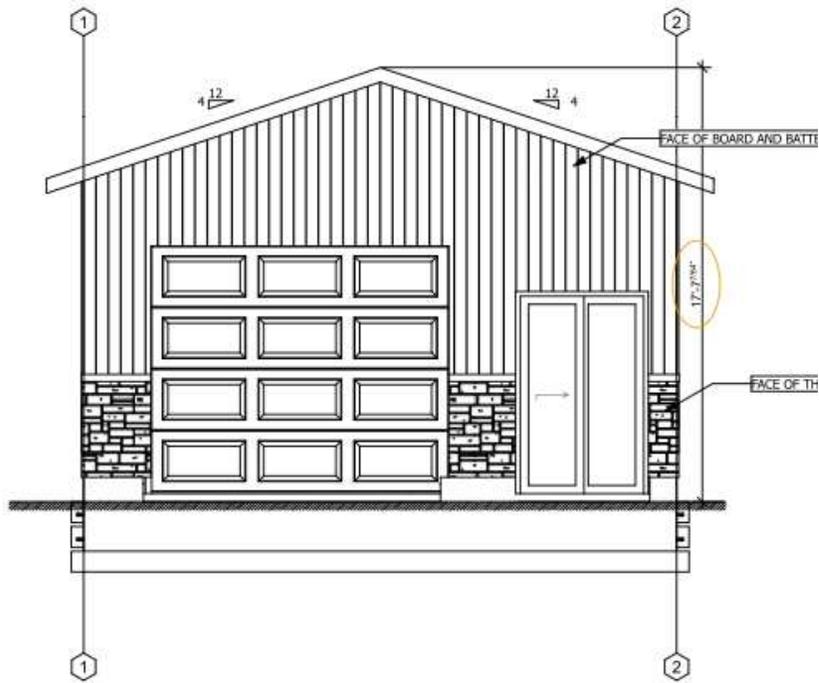
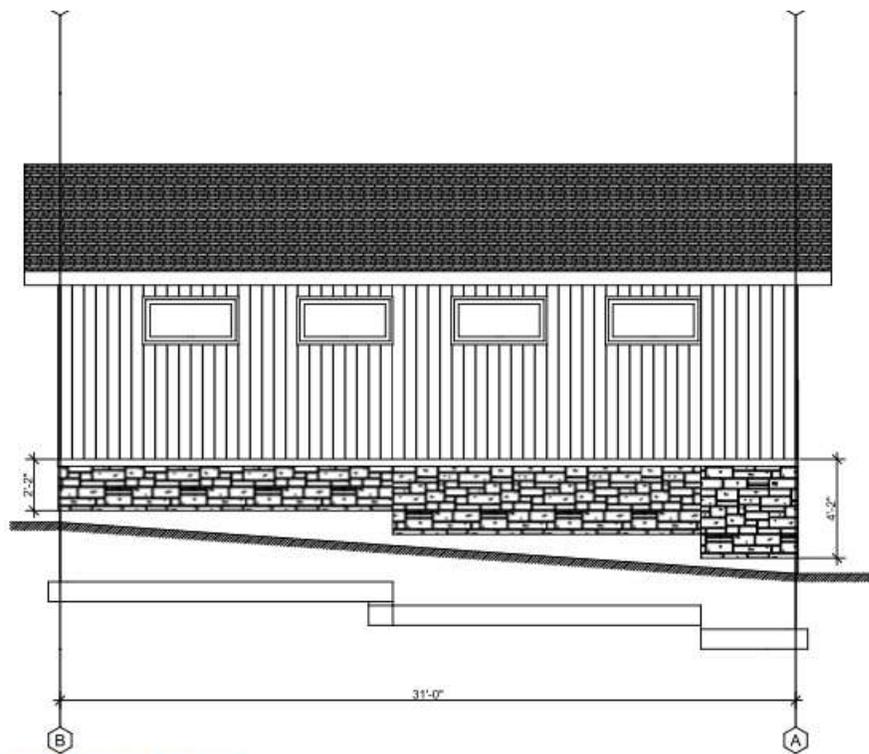


Exhibit "B"



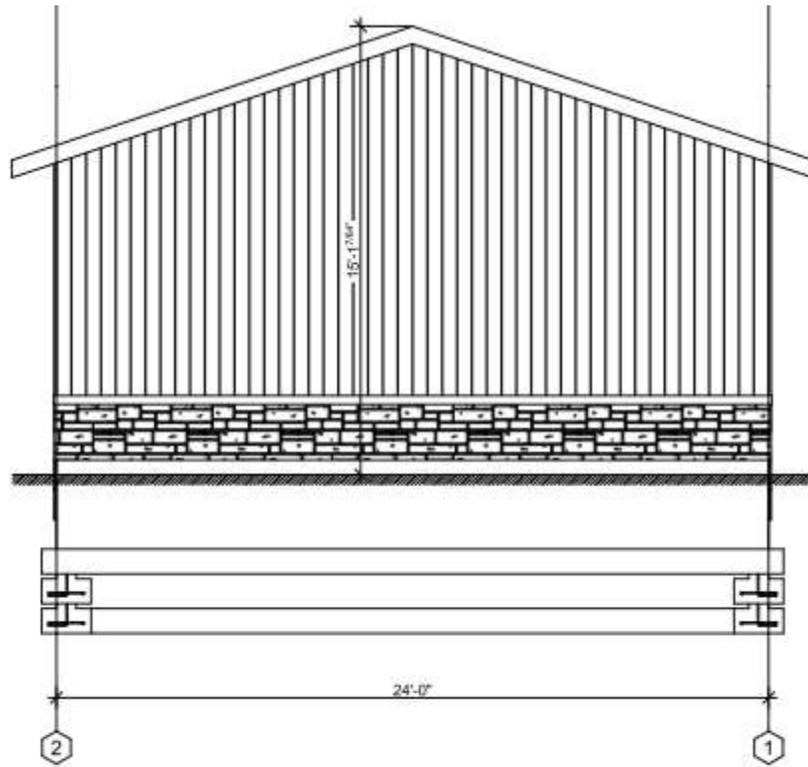
FRONT ELEVATION

SCALE: 1/8" = 1'-0"



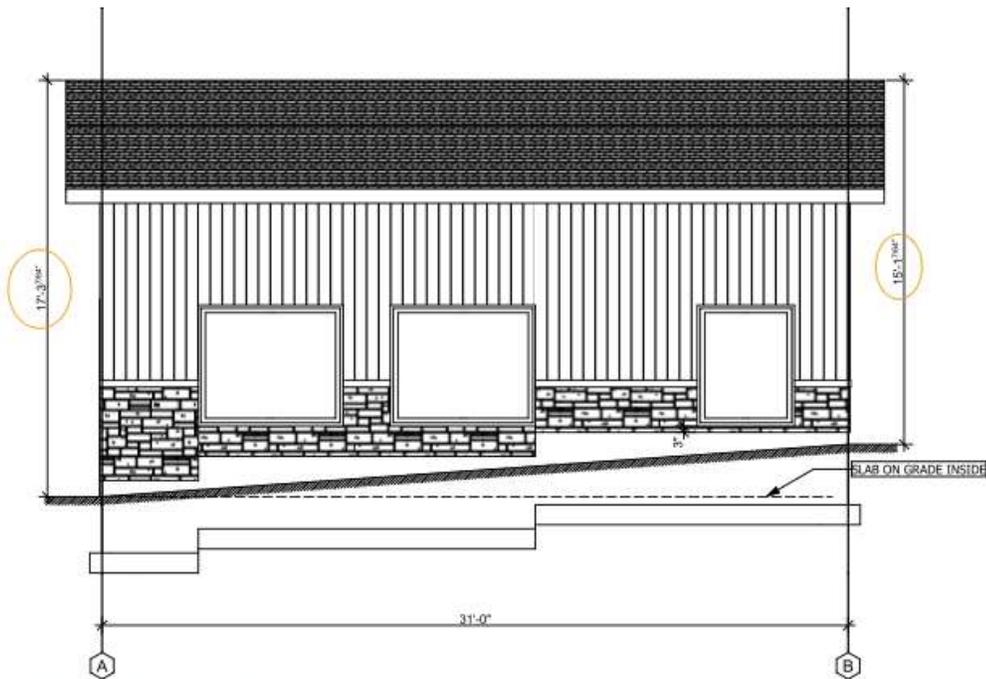
LEFT ELEVATION

Exhibit "B"



REAR ELEVATION

SCALE: 1/4" = 1'-0"



RIGHT ELEVATION

SCALE: 1/4" = 1'-0"



Staff Report

File #:
CUP03052025-006919,
Version: 1

Date: 5/15/2025

Agenda Item Title:

Lamb Accessory Structure (Conditional Use Permit)
10746 S. 455 E.
[Community 11, Crescent]

Presenter:

Brynn Bohlender, Zoning Technician

Description/Background:

The applicant, Zeke Lamb, is requesting approval of a Conditional Use Permit for a property located at 10746 S. 455 E. to allow for an accessory structure of additional size and height. The proposed structure is 1,785 and 23 feet tall with a 10-foot setback on the north side property line. The design of the structure and roof is proposed to match the exterior of the main dwelling while using metal exterior materials, which are allowed within the "A" designated area.

See the attached staff report and exhibits for full details of the application.

Recommended Action and/or Suggested Motion:

Staff recommends that the Planning Commission approve a Conditional Use Permit for building size, height increase as described in the staff report for the property located at 10746 S. 455 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that proposed structure meets the intent of Section 21-11-2 of the Sandy City Development code provided the applicant complies with the conditions.

Conditions:

1. The proposed accessory structure is 23 feet tall to peak and will have a 1,785 square footprint. The structure will be situated 10 feet from the north side property line and 247 feet from the west rear property line.
2. That no portion of the proposed structure be used for livable areas nor accessory dwelling use.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes.

File #:
CUP03052025-006919,
Version: 1

Date: 5/15/2025

-
4. 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.
 5. That this Conditional Use Permit be reviewed upon a legitimate complaint.



JAMES SORENSEN
COMMUNITY DEVELOPMENT
DIRECTOR

MONICA ZOLTANSKI
MAYOR

SHANE E. PACE
CHIEF ADMINISTRATIVE
OFFICER

Staff Report Memorandum May 15, 2025

To: Planning Commission
From: Community Development Department
Subject: Lamb Accessory Structure (Conditional Use Permit)
10746 S. 455 E.
(Community #11, Crescent)

CUP03052025-006919
R-1-40A
1 Acre

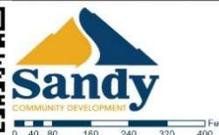
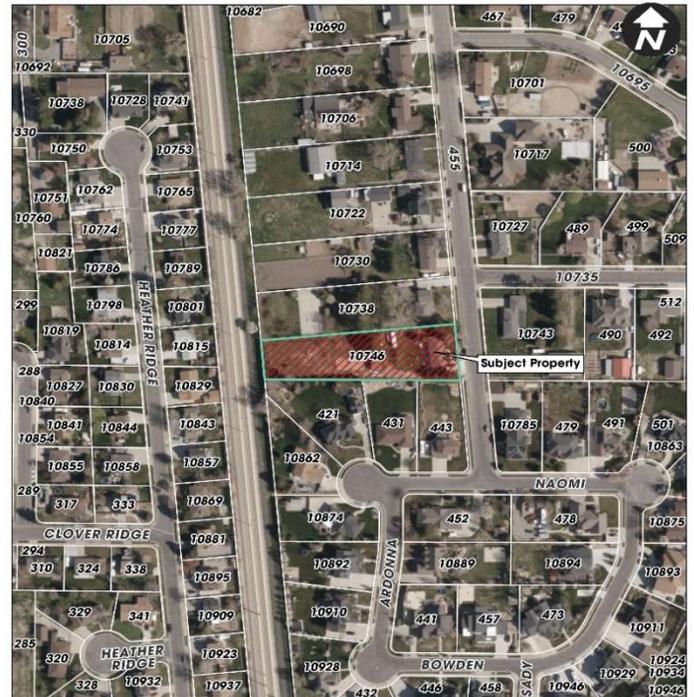
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

Request

The applicant, Zeke Lamb, is requesting approval of a Conditional Use Permit for a property located at 10746 S. 455 E. to allow for an accessory structure of additional size and height. The proposed structure is 1,785 and 23 feet tall with a 10 foot setback on the north side property line. The design of the structure and roof is proposed to match the exterior of the main dwelling while using metal exterior materials, which are allowed within the “A” designated area. See application materials for details in Exhibit A (Application Letter) and Exhibit B (Applicant’s Plans).

Background

The subject property is approximately 1 acre (43,220 square feet) in the R-1-40A zone and is seeking to be recognized as a full acre lot because of the zone it is located in. The applicant currently has a 361 square foot shed that is proposed to remain on the south side of the property. The subject property is Lot 4 in the Crescent Estates 3 subdivision. The surrounding properties to the north and east are zones R-1-40A, to the south R-1-20A and to the west R-1-10 which are all single-family residential zones.

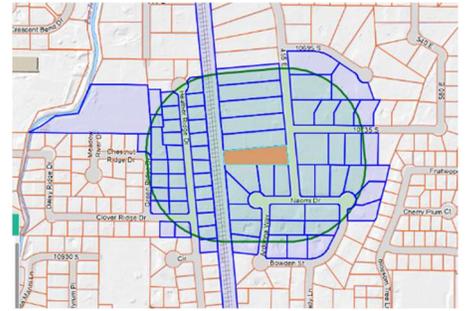


CUP03052025-006919
Conditional Use Permit
10746 S 455 E

Sandy City, UT
Community Development Department

Public Notice and Outreach

This item has been noticed to property owners within 500 feet of the subject area by mail. A neighborhood meeting was held on April 1st and 17 residents attended. Staff also received two phone calls and two emails regarding the applicant’s request. There were concerns about the structure being used as a detached accessory apartment, side setback waivers and location of the structure. The neighborhood meeting minutes can be found in Exhibit C and public comments received can be found in Exhibit D.



Analysis

The applicant is proposing to build an accessory structure in the rear north side of the yard that will be used as a garage for recreation vehicles, storage and a physical therapy foam mat gym for their children. The proposed structure includes half a bathroom and is proposed to be 1,785 square feet and 23 feet tall. The applicant is proposing to use metal materials as allowed in the R-1-40A zone but also having colors and other materials to coincide with the existing exterior of the primary dwelling.

Building Size

The Proposed structure is 1,785 square feet. Section 21-11-2(a)2(a)2 of the Sandy City Development Code states that no single accessory building shall exceed 1,500 square feet, unless the Planning Commission approves a larger size through the conditional use permit process. In Section 21-11-2(a)2(d) of Sandy Development Code states that properties over 40,000 square feet or with an “A” designation, the total maximum square footage for all accessory buildings on the property may be increased up to 50 percent larger than the permitted size through a conditional use permit. The total square footage of the proposed structure and existing shed that will remain is 2,146 square feet.



Address	Accessory Structure (sq. ft.)	Rear Yard Area (sq. ft.)	Rear Yard Percentage
10714 S. 455 E.	3,656	35,665	10%
10722 S. 455 E.	1,319	35,652	3%
10706 S 455 E.	3,965	33,711	11%
10743 S. 455 E.	3,741	18,106	20%
10665 S. 390 E.	2,102	19,804	10%
Project Address	Accessory Structure	Rear Yard Area	Rear Yard Percentage
10746 S. 455 E.	1,785	35,522	5%

Building Height and Setbacks

The applicant is proposing to build the structure 23 feet high. Properties in the R-1-15 zone or larger are allowed to build up to 20 feet in height for an accessory structure. The Property is in the R-1-40A zone, which is larger than the R-1-15 zone and can be built up to 20 feet. Section 21-11-2(a)3(c) of the Sandy Development Code states that a building may be built taller, up to the maximum building height for a permitted dwelling within the zone it is located, upon receipt of a conditional use permit from the Planning Commission. The applicant is proposing to place the structure 10 feet from the north side

property line and 247-foot setback from the west rear property line which is in compliance with minimum zoning setbacks for this structure. In Section 21-11-2(a)3(b) it states that a detached structure exceeding 15 feet high shall increase the minimum setback one foot for each one foot of additional height up to minimum setback of the primary dwelling, unless otherwise approved by the Planning Commission. The proposed structure is 23 feet at its tallest and would require a ten-foot setback from the rear and side property lines.

Conditional Use Standards

The City may impose conditions on conditional use based on certain standards of review found in section 21-33-04 of Sandy City Land Development Code. The following items from that list are applicable to this particular request and merit discussion or additional consideration by the Planning Commission (staff analysis is found below in *italics*):

Sec. 21-33-4. Conditions.

In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (1) Size, configuration and location of the site and the proposed site plan layout.

The proposed accessory structure is 23 feet tall to peak and will have a 1,785 square footprint. The structure will be situated ten feet from the north side property line and 247 feet from the west rear property line.

- (2) Proposed site ingress and egress to existing and proposed roads and streets.

The garage will be accessed by the internal driveway.

- (6) Mass, size, number, location, design, exterior features, materials, and colors of buildings, structures and other facilities.

The proposed accessory structure roof materials, pitch, and building materials will be consistent with the existing home and zoning designation.

- (14) Measures to assure compliance with all conditions and requirements of approval, including, but not limited to, bonds, letters of credit, improvement agreements, agreements to conditions, road maintenance funds, and restrictive covenants.

To be reviewed upon legitimate complaint.

- (15) 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 title.

That the applicant complies with all Building & Safety, and Fire & Life Codes.

Staff Concerns

Staff has no concerns with the proposed project.

Recommendation

Staff recommends that the Planning Commission approve a Conditional Use Permit for building size, height increase as described in the staff report for the property located at 10746 S. 455 E. based on the following findings and subject to the following conditions:

Findings:

1. The proposed structure is consistent with rear yard area coverage for accessory structures.
2. Staff finds that proposed structure meets the intent of Section 21-11-2 of the Sandy City Development code provided

the applicant complies with the conditions.

Conditions:

1. The proposed accessory structure is 23 feet tall to peak and will have a 1,785 square footprint. The structure will be situated 10 feet from the north side property line and 247 feet from the west rear property line.
2. That no portion of the proposed structure be used for livable areas nor accessory dwelling use.
3. That the applicant complies with all Building & Safety, and Fire & Life Codes.
4. 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.
5. That this Conditional Use Permit be reviewed upon a legitimate complaint.

Planner:



Brynn Bohlender
Planning and Zoning Technician

File Name: S:\Users\PLN\STAFFRPT\2025\CUP03052025-006919 - Lamb Detached Garage

Exhibit "A"

To Whom it May Concern,

I am writing to request permission to build a shop in our backyard in Sandy. The shop will be used to store vehicles, 4wheelers, side-by-sides, as well as general storage.

Our lot size is over an acre but the county info shows it is only .86 of an acre. We are asking to be recognized as an acre. We are also hoping for some small deviations from the existing code.

The current code only allows for a total of 2000 ft.² of outbuildings. The square footage of the proposed shop would be 1785 ft.². We currently have an existing outbuilding of 361 ft.² which would put us over the total aloud square footage by 146 ft.²

We are also asking for a slightly larger peak height. Current code allows for 20 feet, we are asking for a peak height of 23'4".

The current code requires a 7 foot setback with the maximum peak height, we are asking for a 10 foot setback from the north fence property line.

We will potentially move the building 4 feet west from the original site plan, making the distance from the NE corner of the building to the east property boundary line 116ft.

Please feel free to contact me with any questions or concerns.

Zeke Lamb
801-889-7294

Exhibit "C"

Neighborhood Meeting Summary

Meeting Date: April 1, 2025
Neighborhood: Crescent #11
Project: Lamb Accessory Structure
Applicant: Zeke Lamb

Project Summary

The applicant, Zeke Lamb, is requesting approval of a Conditional Use Permit for a property located at 10746 S, 455 E. to allow for an accessory structure with additional size, height and reduced setbacks. The proposed structure is 1,785 and 23 feet tall with setbacks five feet from the north side property line. The design of the structure and roof is proposed to match the exterior of the main dwelling.

Meeting Minutes Summary

The neighborhood meeting was conducted online, via Zoom, with 17 participants.

April Barton asked about the plumbing for the half bathroom and the possibility of being converted to a full bathroom and kitchen for an ADU.

Staff explained that detached ADU's are not permitted within Sandy City limits. Staff also explained that the structure will only be approved for the plumbing, no gas and a condition of approval and affidavit would be recorded that the structure would not be converted to a detached ADU.

Scott Price asked about the difference between detached ADU's and Guest houses.

Staff explained the differences and parameters for a guest house for temporary familial stays.

Vanisha Griggs is okay with potential small accessory dwelling units but is more concerned with possible future subdivisions if ADU's were to be allowed.

April Barton asked about the height and if it will be stories based off the height.

The applicant said no.

Scott Price asked about the Rocky Mountain easement and powerline work.

Staff explained that it would be a condition of approval by the City and Rocky Mountain power if the setback waiver were to be approved. If the setback waiver is not granted then the powerline work would not be done and the structure would be at the required seven feet from the property line.

Exhibit "D"

From: [Nathan Evans](#)
To: [Brynn Bohlender](#)
Cc: [maren.m.evans](#)
Subject: [EXTERNAL] Conditional Use Permit :: 10746 S 455 E
Date: Tuesday, April 1, 2025 4:46:58 PM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hi Brynn,

Just wanted to share my thoughts on our neighborhood. I appreciate the city taking the time to consider feedback.

Our neighborhood is zone for agriculture and has attracted many people to it who are interested in homesteading right here in Sandy. Many people in my neighborhood have large gardens, chickens, horses, goats, sheep, etc. To me, it is an amazing and unique neighborhood that is in the heart of Sandy while having the feel of Heber City.

It's not lost on me that not everyone in my neighborhood wants that type of neighborhood. However, with so few places like this, I think it's in the city's best interest to preserve these unique areas. I moved here for this very purpose (along with many of the newer residents).

To that end, buildings that support a homesteading type of development such as barns, greenhouses, sheds, or workshops are welcome to that type of neighborhood. Putting in additional housing diminishes from the uniqueness. Once that change happens, I don't foresee it being undone.

Thanks for your time in considering my perspective on how to approach these zoning and permit requests.

Nate Evans
479 E 10695 S

From: [Maren Evans](#)
To: [Brynn Bohlender](#)
Subject: [EXTERNAL] Conditional Use Permit 10746 S 455 E
Date: Friday, April 4, 2025 10:30:48 AM

CAUTION: Do not click links, open attachments, or reply, unless you recognize the sender's email address!

Hi Brynn,

I wanted to follow up to the zoom meeting on Tuesday about the permit for the property at 10746 S 455 E. We've lived in our home for 8 years and have loved this neighborhood. We moved here because of the unique zoning and love that we can be a part of a thriving community while still enjoying the outdoor space for gardening and raising animals.

At the time that we moved into our home we already had two neighbors with large outbuildings that touch our fenceline. Had we lived here when our neighbors were in the building process, we would have wanted to give our feedback. It's been frustrating to us that our neighbors were given allowances on the setbacks and now we have large buildings right on our fence line, plus two other large outbuildings visible from our property. It has made it tricky to get enough sunlight to grow trees to improve our sight lines and there's no good way to block the buildings from feeling like they loom over our property. Once a building is in place it'll likely be there longterm and in our experience outbuildings typically aren't well maintained, we've seen many deteriorate since we've lived here. We also worry about how future homeowners may use the outbuildings.

I also acknowledge that had we been living here when our neighbors were building these outbuildings it would have been a really sensitive issue for us to share our opinions while still wanting to maintain our relationships with the neighbors. In these instances I wish that Sandy City wouldn't grant exceptions to the zoning laws already in place, there's a reason they are there. Zoning laws can help maintain neighborhoods and the relationships between neighbors.

I've attached some photos of the outbuildings we can see from our yard. We've recently replaced the fence line to try to improve the view we have from inside our home and on our existing patio. We have been struggling for years to get trees to grow to try to diminish the impact the buildings have on our yard. One of my concerns is that the proposed building at 10746 S 455 E is significantly larger than the one touching our yard and to then also have an allowance on the setback feels imposing to present and future homeowners and neighbors.

Thank you for taking the time to read this and listen.
Maren Evans







GENERAL NOTES -SITE

1. GENERAL CONTRACTOR TO COORDINATE WITH LANDSCAPE, AND CIVIL DRAWINGS, AND SPECIFICATIONS.
2. DUST, MUD & EROSION SHALL BE CONTROLLED BY WHATEVER MEANS NECESSARY AND THE ROADWAY SHALL BE KEPT FREE OF MUD AND DEBRIS AT ALL TIMES.
3. NEW CURB & GUTTER OR REPLACEMENT OF EXISTING DAMAGED CURB & GUTTER ALONG THE FRONTAGE OF THIS PROJECT SHALL BE IN ACCORDANCE WITH CITY STANDARDS.
4. CONTRACTOR SHALL SECURE AN EXCAVATION PERMIT FROM CITY PUBLIC WORKS DEPARTMENT PRIOR TO DOING ANY WORK IN THE CITY RIGHT-OF-WAY.
5. CONTRACTOR SHALL VERIFY ALL DIMENSIONS AND NOTIFY OWNER OF SIGNIFICANT VARIATIONS THAT MAY EFFECT CONSTRUCTION AS DELINEATED IN THE CONSTRUCTION DOCUMENTS.
6. CONTRACTOR SHALL BE RESPONSIBLE TO APPLY FOR AND OBTAIN ALL REQUIRED BUILDING PERMITS PRIOR TO COMMENCING WORK ON THE SIDE. PERMITS SHALL INCLUDE SITE DISTURBANCE AND EXCAVATION PERMIT, UTILITY AND NEW CONSTRUCTION PERMITS.
7. CONTRACTOR SHALL TIE INTO EXISTING UTILITY STUB-INS AND EXTEND UTILITIES AS NECESSARY TO SERVICE ALL NEW CONSTRUCTION. SUCH SERVICES SHALL INCLUDE WATER, SEWER, ELECTRICAL, TELEPHONE, AND GAS LINES. WHERE SUCH WORKS REQUIRED IN THE PUBLIC WAY SHALL BE ACCORDING TO LOCAL CITY REQUIREMENTS.
8. PROPOSED WATER SERVICE CONNECTIONS TO THE MAIN SHALL BE INSTALLED PER CITY ORDINANCES.
9. PROPOSED SANITARY SEWER LATERAL CONNECTION PER CITY STANDARDS OR APWA PLAN NO. 431.
10. CONTRACTOR SHALL MAINTAIN THE WORK SITE IN A CLEAN AND ORDERLY CONDITION AT ALL TIMES. HE/SHE SHALL PROVIDE AND MAINTAIN AN ON-SITE REFUSE CONTAINER TO BE USED FOR THE DISPOSAL OF CONSTRUCTION DEBRIS. REFUSE CONTAINER SHALL BE EMPTIED AS NECESSARY AND/OR COVERED TO PREVENT DEBRIS FROM BEING DISTRIBUTED BY WINDS, ETC. CONTRACTOR SHALL MAINTAIN ROADWAYS UTILIZED TO ACCESS THE SITE IN A CLEAN CONDITION AT ALL TIMES. MUD, ROCKS AND OTHER DEBRIS DEPOSITED ON THE ROADWAYS DUE TO TRUCK OR OTHER TRAFFIC TO AND FROM THE SITE SHALL BE IMMEDIATELY REMOVED BY BROOMING OR WASHING AS MAY BE NECESSARY.
11. ALL ROADWAY WORK (DRIVEWAY, ASPHALT TIE-IN, SIDEWALK, ETC.) SHALL MEET CITY STANDARDS OR 2012 APWA STANDARD PLANS AND SPECIFICATIONS.
12. PRIOR TO BEGINNING ANY WORK IN THE PUBLIC WAY, A LICENSED, BONDED AND INSURED CONTRACTOR MUST FIRST OBTAIN A PUBLIC WAY PERMIT FROM THE ENGINEERING PERMITS OFFICE, AND MAY REQUIRE A TRAFFIC CONTROL PERMIT FROM LOCAL TRANSPORTATION.
13. WATER AND SEWER LINES REQUIRE 10 FEET MINIMUM HORIZONTAL SEPARATION AND 18 MINIMUM VERTICAL SEPARATION. SEWER MUST MAINTAIN 5 FEET MINIMUM HORIZONTAL SEPARATION AND 12 VERTICAL SEPARATION FROM ANY NON-WATER UTILITIES. WATER MUST MAINTAIN 3 FEET MINIMUM HORIZONTAL SEPARATION AND 12 VERTICAL SEPARATION FROM ANY NONSEWER UTILITIES.



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

THE DESIGNS SHOWN AND DESCRIBED HEREIN INCLUDING ALL TECHNICAL DRAWINGS, GRAPHIC REPRESENTATIONS MODELS THEREOF, ARE PROPRIETARY & CAN NOT BE COPIED, DUPLICATED, OR COMMERCIALY EXPLOITED IN WHOLE OR IN PART WITHOUT THE SOLE AND EXPRESS WRITTEN PERMISSION FROM HYPERION ARCHITECTS.

LAMB

1234 TEST ADDRESS AVE,
SOMEWHERE, UTAH, 80400

project #: Project Number
date: Jan. 2025

revisions :

title:
SITE AND STAGING PLAN

sheet:

A001

Preliminary Plans

D

C

B

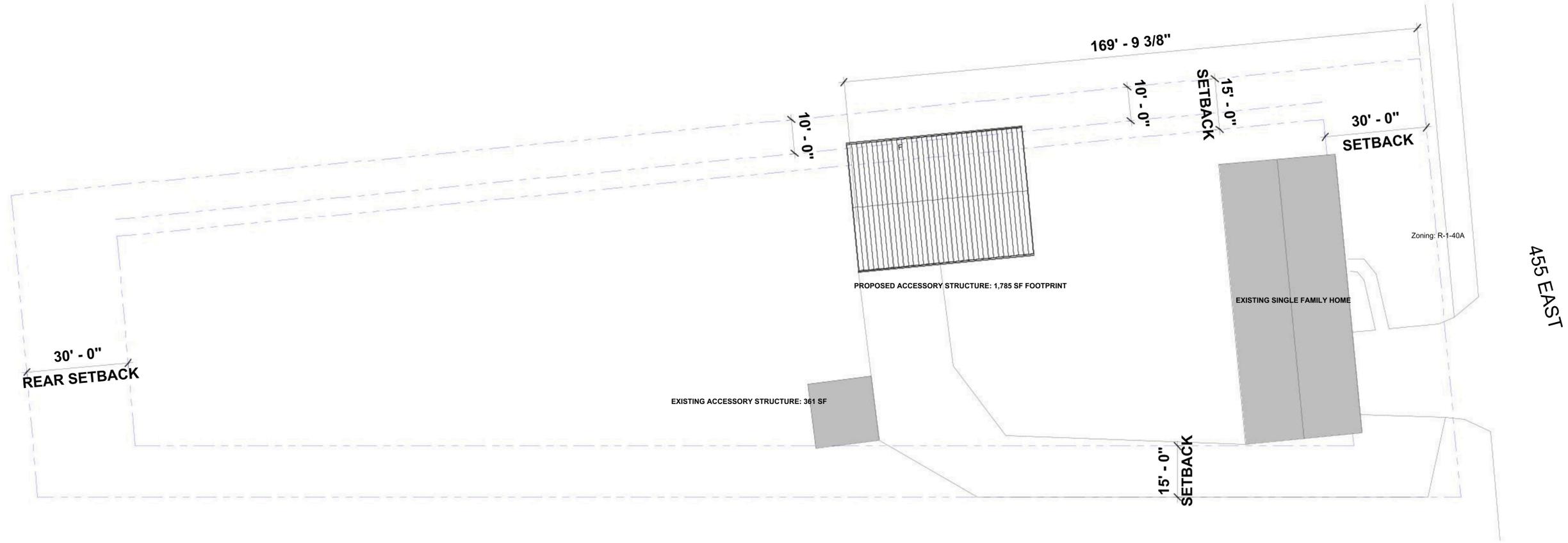
A

D

C

B

A



A1 SITE

scale: 1/16" = 1'-0"



1

2

3

4

5

1

2

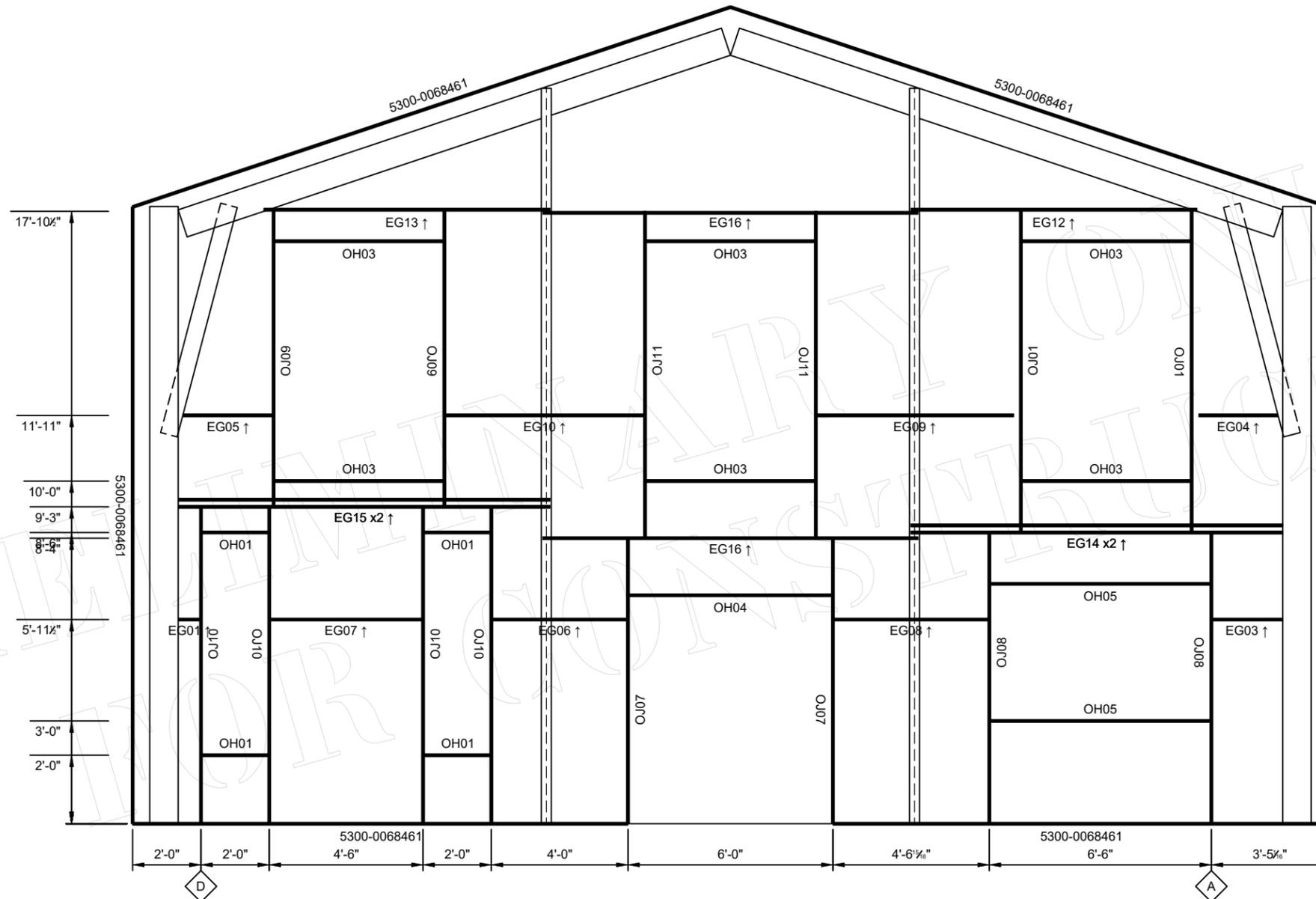
3

4

5

MEMBER TABLE		
Mark	Product	Length
5300-0068461	2in x 4in Angle	Stock Length
EG01	4" x 16ga. ZEE	8"
EG03	4" x 16ga. ZEE	2' - 1 1/16"
EG04	4" x 16ga. ZEE	2' - 3 7/8"
EG05	4" x 16ga. ZEE	2' - 7 7/8"
EG06	4" x 16ga. ZEE	4' - 0"
EG07	4" x 16ga. ZEE	4' - 6"
EG08	4" x 16ga. ZEE	4' - 6 15/16"
EG09	4" x 16ga. ZEE	5' - 9 1/2"
EG10	4" x 16ga. ZEE	5' - 10 1/2"
EG12	4" x 16ga. ZEE	8' - 4 1/2"
EG13	4" x 16ga. ZEE	8' - 4 1/2"
EG14	4" x 16ga. ZEE	10' - 10 9/16"
EG15	4" x 16ga. ZEE	10' - 10 9/16"
EG16	4" x 16ga. ZEE	10' - 11 13/16"
OH01	4" x 16ga. CEE	2' - 0"
OH03	4" x 16ga. CEE	5' - 0"
OH04	4" x 16ga. CEE	6' - 0"
OH05	4" x 16ga. CEE	6' - 6"
OJ01	4" x 16ga. CEE	9' - 4 1/2"
OJ07	4in x 2in 16G Channel	8' - 4"
OJ08	4in x 2in 16G Channel	8' - 6"
OJ09	4in x 2in 16G Channel	8' - 7 1/2"
OJ10	4in x 2in 16G Channel	9' - 3"
OJ11	4in x 2in 16G Channel	9' - 6 1/2"

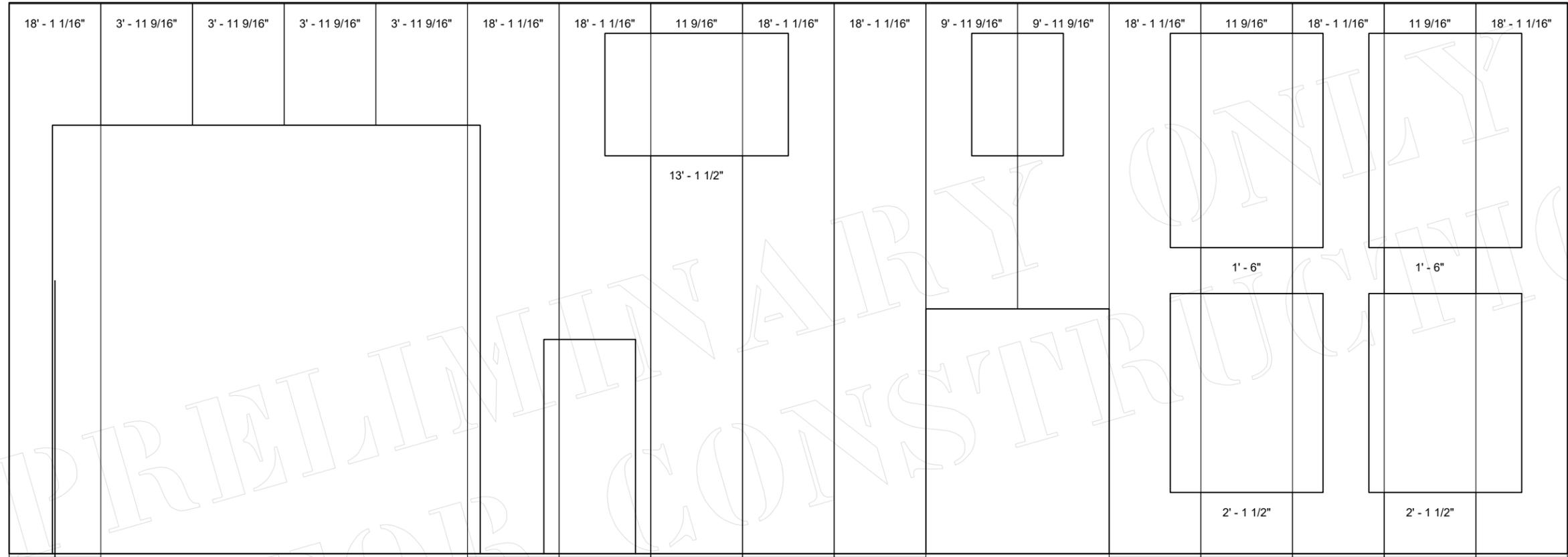
↑ OUTSIDE FLANGE OF GIRTS POINTS UP
↓ OUTSIDE FLANGE OF GIRTS POINTS DOWN



1 Endwall A Girt Layout
13 SCALE: 1/4" = 1'-0"

Frame Line 1

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



Sheeting starts with this sheet and moves across wall

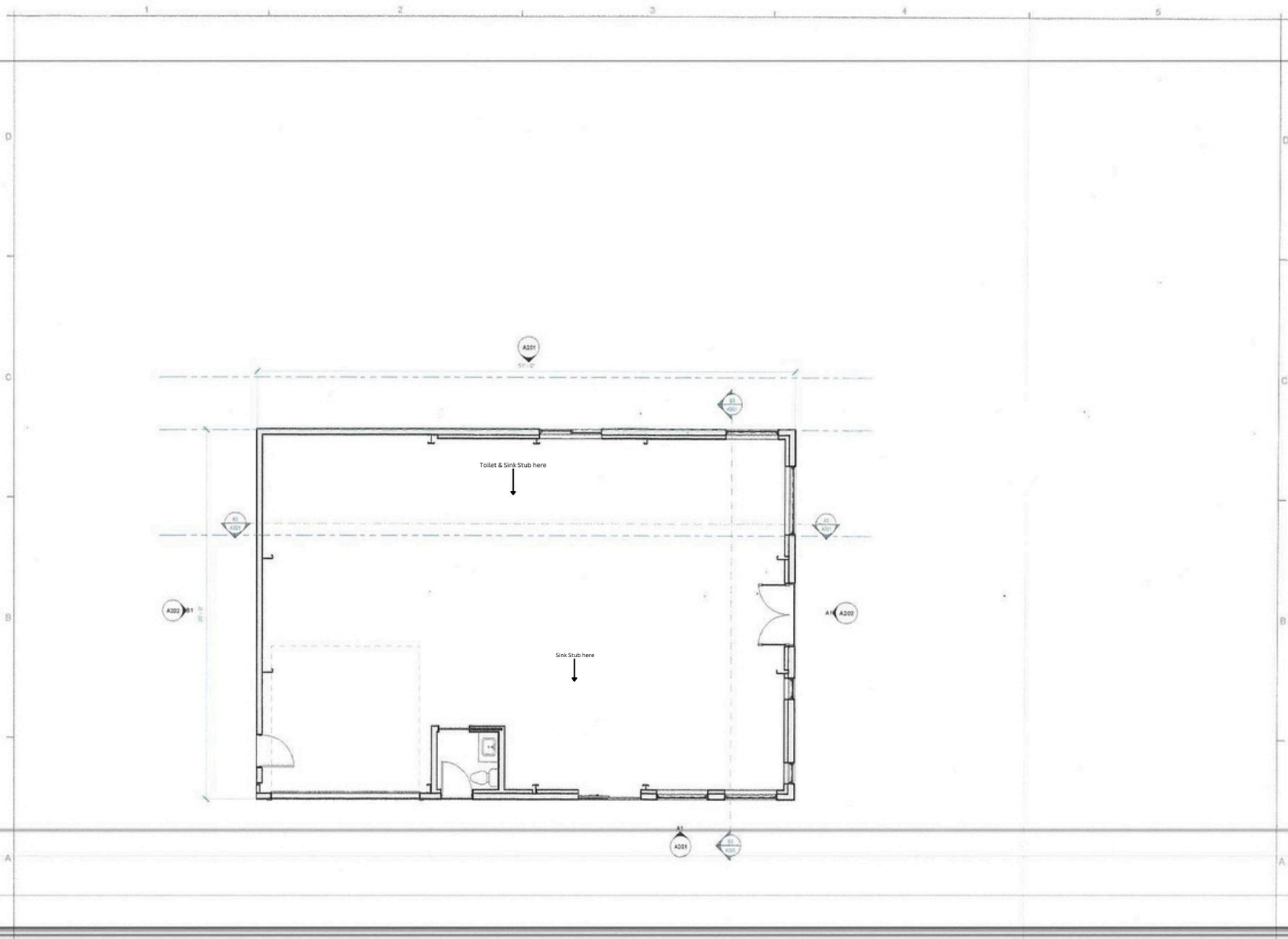
1
18

Sidewall B Sheeting Layout

SCALE: 1/4" = 1'-0"

Frame Line D

This illustration is for reference only, and is to be used to supplement the engineering drawings. If any discrepancies occur, the engineering plans will always take precedence.



HA
HYPERION
ARCHITECTS



UNLESS A PROFESSIONAL SEAL WITH SIGNATURE AND DATE IS AFFIXED, THIS DOCUMENT IS PRELIMINARY AND IS NOT INTENDED FOR CONSTRUCTION, RECORDING PURPOSES, OR IMPLEMENTATION.

THE DESIGN SHOWN AND DESCRIBED HEREIN INCLUDING ALL DETAILS, CONDITIONS, MATERIALS, FINISHES, TOOLS, METHODS AND PROCEDURES, IS TO BE USED AS A GUIDE ONLY. THE CLIENT IS ADVISED TO VERIFY ALL INFORMATION AND CONDITIONS ON THE SITE OR IN PART THEREOF. THE CLIENT AGREES TO HOLD HYPERION ARCHITECTS HARMLESS FROM ANY AND ALL CLAIMS, DAMAGES, LOSSES AND EXPENSES, INCLUDING REASONABLE ATTORNEY'S FEES, ARISING OUT OF OR FROM THE USE OF THIS DESIGN.

LAMB
1224 TEST ADDRESS AVE.
SOMERVELL, UTAH 84000

PROJECT: Project Number
DATE: Jan 2025
revisions:

title:
**MAIN FLOOR
PLUMBING**

sheet:

A106

Preliminary Plans

A1 MAIN LEVEL PLUMBING
scale: 1/4" = 1'-0"





Staff Report

File #: 25-137, **Version:** 1

Date: 5/15/2025

Minutes



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Thursday, April 3, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_McOzB7EnRMeutDbZ_3gDA

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/82408637731>

Or join via phone by dialing:

US: 253 215 8782 or 346 248 7799 or 669 900 6833 or 301 715 8592 or 312 626 6799 or 929 436 2866
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/ksavS05rU>

Webinar ID: 824 0863 7731

Passcode: 708745

4:00 PM FIELD TRIP

1. [25-087](#) Map

Attachments: [April 3rd FT Map](#)

Meeting went into Recess

Meeting Reconvened

5:15 PM EXECUTIVE SESSION

Meeting went into Recess

Meeting Reconvened

6:15 PM REGULAR SESSION

Welcome

Pledge of Allegiance

Introductions

- Present** 7 - Commissioner Dave Bromley
 Commissioner Cameron Duncan
 Commissioner David Hart
 Commissioner Ron Mortimer
 Commissioner Steven Wrigley
 Commissioner Craig Kitterman
 Commissioner LaNiece Davenport
- Absent** 2 - Commissioner Daniel Schoenfeld
 Commissioner Jennifer George

Public Meeting Items

- 2. [SUB0121202](#) 90th South Wadsworth Subdivision (Preliminary Review)
[5-006907](#) 694 W. 9000 S. St.
 [Community #1, Northwestern Exposure]

Attachments: [Staff Report](#)
[Exhibit A](#)

Doug Wheelwright introduced this item to the Planning Commission.

Elizabeth Cole, Wadsworth Development Group, 166 E 14000 S, Draper, briefly spoke to the Planning Commission.

Doug Wheelwright further presented to the Planning Commission.

Dave Bromley said that conditions #2 and #4 seem to be similar and asked if condition #2 could be removed.

Doug Wheelwright said that one condition says the plat needs to be recorded and the other condition states it needs to be consistent with the development approvals.

Cameron Duncan said that he's okay with removing condition #4.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by Cameron Duncan, seconded by Dave Bromley, that the Planning Commission approve the proposed 90th South Wadsworth Subdivision, 2 lot preliminary commercial subdivision based on the two findings and subject to the four conditions detailed in the staff report with condition #4 being removed due to redundancy. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 2 - Daniel Schoenfeld
Jennifer George

Nonvoting: 0

DRAFT

3. [SPR1207202](#) 9000 S. C-Store (Preliminary Site Plan Review)
[4-006901](#) 694 W. 9000 S. St.
[Community #1, Northwestern Exposure]

Attachments: [Staff Report](#)
[Exhibit A](#)

Doug Wheelwright introduced this item to the Planning Commission.

Cameron Duncan said there's a concrete pork chop on the plan showing a right in only and they're not allowed to do a right out and asked for clarification.

Doug Wheelwright said his understanding is that in an emergency they would allow a right turn out.

David Hart asked if the sidewalk is ADA accessible.

Doug Wheelwright said yes.

Craig Kitterman asked if there's a reason why the divider on 700 W goes so far south to block people from turning left.

Brittney Ward, Sandy City Engineer, said the raised median is planned to be 530 feet long per various traffic studies done in the area.

Steven Wrigley shared his concerns with not being able to turn left on 700 W.

Ivan Hooper, Sandy City Traffic Engineer, said that making a U-turn on 700 W is acceptable movement and also suspects some looping around.

David Hart clarified that during peak traffic hours cars back up about that length.

Ivan Hooper said that's the projection and the median is going that far back because there's going to be a lot longer left turn storage queue.

Steven Wrigley asked why you can't make a right turn onto 9000 S when the gas station a block away is allowed to.

Brittney Ward said they asked UDOT for considerations to allow access onto 9000 S that were not granted.

Gary with Hunt Architect, 3556 W 910 S, Syracuse, further presented this item to the Planning Commission.

David Hart asked how they will accomplish loading into the stores.

The applicant said code doesn't require an exit out of the back and everything will need to come thru the front door.

Cameron Duncan said that he has four additional stalls.

The applicant said yes and they'll need to eliminate the additional stalls or seek approval from the Community Development Director, based upon criteria contained in the code.

LaNiece Davenport asked what will the level of EV charging will be.

Kamaljeet Saini said if it's approved it'll be level 3.

Craig Kitterman asked if the lot to the east is unbuildable and how would it be accessed.

Doug Wheelwright said yes and they are requiring a stub of driveway access on the northeast and the driveway on 700 W.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

Craig Kitterman shared his concerns with the divider on 700 W.

Brittney Ward said that late last year there were further discussions with the developer regarding the median and that city is willing to make an accommodation of allowing the developer to partially remove the median and shorten it as long as there was a condition of approval of the development by the Planning Commission - that the city could, at its own discretion, require and reinstall that raised median if at the time or when we feel that it's needed again.

LaNiece Davenport asked who would cover the cost on the replacement of the missing portion of the median.

Brittney Ward said the city would.

A motion was made by Dave Bromley, seconded by Craig Kitterman, that the Planning Commission determine preliminary site plan review is complete for the proposed 9000 S C-Store Commercial Site Plan, located at 694 W 9000 S based on the two findings and subject to the ten conditions detailed in the staff report with condition #2 to be revised as the following: That the site plan be altered to remove four proposed parking stalls from the site plan or the applicant can seek administrative approval from the Community Development Director to add up to 10% more parking than is required. The applicant must provide justification by meeting one of the approval criteria as stated in city code section 2124.3(b)(1) "Parking Increase" by providing either a parking demand analysis or a market demand analysis to justify the increase. And condition #11 added - That the median on 700 W be shortened to allow temporary right in, right out access, to be restricted in the future, at the city's discretion. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
 Cameron Duncan
 David Hart
 Ron Mortimer
 Steven Wrigley
 Craig Kitterman
 LaNiece Davenport

Absent: 2 - Daniel Schoenfeld
 Jennifer George

Nonvoting: 0

4. [SPR0203202](#) Enbridge Gas Public Utility Station (Preliminary Site Plan Review)
[5-006911](#) 9725 S. State St.
 [Community # 5]

Attachments: [Staff Report](#)
[Exhibit A](#)

Doug Wheelwright introduced this item to the Planning Commission.

Angela Barber with Enbridge Gas Co., 1140 W 200 S, Salt Lake City, presented this item to the Planning Commission.

Cameron Duncan asked if they could find out what plans Canyons School District is using to match landscaping design and plant selection.

Angela Barber said yes.

David Hart asked if students can damage the unit or create a disaster for the community.

Chad Laiho, engineer, said all the valves will be locked and secured.

Doug Wheelwright further presented to the Planning Commission.

David Hart opened this item for public comment.

David Hart closed this item to public comment.

A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission determine preliminary site plan review is complete for the proposed Enbridge Gas Public Utility Station project, located at 9725 S State St, based on the three findings and subject to the six conditions detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
 Cameron Duncan
 David Hart
 Ron Mortimer
 Steven Wrigley
 Craig Kitterman
 LaNiece Davenport

Absent: 2 - Daniel Schoenfeld
Jennifer George

Nonvoting: 0

- 5. [CUP0130202](#) Enbridge Gas Public Utility Station (Conditional Use Permit)
[5-006910](#) 9725 S. State St.
[Community # 5]

A motion was made by LaNiece Davenport, seconded by Cameron Duncan, that the Planning Commission approve a conditional use permit to allow the proposed public utility station for Enbridge Gas Co., located at 9725 S State Street, based on the two findings and subject to the one condition detailed in the staff report. The motion carried by the following roll call vote:

Yes: 7 - Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Steven Wrigley
Craig Kitterman
LaNiece Davenport

Absent: 2 - Daniel Schoenfeld
Jennifer George

Nonvoting: 0

Administrative Business

- 1. Minutes

An all in favor motion was made by Cameron Duncan to approve the 03.20.2025 meeting minutes.

[25-089](#) Minutes from March 20, 2025 Meeting

Attachments: [03.20.2025 PC Minutes \(DRAFT\)](#)

- 2. Sandy City Development Report

[25-088](#) Development Report

Attachments: [04.01.2025 DEV REPORT](#)

- 3. Director's Report

Adjournment

An all in favor motion was made by Dave Bromley to adjourn.

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Sandy City, Utah

10000 Centennial Parkway
Sandy, UT 84070
Phone: 801-568-7256

Meeting Minutes

Planning Commission

Dave Bromley
Cameron Duncan
David Hart
Ron Mortimer
Daniel Schoenfeld
Steven Wrigley
LaNiece Davenport
Craig Kitterman (Alternate)
Jennifer George (Alternate)

Thursday, May 1, 2025

6:15 PM

Council Chambers and Online

Meeting procedures are found at the end of this agenda.

This Planning Commission meeting will be conducted both in-person, in the Sandy City Council Chambers at City Hall, and via Zoom Webinar. Residents may attend and participate in the meeting either in-person or via the webinar link below. Register in advance for this webinar:

https://us02web.zoom.us/webinar/register/WN_DP6jgT6bRT-biawFuP4ojQ

After registering, you will receive a confirmation email containing information about joining the webinar.

You can join the meeting with the following link:

<https://us02web.zoom.us/j/82003251153>

Or join via phone by dialing:

US: 669 444 9171 or 669 900 6833 or 719 359 4580 or 253 205 0468 or 253 215 8782 or 929 436 2866
(for higher quality, dial a number based on your current location)

International numbers available: <https://us02web.zoom.us/j/82003251153>

Webinar ID: 820 0325 1153

Passcode: 143420

4:00 PM FIELD TRIP

1. [25-118](#) Map

Attachments: [05012025.pdf](#)

5:15 PM EXECUTIVE SESSION

The Planning Commission meeting was cancelled due to unforeseen circumstances that led to not meeting Planning Commissioner quorum requirements.

6:15 PM REGULAR SESSION

The Planning Commission meeting was cancelled due to unforeseen circumstances that led to not meeting Planning Commissioner quorum requirements. The items that were originally scheduled for this meeting were rescheduled for the May 15, 2025 meeting.

Welcome

Pledge of Allegiance

Introductions

Public Hearings

2. [ANX0331202](#) Hidden Hollow Annexation (R-1-40A Zone)
[5-006938\(PC](#) 10665 S. Dimple Dell Road & 3075 E. Deer Hollow Drive
[\)](#) [Community #29]

Attachments: [Vicinity Map](#)
[Resolution 25-12C](#)
[Staff Report](#)
[Annexation Plat](#)
[Physical Posting of property](#)

Public Meeting Items

3. [SUB0928202](#) Sandy Station Block 20 Subdivision (HSD Architectural Review)
[2-006410](#) 240 E 8960 S
[\(2nd\)](#) [Community #4, Historic Sandy]

Attachments: [Staff Report](#)
[Exhibit A](#)
[Exhibit B](#)

4. [CUP0309202](#) Wijdan Khadhir Daycare (Conditional Use Permit)
[5-006921](#) 8535 S. Littlewood Circle
 [Community # 6, High Point]

Attachments: [Staff Report](#)

5. [CUP0323202](#) Canny Kids on Hidden Circle Daycare (Conditional Use Permit)
[5-006937](#) 11617 S. Hidden Circle
 [Community # 24]

Attachments: [Staff Report](#)

Administrative Business

1. Minutes

[25-119](#) Minutes

Attachments: [04.03.2025 PC Minutes \(DRAFT\)](#)

2. Sandy City Development Report

[25-120](#) Development Report

Attachments: [05.01.2025 DEV REPORT](#)

3. Director's Report

Adjournment

Meeting Procedure

1. Staff Introduction
2. Developer/Project Applicant presentation
3. Staff Presentation
4. Open Public Comment (if item has been noticed to the public)
5. Close Public Comment
6. Planning Commission Deliberation
7. Planning Commission Motion

In order to be considerate of everyone attending the meeting and to more closely follow the published agenda times, public comments will be limited to 2 minutes per person per item. A spokesperson who has been asked by a group to summarize their concerns will be allowed 5 minutes to speak. Comments which cannot be made within these time limits should be submitted in writing to the Community Development Department prior to noon the day before the scheduled meeting.

Planning Commission applications may be tabled if: 1) Additional information is needed in order to take action on the item; OR 2) The Planning Commission feels there are unresolved issues that may need further attention before the Commission is ready to make a motion. No agenda item will begin after 11 pm without a unanimous vote of the Commission. The Commission may carry over agenda items, scheduled late in the evening and not heard, to the next regular scheduled meeting.

In compliance with the Americans With Disabilities Act, reasonable accommodations for individuals with disabilities will be provided upon request. For assistance, or if you have any questions regarding the Planning Commission Agenda or any of the items, please call the Sandy City Planning Department at (801) 568-7256



Staff Report

File #: 25-120, **Version:** 1

Date: 5/15/2025

Development Report

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.98	PUD (12)	Brandon Fry		tirvin	Pending
Fur Breeders	8800 S 700 W	SUB03122025-006925				ID	Josh Vance		tirvin	Received
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	tirvin	Open
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.85	R-1-8	Jill Kinder	8017184622	tirvin	Pending
Sandy Jordan Credit Union Subdivision	9260 S 300 E	SUB04142025-006950		1.00	0.38	R-1-8	Nate Reiner		dwheelwright	Fees Due
Cole Lot Line Adjustment	825 E 8600 S	SUB04162025-006952			0.71	R-1-8	Brandon Preece		tirvin	Received
Myers-Long Lot Line Adjustment	3035 E HIDDENWOOD DR	SUB05192024-006772			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Pending
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Received
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Pending
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Quick Quack Sandy Harmons	7708 700 E	SUB06252024-006790		3.00		CN	Russ Nelson		tirvin	Fees Paid
Myers/Long property line adjustment	3035 E HIDDENWOOD DR	SUB07022024-006793			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Open
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Pending
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	Open
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
School Yard Subdivision Amended	11020 S STATE ST	SUB10232024-006877	01/09/2025		3.07	CBD	X Development, LLC /		tirvin	Pending
Under Review										
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	dwheelwright	Under Review
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00	2.84	CBD	Corey Solum		mwilcox	Final Review
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741			0.81	R-1-20A	Efren Lopez		tirvin	Under Review
Alta Park Lot 3 Amended	11202 S 1000 E	SUB04232025-006958		1.00	0.25	R-1-8	Castlewood Developme	4076170698	tirvin	Final Review
Lambert - Magleby construction	11489 S OBERLAND RD	SUB06052023-006543	08/04/2023	1.00	2.99	PUD(2)	Laura Bunker	8014928087	manderson	Under Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	Robert Grow		tirvin	Under Review
Sandy East Village Lot 2, Second Amended	10020 S BEETDIGGER BLVD	SUB09102021-006149	11/19/2021	2.00		MU	Ken Shields		tirvin	Under Review
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dan Sonntag		tirvin	Under Review
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.23	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Under Review
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871	02/25/2025	33.00	4.32	PUD(10)	Brad Reynolds Constru		tirvin	Final Review
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Jiffy Lube Sub Amended	2039 E 9400 S	SUB12192022-006457	04/02/2024	2.00	5.60	CN	Daniel Canning		dwheelwright	Under Review
Resubmit										
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
Southeast Industrial Park Amended Condomi	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	David McKinney		tirvin	Resubmit
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	tirvin	Resubmit
Firefly Subdivsion	517 E 8680 S	SUB03172025-006927		29.00	2.91	R-1-7.5(HS	Jacob Robert Ballstaedi	8014555131	tirvin	Resubmit
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940		2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347		2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.23	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Oneelevensandy Subdivision No 2	11114 S STATE ST	SUB09062024-006845			2.37	CBD	David Mortensen	8017556891	tirvin	Resubmit
Sandy Station Block 20 Subdivision	8982 S 250 E	SUB09282022-006410	09/15/2023	2.00		R-1-7.5(HS)	Mark stephenson	8015148797	tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
On Hold										
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Under Construction										
Little Cottonwood Estates (aka Alana Meado	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Skylar Tolbert		tirvin	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS)	Greg Larsen	8016081600	tirvin	Under Construction
Complete										
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Complete
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Clayton Homes, Inc.	8018599995	tirvin	Complete
Windflower Townhomes	9349 S WINDFLOWER	SUB06142021-006075	06/14/2021	3.00		PUD(12)	Randy Moore		tirvin	Complete

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Pending										
Woodhaven Estates Subdivision	7613 S 300 E	SUB01182023-006471	12/18/2023	24.00	0.98	PUD (12)	Brandon Fry		tirvin	Pending
Fur Breeders	8800 S 700 W	SUB03122025-006925				ID	Josh Vance		tirvin	Received
Dimple Dell Ridge Consolidation	1727 DIMPLE DELL RD 84092	SUB03192024-006733				R-1-20A	Efren Lopez		tirvin	Received
Jeremy Day Subdivision	8 SHADOW WOOD LN Sandy UT	SUB04032025-006944				PUD(1.62)	Blake Peterson	8017553548	tirvin	Open
Lot 4 Jason K Circle	182 E 9000 S	SUB04102024-006745	12/20/2024	2.00	0.85	R-1-8	Jill Kinder	8017184622	tirvin	Pending
Sandy Jordan Credit Union Subdivision	9260 S 300 E	SUB04142025-006950		1.00	0.38	R-1-8	Nate Reiner		dwheelwright	Fees Due
Cole Lot Line Adjustment	825 E 8600 S	SUB04162025-006952			0.71	R-1-8	Brandon Preece		tirvin	Received
Myers-Long Lot Line Adjustment	3035 E HIDDENWOOD DR	SUB05192024-006772			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Pending
Sierra Estates 2-3	3677 E LITTLE COTTONWOOD RD	SUB05232024-006773				R-1-10	S. SCOTT CARLSON	8014503511	tirvin	Received
The Rio at 94th Subdivision	115 W 9400 S	SUB05312024-006779		3.00	0.38	RM(12)	Jacob Toombs		tirvin	Open
KV Larson Subdivision	963 E 8600 S	SUB06132023-006549	02/02/2024	8.00	2.50	SD(R-1-7)	Ronald K. Larson	2067137789	tirvin	Pending
East Town Village Condo Plat	8327 STATE ST 84070	SUB06132023-006550		1.00		MU	Charles Akerlow		tirvin	Fees Due
Quick Quack Sandy Harmons	7708 700 E	SUB06252024-006790		3.00		CN	Russ Nelson		tirvin	Fees Paid
Myers/Long property line adjustment	3035 E HIDDENWOOD DR	SUB07022024-006793			0.71	PUD(1.62)	David Myers	5102195349	tirvin	Open
Alta Canyon 2 Subdivision	9855 S 3100 E	SUB07132023-006568	07/12/2024	4.00	1.79	R-1-15	Dana Conway	8018914880	tirvin	Pending
Smith's Altaview SUB	10315 S 1300 E	SUB07202021-006108	09/23/2021	4.00	0.46	CC	Anderson Wahlen & As		dwheelwright	Open
Sandy City Centre Plat Second Amended and	215 W 10000 S, 84070	SUB08152022-006383		4.00		CBD-A&C	David A Jenkins	8016312999	mwilcox	Open
Cole 825 E 8600 S Consolidation	825 E 8600 S	SUB08232024-006817			0.71	R-1-8	Tyler Cole	8019139315	tirvin	Open
Brandon Park 3 Amended Plat	1960 E BRANDON PARK WAY	SUB09242024-006855				R-1-12	Scott Hancock	8015974833	tirvin	Open
School Yard Subdivision Amended	11020 S STATE ST	SUB10232024-006877	01/09/2025		3.07	CBD	X Development, LLC /		tirvin	Pending
Under Review										
GSL Electric New Production Facility	595 W SANDY PKWY	SUB01252024-006704		1.00	1.70	CR-PUD	Carl Greene	8016413894	dwheelwright	Under Review
Crescent Wood Estates	543 E 10735 S	SUB02032022-006262	02/03/2022		0.50	R-1-20A	Arthur J. (A.J.) Kim	8019133400	tirvin	Under Review
Aspen Plaza Condo Amendment	849 E 9400 S	SUB03262024-006735				SD(CC)-Ti	SCOTT A DILLEY	8017067384	tirvin	Under Review
OneTen Apartments	109 W 11000 S	SUB03292023-006511	08/18/2023	1.00	2.84	CBD	Corey Solum		mwilcox	Final Review
Dimple Dell Ridge Consolidation	1727 E DIMPLE DELL RD	SUB04012024-006741			0.81	R-1-20A	Efren Lopez		tirvin	Under Review
Alta Park Lot 3 Amended	11202 S 1000 E	SUB04232025-006958		1.00	0.25	R-1-8	Castlewood Developme	4076170698	tirvin	Final Review
Lambert - Magleby construction	11489 S OBERLAND RD	SUB06052023-006543	08/04/2023	1.00	2.99	PUD(2)	Laura Bunker	8014928087	manderson	Under Review
Sierra Estates III	3677 E LITTLE COTTONWOOD RD	SUB06172024-006786		2.00		R-1-10	Robert Grow		tirvin	Under Review
Sandy East Village Lot 2, Second Amended	10020 S BEETDIGGER BLVD	SUB09102021-006149	11/19/2021	2.00		MU	Ken Shields		tirvin	Under Review
Badger Cove	1651 E BADGER COVE	SUB09132023-006609				OS	Dan Sonntag		tirvin	Under Review
Sandy Station Block 59 Subdivision	8810 S 90 E	SUB09232022-006408	09/15/2023	2.00	0.23	R-1-7.5(HS	Mark stephenson	8015148797	tirvin	Under Review
The Meadows at Cy Road	8777 S 700 E	SUB10162024-006871	02/25/2025	33.00	4.32	PUD(10)	Brad Reynolds Constru		tirvin	Final Review
Pepperwood Phase 10C Amended	3 S COBBLEWOOD CV	SUB11012021-006197	11/19/2021	2.00	0.71	PUD(1.62)	David Jenkins	8016312999	mwilcox	Under Review
South Towne Market Place Subdivision	10130 S STATE ST	SUB12182023-006671	04/03/2024	2.00	4.89	CBD	Jason Boal		mwilcox	Under Review
Jiffy Lube Sub Amended	2039 E 9400 S	SUB12192022-006457	04/02/2024	2.00	5.60	CN	Daniel Canning		dwheelwright	Under Review
Resubmit										
Corner Bend Subdivision	2186 E POWDERKEG DR	SUB01142022-006249	06/21/2022		0.18	R-1-8	Dan Moore	801-554-8920	tirvin	Resubmit
Dimple Dell Ridge Lot 1 Amended Plat	1703 E DIMPLE DELL RD	SUB01182022-006256	07/05/2022	1.00	0.69	R-1-20A	Mark Goodsell	801-361-0909	tirvin	Resubmit
Southeast Industrial Park Amended Condomi	8496 S HARRISON ST	SUB02222022-006272	04/08/2022	16.00	1.95	RC	David McKinney		tirvin	Resubmit
Meek Subdivision	3761 E LITTLE COTTONWOOD LN	SUB02282024-006722	04/23/2024	2.00		R-1-8	Robert Meek	3854810189	tirvin	Resubmit
Firefly Subdivsion	517 E 8680 S	SUB03172025-006927		29.00	2.91	R-1-7.5(HS	Jacob Robert Ballstaedi	8014555131	tirvin	Resubmit
Tate Woods Subdivision	485 E 7800 S	SUB03312025-006940		2.00	0.15	R-1-6	GreenRock LLC	8019317228	tirvin	Resubmit
Red Sky Apartments	10140 S CENTENNIAL PKWY	SUB04102023-006516	05/08/2023	1.00		CBD-P	Corey Solum		mwilcox	Resubmit
Sandy Park Center Lot 3 Amended	9835 S MONROE ST	SUB04152022-006305	06/07/2022	2.00	0.73	CBD-O	LeeAnn Miller	3852996262	tirvin	Resubmit
Crabtree Subdivision	2845 E LITTLE COTTONWOOD RD	SUB06142022-006347		2.00		R-1-15	Tami Crabtree	8012314484	tirvin	Resubmit
Thackeray Towns Subdivision	10760 S 700 E	SUB06242021-006082	06/24/2021	41.00	4.00	PUD(10)	John Sawyer		tirvin	Resubmit

PROJECT NAME	ADDRESS	CASE NUMBER	APPROVED	LOTS	ACRES	ZONE	CONTACT	CONTACT #	PLANNER	STATUS
Oberland Road Subdivision	2900 E OBERLAND RD	SUB06282022-006352		3.00		R-1-40A	Dustin Freckleton	5127796368	tirvin	Resubmit
Tagg N Go Express Car Wash	7750 S 700 E	SUB06282023-006557		1.00	0.42	CN	Thomas Hunt	8016644724	dwheelwright	Resubmit
9272 Office Condominiums	9272 S 700 E	SUB08212024-006814			3.03	CC	Brook Hintze	8018601515	tirvin	Resubmit
Edgemont Elementary Subdivision	1085 E GALENA DR	SUB08232021-006136		1.00	6.68	R-1-8	Leon Wilcox	8015415372	tirvin	Resubmit
Transwest Estates No. 1 Amended Subdivisio	1479 E LONGDALE DR	SUB08232024-006818			0.23	R-1-10	Carson Fairbourn	3853549995	tirvin	Resubmit
Oneelevensandy Subdivision No 2	11114 S STATE ST	SUB09062024-006845			2.37	CBD	David Mortensen	8017556891	tirvin	Resubmit
Sandy Station Block 20 Subdivision	8982 S 250 E	SUB09282022-006410	09/15/2023	2.00		R-1-7.5(HS)	Mark stephenson	8015148797	tirvin	Resubmit
Fox Hollow Plat Amendment	9476 S FOX CIR	SUB10142024-006868		1.00	0.22	R-1-8	Craig Lawrence	8015732516	tirvin	Resubmit
Kuwahara Wholesale	8575 STATE ST, 84070	SUB10162023-006638		1.00		SD(FM-HS)	Alex Kuwahara	8016916592	tirvin	Resubmit
Classic Fun Center	9151 S MONROE ST	SUB10262024-006878		2.00	5.12	RC	David Henderson	8016084007	tirvin	Resubmit
On Hold										
Raddon Summit Subdivision	10250 MONROE ST, 84070	SUB08312022-006390		3.00		CBD-O	Raddon Summit Hotel,		dwheelwright	On Hold
Under Construction										
Little Cottonwood Estates (aka Alana Meado)	3170 E LITTLE COTTONWOOD RD	SUB01042023-006461	06/15/2023	12.00		R-1-15	Skylar Tolbert		tirvin	Under Construction
Monte Cristo at LaCaille	9701 S 3775 E	SUB04262021-006034	11/29/2021	13.00		R-1-15	Chris McCandless	8015974575	mwilcox	Under Construction
Crescent View Peaks	137 E 11000 S	SUB04272021-006035	06/18/2021			R-1-40A	Kyle Simons	8013814687	tirvin	Under Construction
Hagan Road Subdivision	11523 S HAGAN	SUB05072021-006045	06/02/2021			R-1-20A	Blair Johnson	8013011078	tirvin	Under Construction
Alta Park Subdivision	11190 S 1000 E	SUB05072024-006766	07/02/2024	4.00		R-1-8	Hayley Pratt, Castlewo	407-617-0698	tirvin	Under Construction
Park Lane Amended	1775 E 11400 S	SUB07082022-006359	09/21/2022	2.00	0.35	SD(R-2-A)	Laine Fluekiger	8015715541	tirvin	Under Construction
Longpath Subdivision	11510 S HAGAN RD	SUB08292022-006389	11/21/2022	1.00	0.56	R-1-20A	Kyle Simons	8013814687	tirvin	Under Construction
Brand Estates Subdivision	285 E 11000 S	SUB10112022-006417	08/31/2023	12.00	4.46	R-1-15	Kyle Denos	8017937660	tirvin	Under Construction
Sandy Oaks Subdivision Phase 5	8449 S 300 E	SUB11222022-006448	02/22/2023	2.00		R-1-7.5(HS)	Greg Larsen	8016081600	tirvin	Under Construction
Complete										
Cyprus Credit Union Subdivision	8955 S 700 E	SUB01122022-006248	07/05/2023	2.00	0.78	BC	Cyprus Credit Union		dwheelwright	Complete
Somerset Villas	625 E 8100 S	SUB04042022-006297	07/27/2022	6.00		RM(12)	Clayton Homes, Inc.	8018599995	tirvin	Complete
Windflower Townhomes	9349 S WINDFLOWER	SUB06142021-006075	06/14/2021	3.00		PUD(12)	Randy Moore		tirvin	Complete

RESOLUTION 25-12C

HIDDEN HOLLOW ANNEXATION

**A RESOLUTION INDICATING INTENT TO ANNEX AN UNINCORPORATED AREA,
SETTING A HEARING TO CONSIDER SUCH AN ANNEXATION, AND DIRECTING
PUBLICATION OF HEARING NOTICE**

The City Council of Sandy City, State of Utah, finds and determines as follows:

1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 5.5 acres, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto as Appendix “A”.

2. The annexation of that portion of an island or peninsula, leaving unincorporated the remainder of that island or peninsula, is in the City’s best interests.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF SANDY CITY AS FOLLOWS:

1. Indicate the City Council’s intent to annex the area described in Appendix “A”.
2. Determine that not annexing the entire unincorporated island or unincorporated peninsula is in the City’s best interest.
3. Indicate the City Council’s intent to withdraw the area described in Appendix “A” from the municipal services district.
4. Set a public hearing for May 20, 2025, no earlier than 5:15 p.m., to consider the annexation.
5. Direct the City Recorder to publish and send notice of such hearing in accordance with Utah Code.

ADOPTED by the Sandy City Council this 15th day of April, 2025.

Signed by:


820AF01848CF4A9...
Aaron Dekeyzer, Chair
Sandy City Council

ATTEST:



DocuSigned by:
Wendy R
688E7E8272014B1...

City Recorder

RECORDED this 16 day of April, 2025.

APPENDIX “A”

