



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

CUP03232025-006937
R-1-10
.28 acres

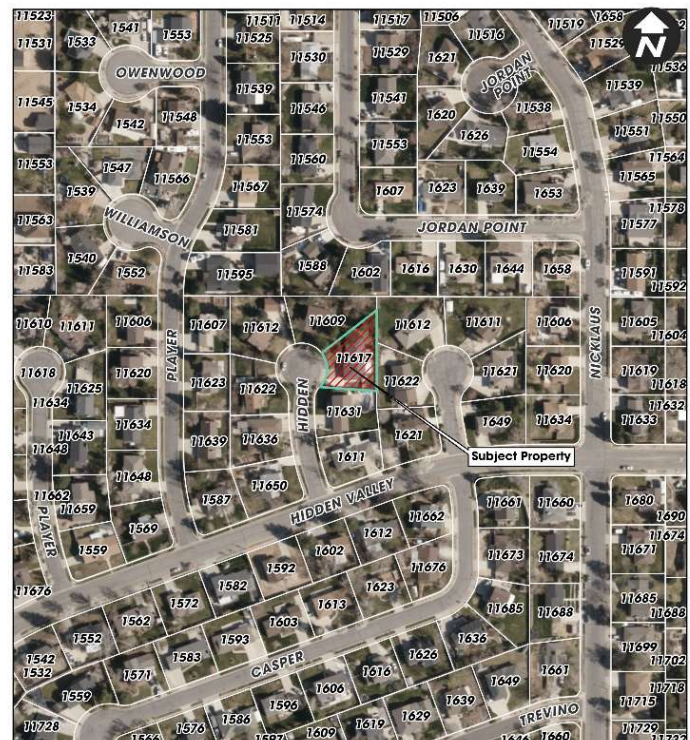
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites and, at public locations.

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

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 22nd and seven neighbors attended. The following comments were made about the daycare:



1. What is the difference between what is happening now and with an increase of kids. There are already issues with traffic.
2. Questions about employees and where they park.
3. Wanted to know how many kids the applicant is caring for.
4. Concerns with traffic and other neighborhood children and pets playing in front yards.
5. Neighbor came from a busy area and wanted to live in a quiet neighborhood/street. This has disturbed that quiet.
6. Seeing extra traffic in the cul-de-sac – worried about traffic and safety.
7. Upset with the proposal. Traffic seems like there is more than eight kids already there. Cars are driving too fast into the neighborhood. Cars are in the way of garbage trucks, snow removal vehicles, etc. Concerned with privacy issues and home values.
8. Concerned with parking in cul-de-sac, applicants and neighbor dogs barking a lot as people come and go.
9. Concerned with the number of children and number of cars coming and going.
10. Asked about other Canny Kids location and how that is related to this location.
11. Families in the cul-de-sac have lots of cars that need to be parked. Only one spot for on street parking in front of each house. Difficulty with maneuvering larger vehicles or RV's in cul-de-sac.
12. Flow of traffic is difficult in the cul-de-sac and garbage pickup can be difficult.
13. Parking of other neighboring family and friend's vehicles in the neighborhood can be difficult.
14. Pick and drop off happens all day since kids are not there all day.
15. Would rather there be renters at the home instead of a daycare.

In addition, eleven emails have been received (Exhibit C).

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 proposing 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 8:30am to 5:30pm. The applicant is proposing to only have 12 children at this time but with the conditional use permit they would be allowed to increase that to 16 at any time. The applicant does not have any children of her own under the age of six.

A proposed parking plan has been reviewed and approved 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 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"

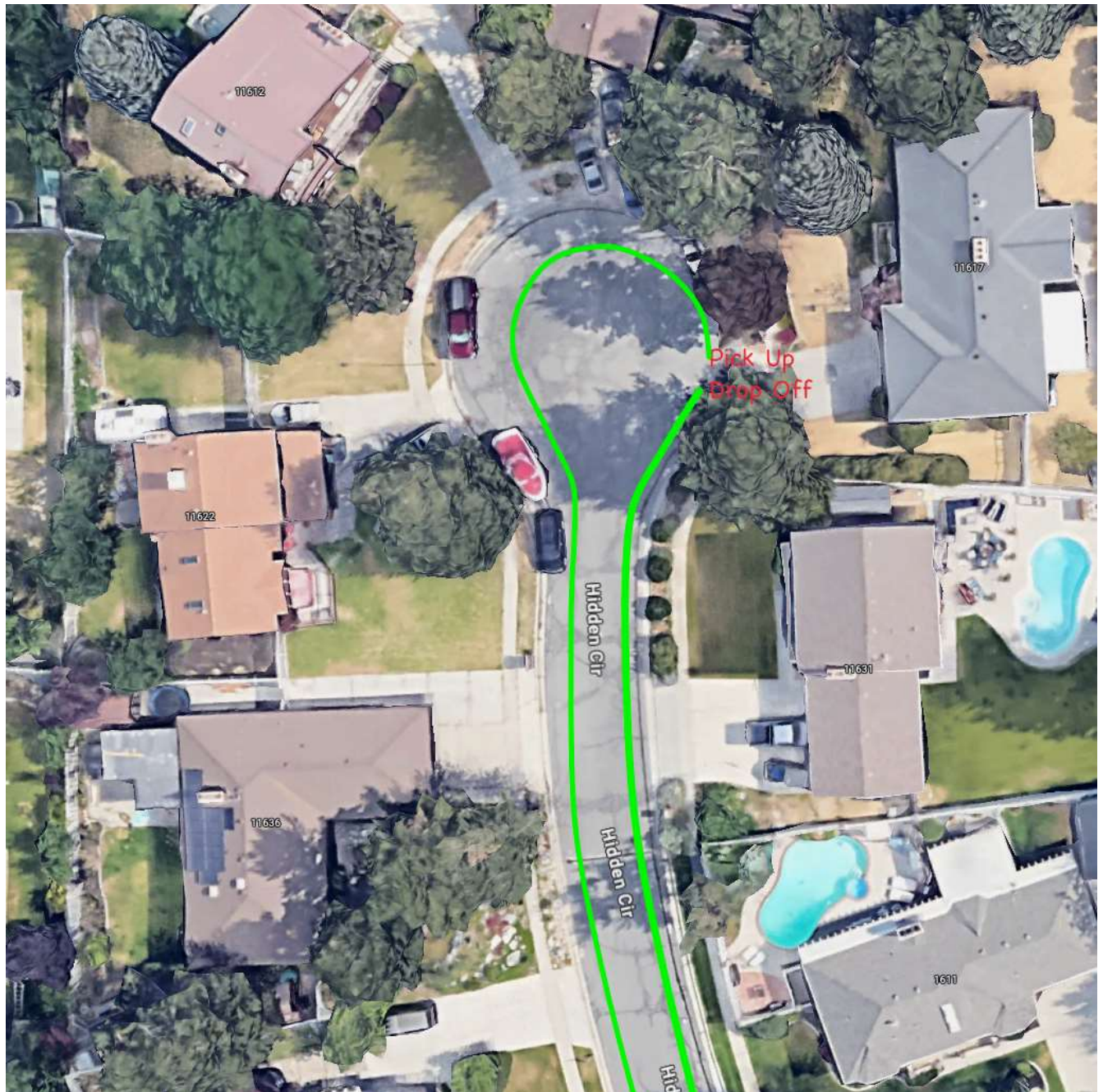


Exhibit "C"
See neighborhood comments attached.

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

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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

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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

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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

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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
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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 is 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

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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

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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
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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