



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 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/kcxPtBn0cV>

Webinar ID: 820 0325 1153

Passcode: 143420

4:00 PM FIELD TRIP

1. [25-118](#) Map

Attachments: [05012025.pdf](#)

5:15 PM EXECUTIVE SESSION

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](#)

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



Sandy City, Utah

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

Staff Report

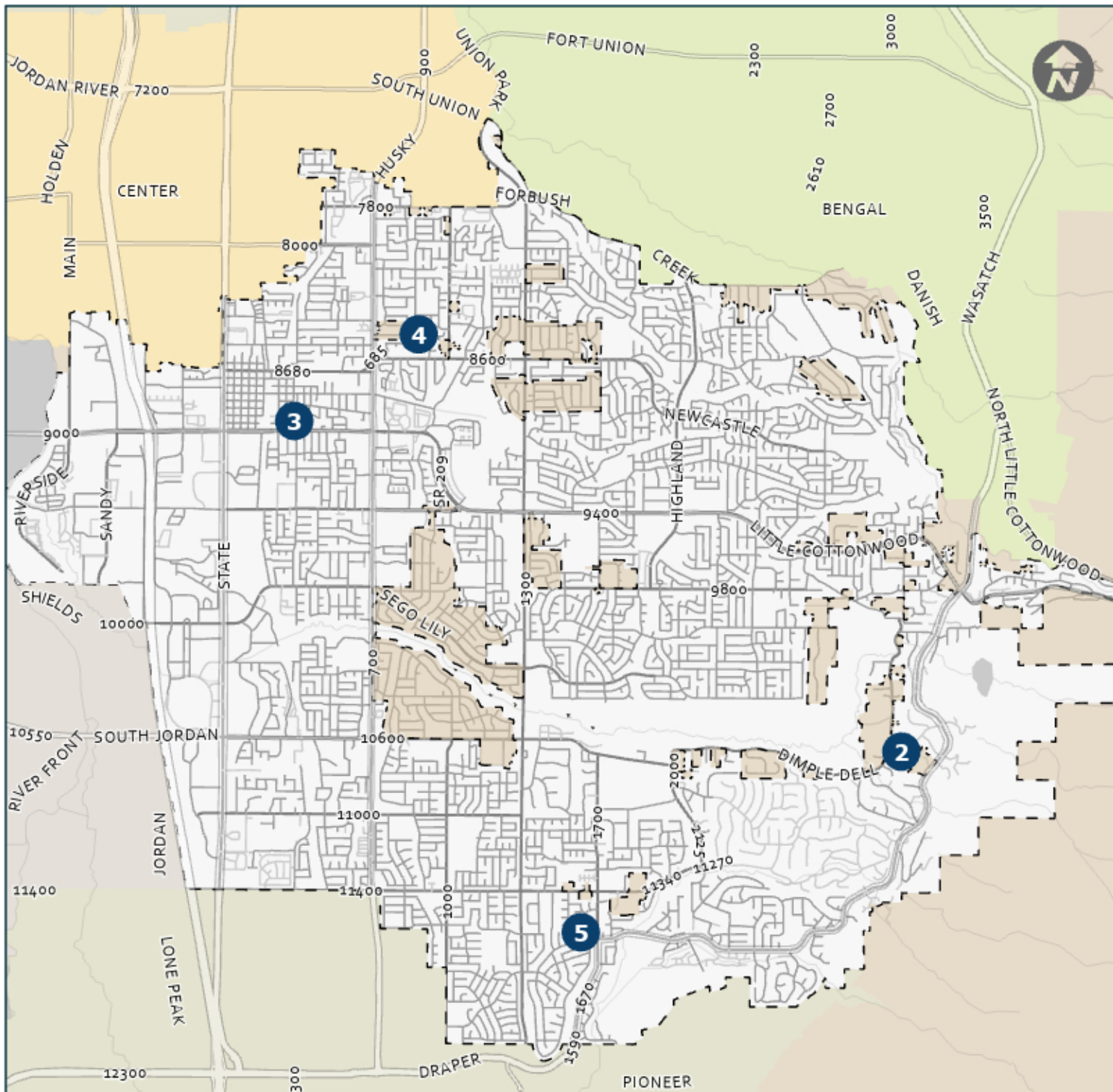
File #: 25-118, **Version:** 1

Date: 5/1/2025

Map

Planning Commission Field Trip

May 1, 2025



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

1 Mile

Sandy City, UT
Community Development Department

Agenda Item Number



Locations to visit on your own



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.

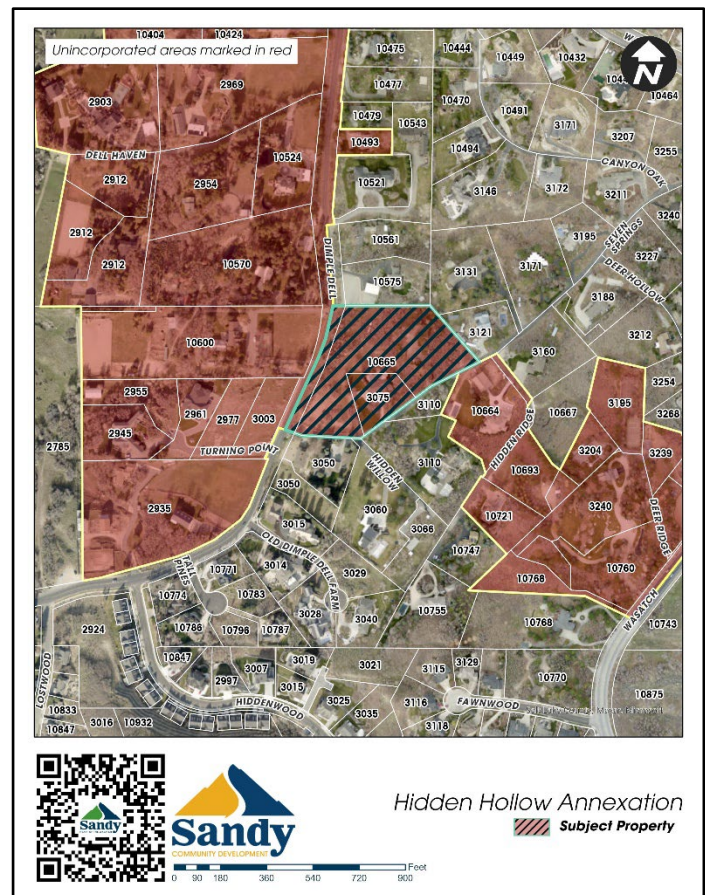
Sandy City borders the subject area to the north, south and portions of the east side.

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:



Hidden Hollow Annexation
Subject Property

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.*

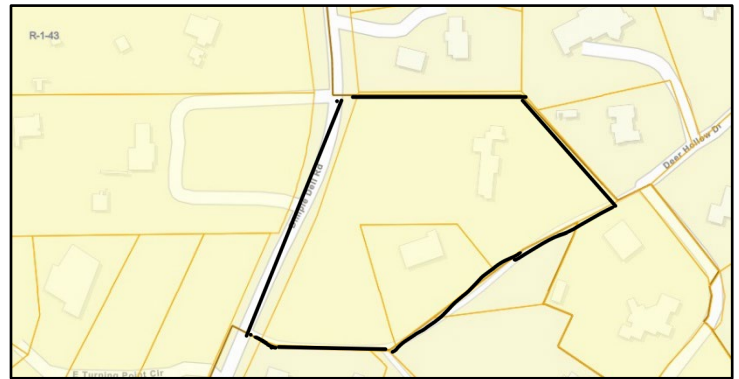
p.44 Require proposed zoning changes to be in harmony with established neighborhoods.

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:

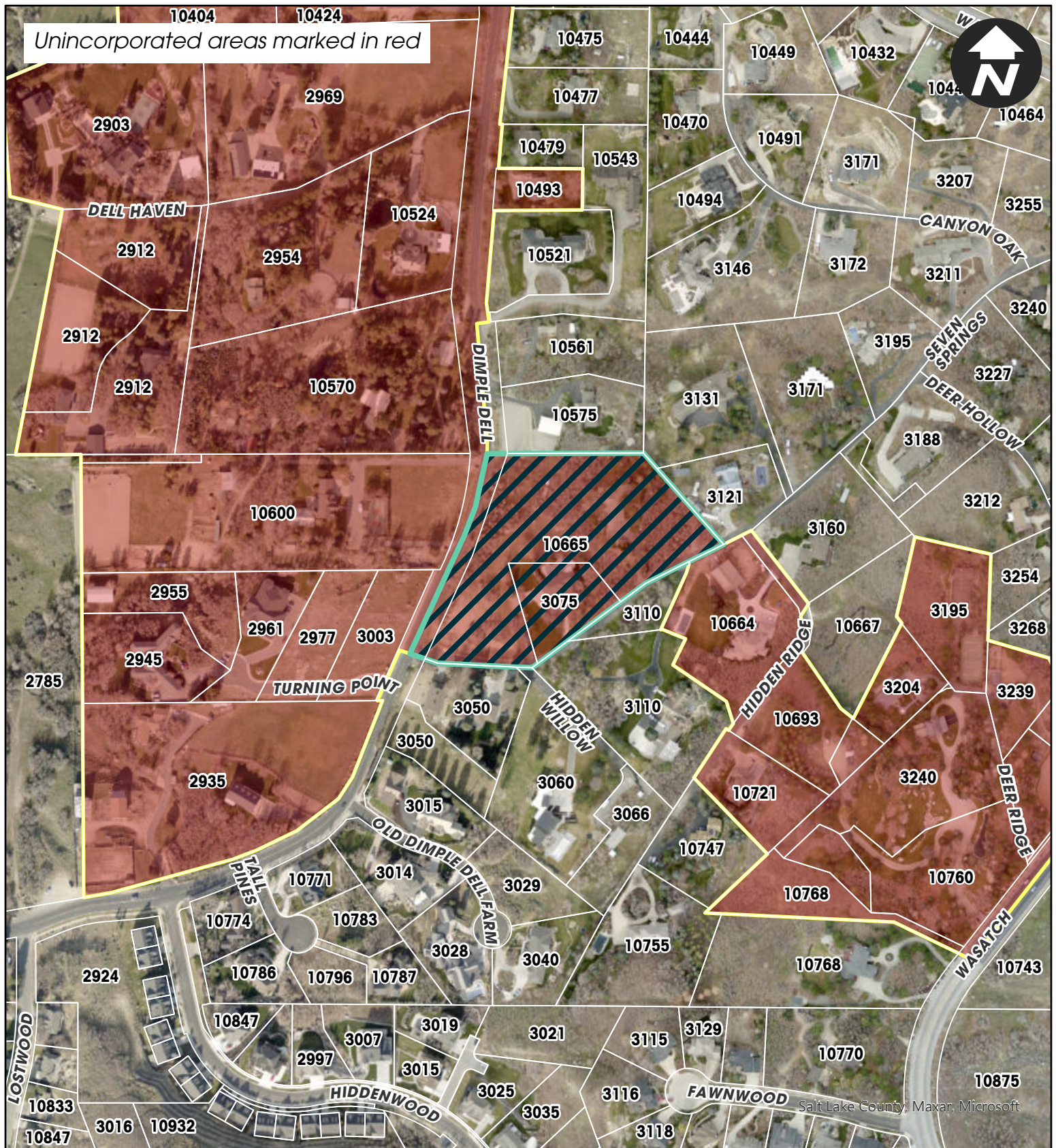
1. The area is **contiguous** to the Sandy City boundary (north, south and portions of the east side).
2. The property is located within an area designated in the **Sandy City General Plan** for incorporation.
3. The City can provide a high level of **municipal services** to these properties.
4. The **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:

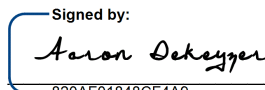
1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 5.5 acres, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto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

820AF01849CF4A9...
Aaron Dekeyzer, Chair
Sandy City Council

ATTEST:

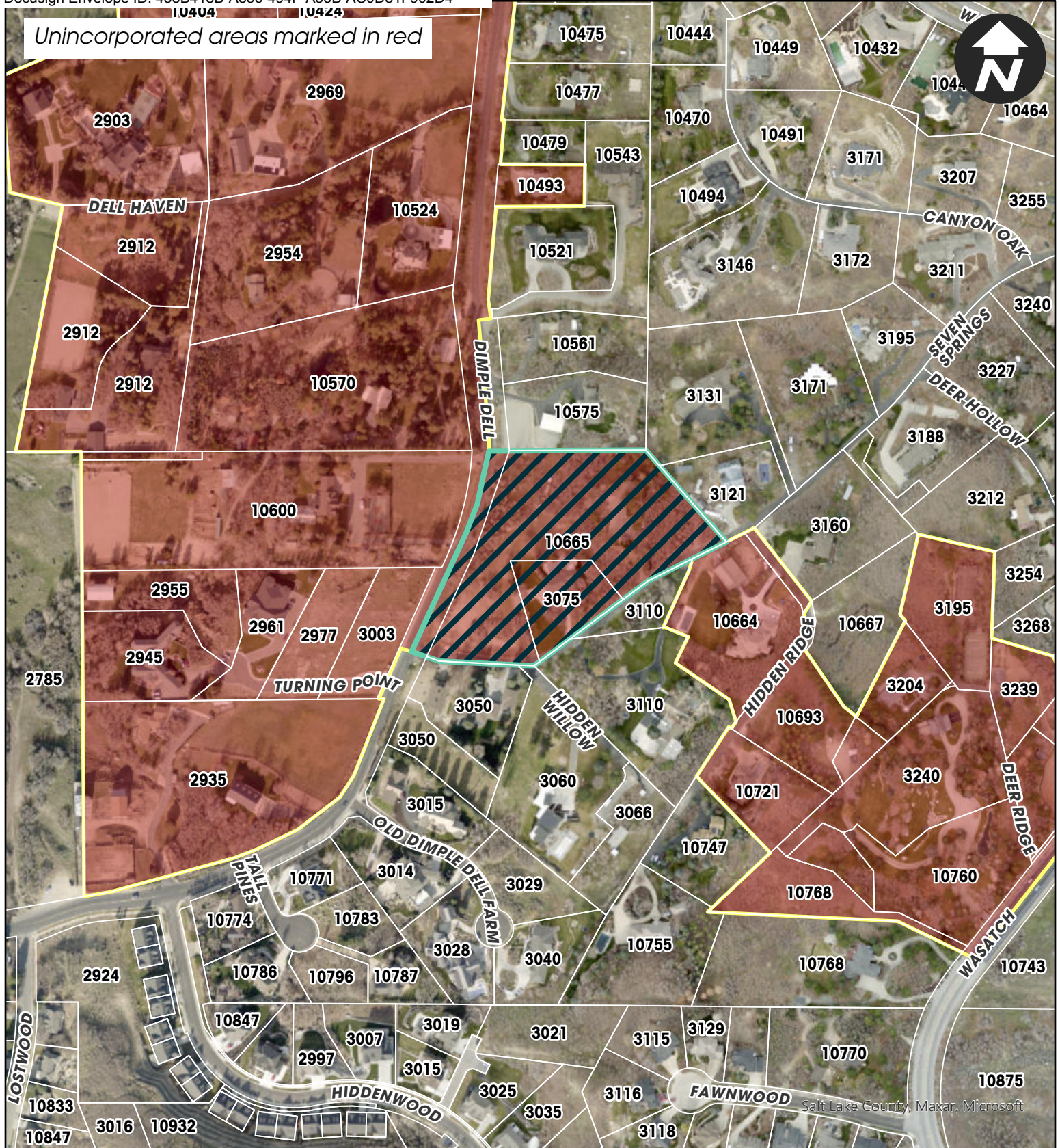
DocuSigned by:
Wendy R

688E7E8272014B1...
City Recorder



RECORDED this 16 day of April, 2025.

APPENDIX “A”



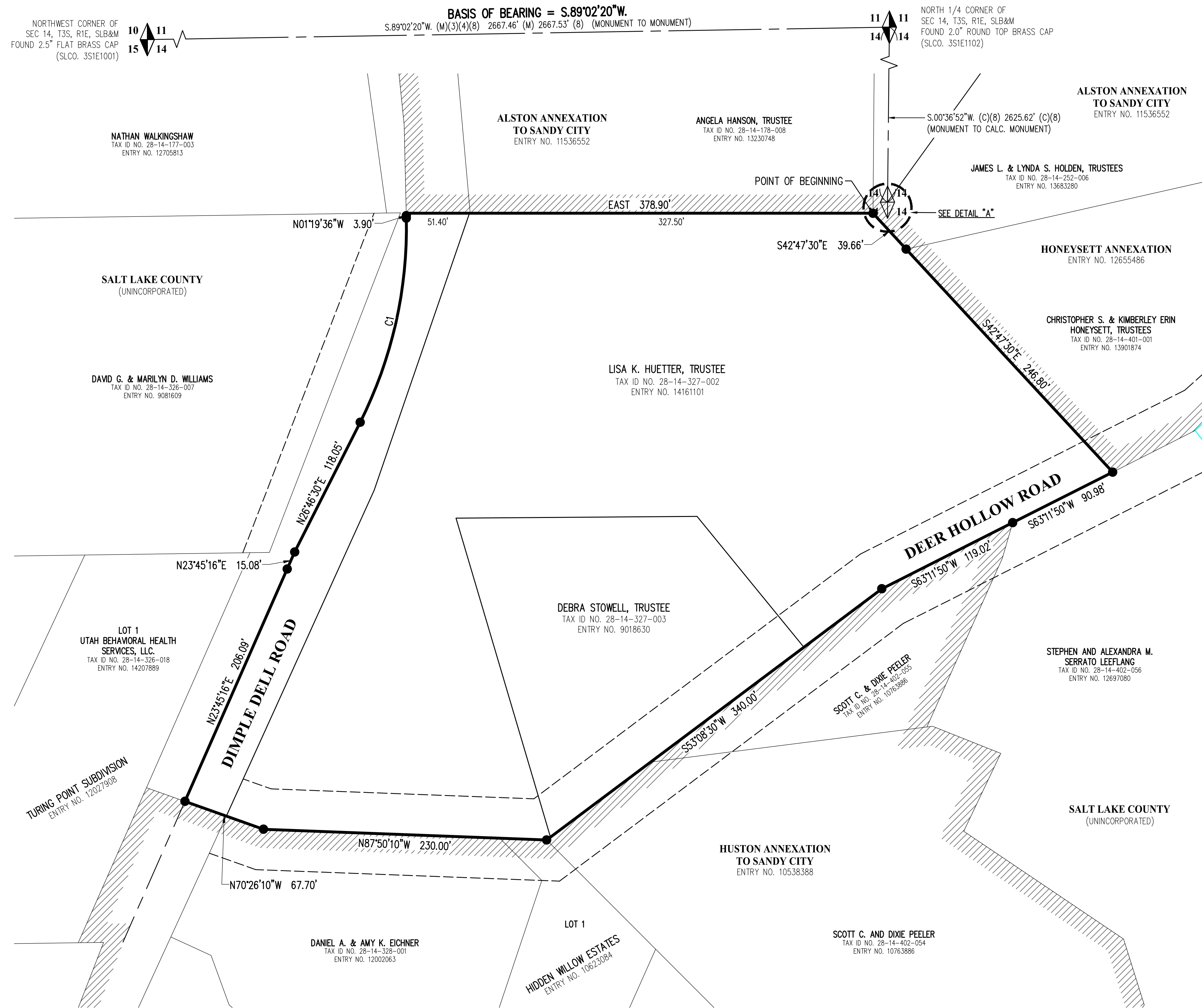
Hidden Hollow Annexation



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**



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

SURVEYOR'S CERTIFICATE

1. 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 SURVEYOR'S 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. 11535552 IN BOOK 201PZ 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. 14618101 IN BOOK 11449 AT PAGE 4876 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, THENCE ALONG SAID DEED BEARING S.89°02'11"W. 106.6 FEET WEST TO THE NORTH QUARTER CORNER OF SAID SECTION 14 AND 1.06 FEET SOUTH AND 11.81 FEET WEST TO THE NORTH QUARTER CORNER OF SAID SECTION 14 (BASIS OF BEARING IS S.89°02'11"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". 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 2017PZ AT PAGE 331 IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER; THENCE ALONG SAID CURRENT SANDY CITY BOUNDARY LINE S.42°47'30". 39.66 FEET TO A POINT IN THE CURRENT SANDY CITY BOUNDARY LINE ESTABLISHED BY HUNTON ANNEXATION TO SANDY CITY RECORDED OCTOBER 9, 2009 AS ENTRY NO. 10538388 IN BOOK 2008PZ 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°15'00". S(63°15'55"W. BY RECORD) 119.02 FEET, 2) S.35°08'30"W. 34.00 FEET, 3) N.87°50'10"W. (N.87°50'16"W. BY RECORD) 230.00 FEET AND 4) N.70°26'11". (N.70°25'58"W. BY RECORD) 67.70 FEET TO THE CENTERLINE OF DWIPLE DELL ROAD; THENCE ALONG SAID CENTERLINE THE FOLLOWING FIVE (5) COURSES: 1) N.23°45'16". 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 35.00 FOOT CIRCULAR CURVE WITH AN INTERIOR RADIUS OF 166.6 FEET, 4) S.89°02'11"W. 106.6 FEET WEST TO THE NORTH QUARTER CORNER OF 28°06'06" (NOTE: CHORD FOR SAID CURVE BEARS N17°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 PLAN 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 11446 AT PAGE 4876.
- (2) WARRANTY DEED IN FAVOR OF DEBRA STOWELL, TRUSTEE: ENTRY NO. 9018630 IN BOOK 8995 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 2008P AT PAGE 261.
- (6) HIDDEN WILLOW 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, S1B&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.

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

LOCAL ENTITIES:

ANNEXATION FROM: SALT LAKE COUNTY

ANNEXATION INTO: SANDY CITY

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

MAYOR

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 _____

DATE	TIME	BOOK
------	------	------

FEE \$	DEPUTY SALT LAKE COUNTY RECORDER
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COMP. FILE
24225-32
FINAL ENTITY PLAT

PROJECT NO.
24225-32

SHEET NO.
1 OF 1



3075 E. Deer Hollow Dr.

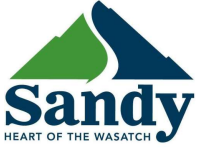


10665 S. Dimple Dell Road

4.25.25



5.5.25



Staff Report

File #: 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.



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: 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

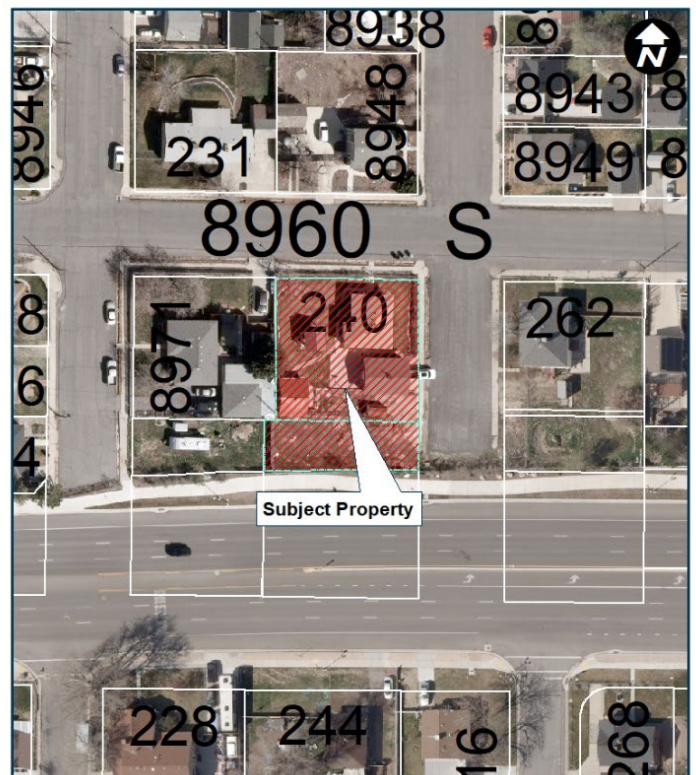
The applicant, Mark Stephenson with Red Mountain Builders (representing the property owner Millcreek Park, LLC), is requesting review and approval for a change to the architectural plans for a proposed two-lot subdivision under the Historic Sandy Development Overlay Zone (HSD).

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

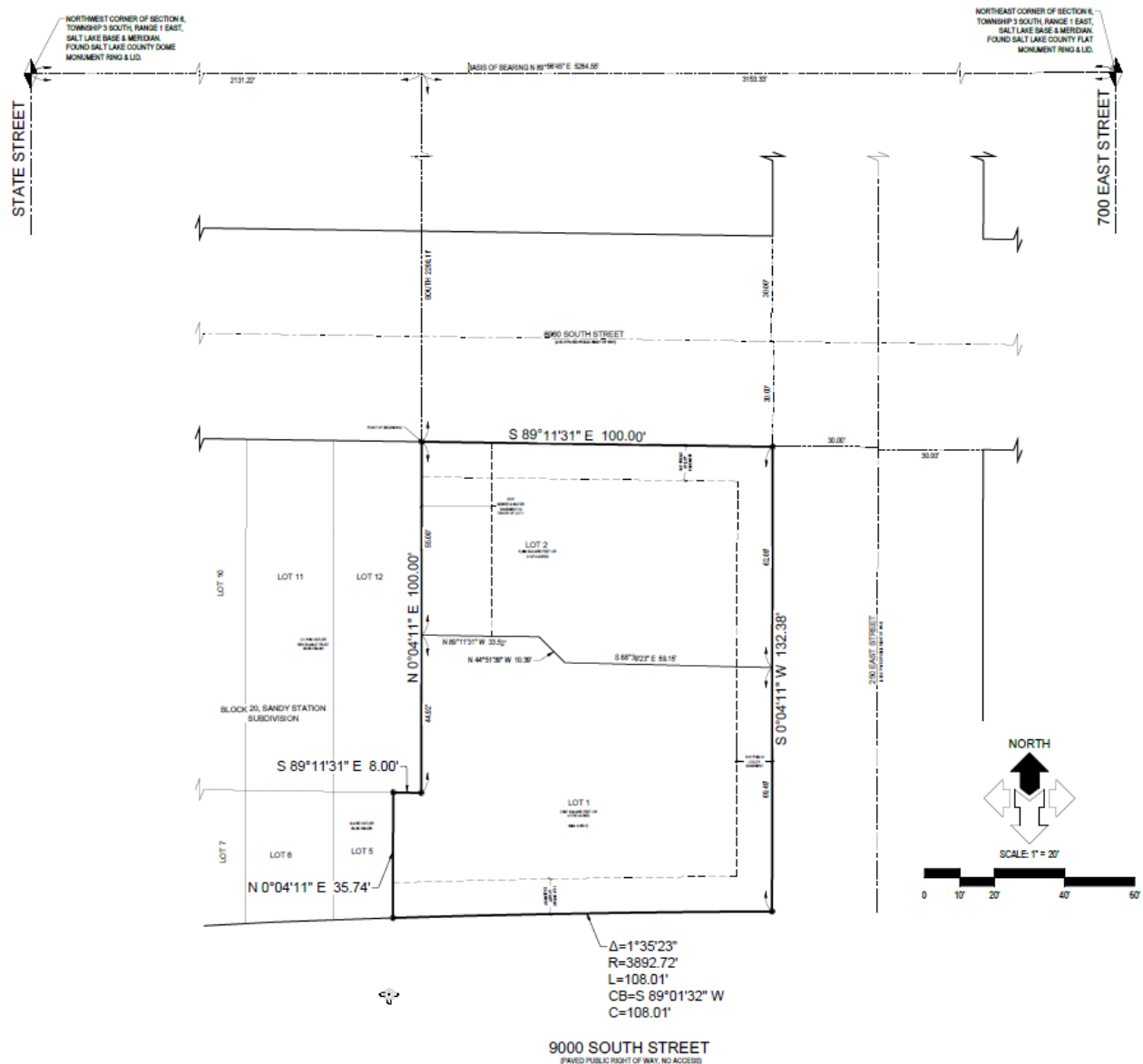
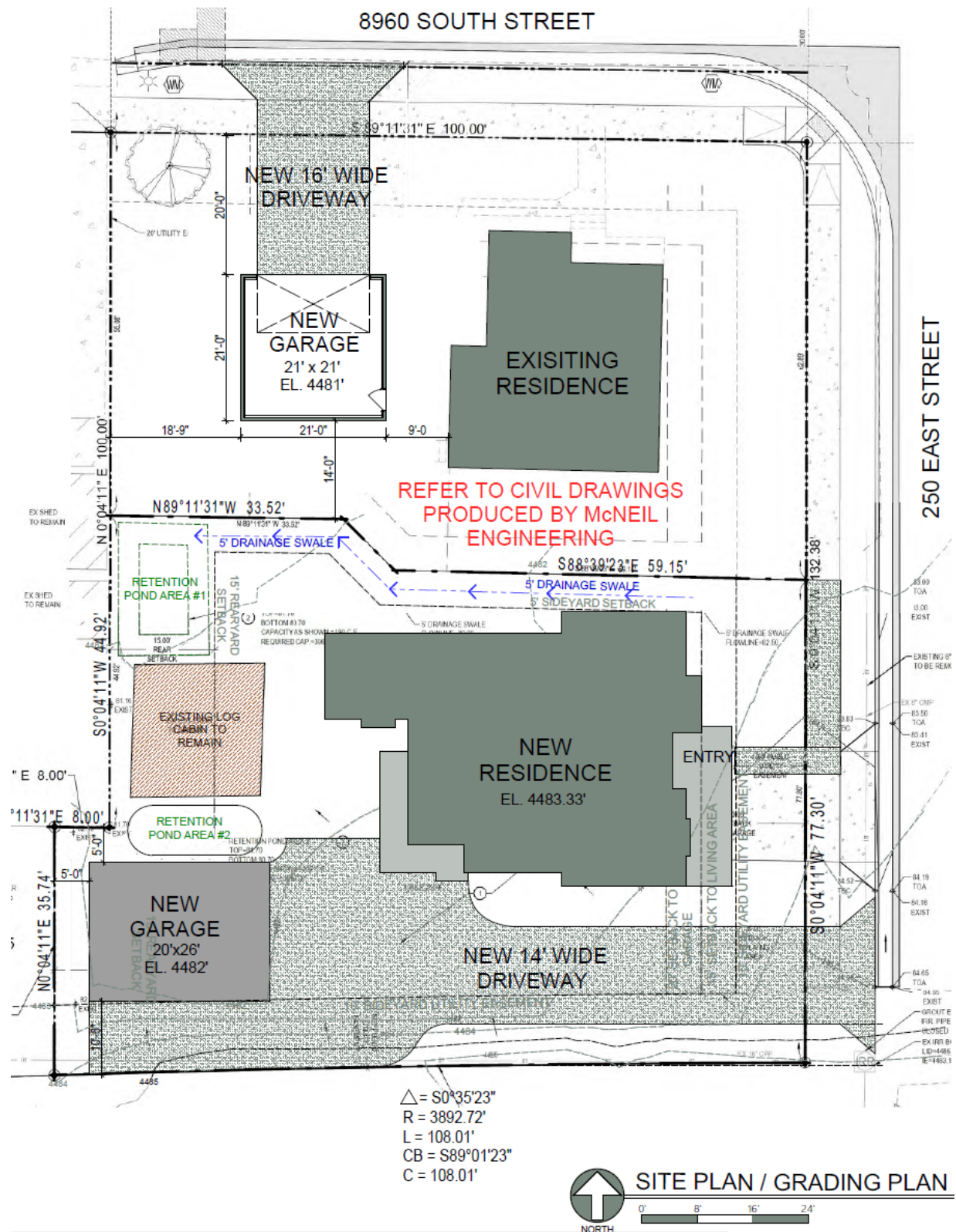
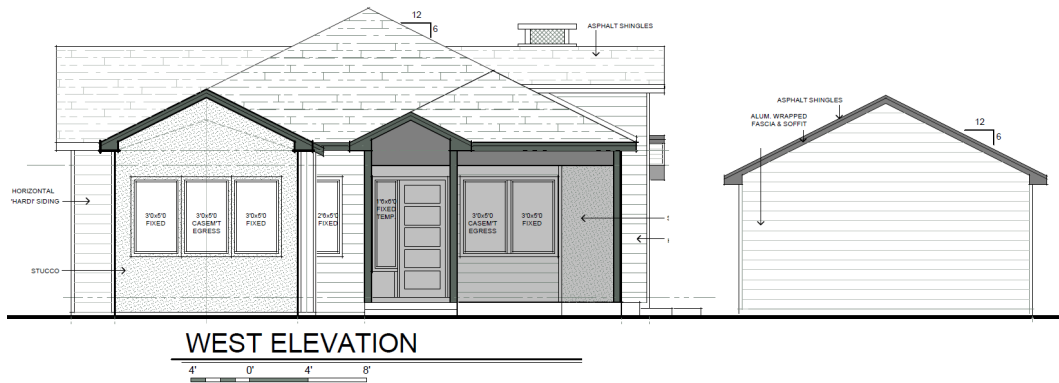
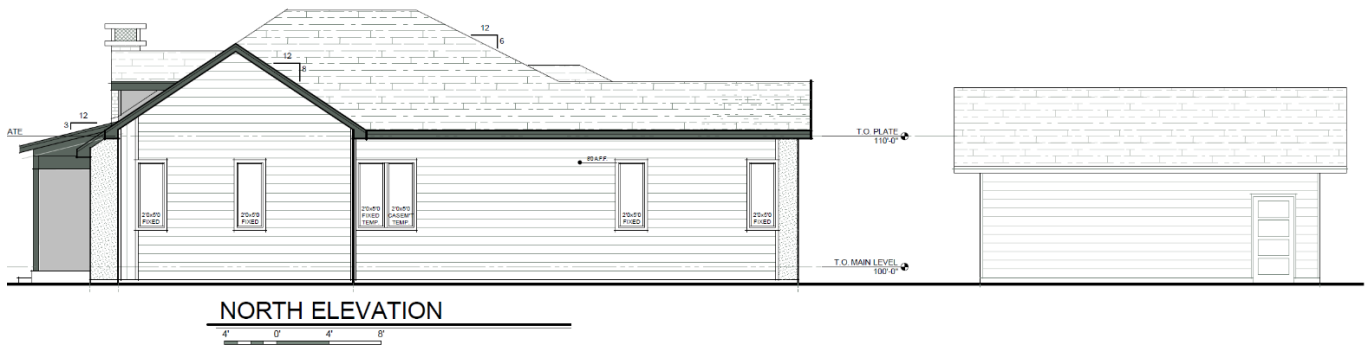
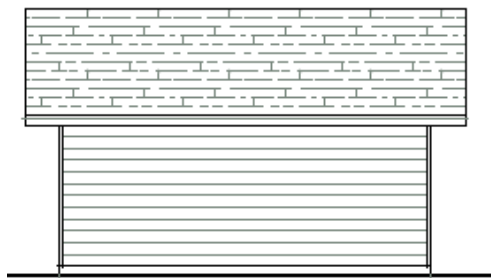


Exhibit "B" – See the attached file for full information

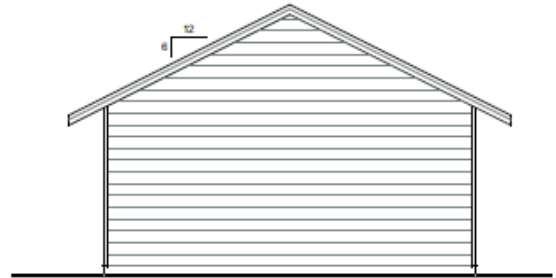




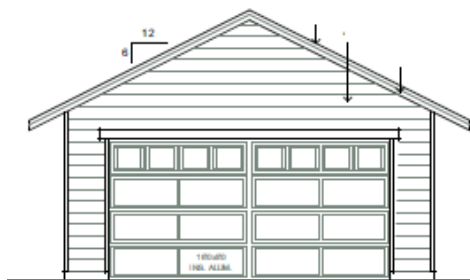
New Garage, 240 E 8960 S



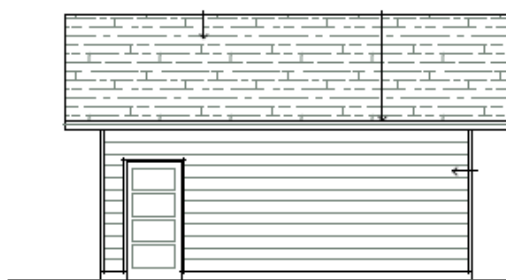
WEST ELEVATION



SOUTH ELEVATION

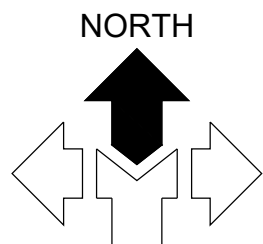


NORTH ELEVATION



EAST ELEVATION

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



SCALE: 1" = 20'



	SUBDIVISION BOUNDARY
	SECTION LINE
	MONUMENT LINE/CENTER
	LOT LINE
	RIGHT OF WAY LINE
	ADJOINING LOT LINE
	EASEMENT LINE
	SUBDIVISION CORNER
	EXISTING FIRE HYDRANT

LOTS ARE LOCATED WITHIN THE HISTORIC SANDY DEVELOPMENT (HSD) OVERLAY ZONE AND ARE SUBJECT TO THE REQUIREMENTS OF THE ZONE.

RECOMMENDATIONS HAVE BEEN PREPARED REGARDING THE DEVELOPMENT OF THIS SUBDIVISION AND DEVELOPMENT ON EACH OF THE LOTS.

1. BUILDING PERMITS/CERTIFICATES OF OCCUPANCY MAY NOT BE ISSUED UNTIL CERTAIN IMPROVEMENTS HAVE BEEN INSTALLED.

2. ALL DRAINWAYS SHALL BE DESIGNED TO DRAIN TO SLOPE TOWARD ANY STRUCTURE.

3. ALL BUILDING SITE AND GRADING PLANS SHALL BE APPROVED BY THE SANDY CITY ENGINEER PRIOR TO ISSUANCE OF A BUILDING PERMIT.

4. CERTAIN MEASURES ARE REQUIRED FOR CEMENT AND SAND DURING CONSTRUCTION ON A LOT.

5. NO TREES SHALL BE PLANTED IN PUBLIC PARK STRIPS LESS THAN 8 FEET WIDE. CENTERLINE OF TREES SHALL BE PLANTED A MINIMUM OF 4 FEET AWAY FROM BACK OF CURBS AND EDGE OF SIDEWALK.

6. ALL LOT EASEMENTS TO THE SANDY CITY PERMIT TO CONSTRUCT THE PLS-COMM SHALL BE PRESENTED TO THE BUILDING DIVISION PRIOR TO ISSUANCE OF A BUILDING PERMIT. CONTACT THE PUBLIC WORKS DEPARTMENT FOR MORE INFORMATION.

7. EACH LOT SHALL BE REQUIRED TO HAVE A STORM WATER OUTLET, EXCEPT FOR THE PORTION OF THE LOT THAT DRAINS TO THE STREET AND TO SUBDIVISION STORM WATER FLOW CONTROL FEATURES SO LONG AS THE DOWNSTREAM STORM WATER SYSTEM CAN ACCOMMODATE THE FLOWS. DURING AND AFTER CONSTRUCTION THIS CAN BE ACCOMPLISHED BY USE OF SWALES, RETENTION BASINS, OR OTHER PLANTING AND EROSION CONTROL MEASURES.

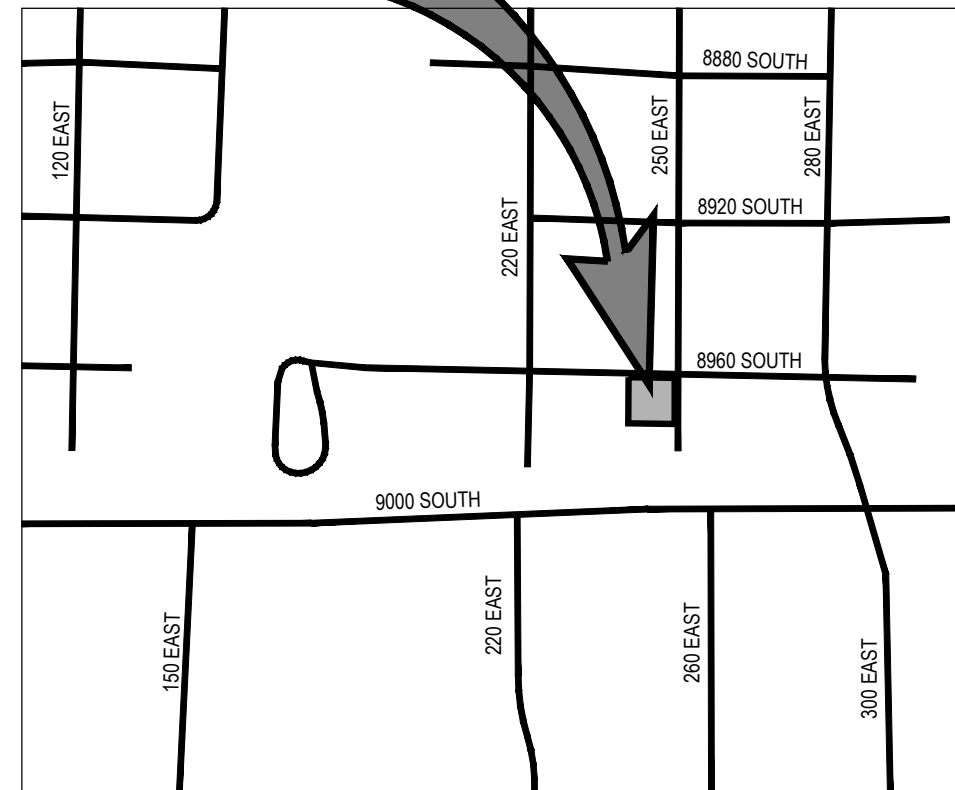
8. ALL PROPERTIES ARE TO BE GRADED SUCH THAT STORM WATER RUNOFF WILL DRAIN AWAY FROM STRUCTURES AND TOWARD PROPERTY BOUNDARIES. HOWEVER, NEW DEVELOPMENT OR EXISTING DEVELOPMENT SHALL BE ALLOWED TO DRAIN TOWARD EXISTING STRUCTURES AND/OR DOWNSTREAM PROPERTIES. STORM WATER RUNOFF SHALL BE ENTIRELY CONTROLLED WITHIN THE LIMIT OF THE PROJECT SITE. PERPETRATING PROPERTY OWNERS MAY BE LIABLE FOR DAMAGES IN CIVIL COURTS DUE TO DAMAGES CAUSED TO ADJACENT PROPERTIES FROM RUNOFF INCLUDING BUT NOT LIMITED TO EROSION, SOIL LOSS, AND NEW DEVELOPMENT OR EXISTING STRUCTURES OR CONCENTRATED FLOWS LEAVING A SITE SHALL HAVE AN EASEMENT AGREEMENT WITH THE AFFECTED PROPERTY OWNERS.

9. THE FIRST RIGHT OF REFUSE TO PURCHASE GRADING RIGHTS ACCOMPANYING THE REPAIR WITHIN THIS DEVELOPMENT.

10. 56" X 24" REBAR WITH SURVEY CAP TO BE PLACED AT ALL LOT CORNERS. CAP SHALL INCLUDE THE BUSINESS NAME OR P.L.S. FOLLOWED BY THE LICENSE NUMBER OF THE SURVEYOR IN CHARGE. CAPS SHALL BE PLACED IN THE TOP OF THE CURBS WHERE APPLICABLE, IN LIEU OF REBAR AND CAP AT FRONT CORNERS.

THE REQUIREMENTS AND CONDITIONS SET FORTH IN NOTES ABOVE ARE DETAILLED IN THE SANDY CITY COMMUNITY DEVELOPMENT AND ENGINEERING FILES (KNOWN AS SUBORDINATED2022.00641) AS SUCH FILES EXIST AS OF THE DATE OF THE RECORDING OF THE PLAT. THE CONDITIONS OF APPROVAL IMPOSED BY THE SANDY CITY PLANNING COMMISSION, THE SANDY CITY STANDARD SPECIFICATIONS FOR MUNICIPAL IMPROVEMENTS, THE STREETS AND PUBLIC IMPROVEMENTS CHAPTERS OF THE REVISED ORDINANCES OF SANDY CITY, THE SANDY CITY BUILDING CODE, AND THE SANDY CITY LAND DEVELOPMENT CODE. REQUIREMENTS MAY BE IMPOSED AS REQUIRED BY THE APPLICABLE SANDY CITY ORDINANCES AT THE TIME OF ADDITIONAL DEVELOPMENT APPLICATIONS AND APPROVALS RELATING TO SUBJECT PROPERTY.

NORTH



VICINITY MAP

SCALE: N.T.S.

SURVEYOR'S CERTIFICATE

I, DAVID B. DRAPER DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD LICENSE NO. 68615959 IN ACCORDANCE WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND SURVEYOR'S ACT, HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENT AS REPRESENTED ON THIS PLAT, AS PRESCRIBED UNDER THE LAWS OF THE STATE OF UTAH. I FURTHER CERTIFY THAT BY THE AUTHORITY OF THE OWNERS, I HAVE MADE A SURVEY OF THE TRACT OF LAND SHOWN ON THIS PLAT AND DESCRIBED HEREON, AND HAVE SUBDIVIDED SAID TRACT INTO LOTS, AND STREETS, TOGETHER WITH EASEMENTS, HEREAFTER TO BE KNOWN AS:

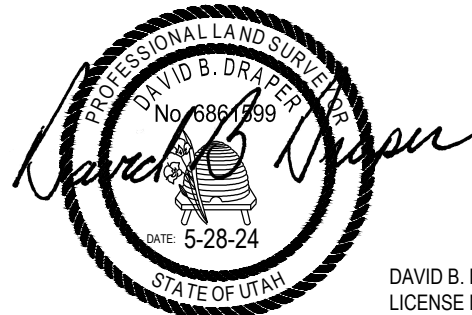
SANDY STATION BLOCK 20 SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT

BOUNDARY DESCRIPTION

ALL OF THAT CERTAIN PARCEL CONVEYED BY PERSONAL REPRESENTATIVE DEED RECORDED JUNE 3, 2021, AS ENTRY NO. 13680921 IN BOOK 11184 AT PAGE 8255, IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER, A PORTION OF LOTS 1, 2, 3, 4 & 5 AND ALL OF LOTS 13, 14, 15 & 16 OF BLOCK 20, SANDY STATION SUBDIVISION, AS RECORDED IN THE OFFICE OF THE SALT LAKE COUNTY RECORDER IN BOOK "C" OF PLATS AT PAGE 110, SAID PARCELS BEING DESCRIBED MORE PARTICULARLY AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER SAID LOT 13, SAID POINT BEING NORTH $89^{\circ}04'45"$ EAST ALONG THE SECTION LINE 213.22 FEET SOUTH 2298.11 FEET ALONG THE NORTHWEST CORNER OF SECTION 6, TOWNSHIP 3 SOUTH RANGE 1 EAST, SALT LAKE BASIN & MERIDIAN, AND RUNNING THENCE SOUTH $89^{\circ}11^{\circ}31"$ EAST ALONG THE NORTH LINE OF SAID BLOCK 20 A DISTANCE OF 100.00 FEET TO THE NORTHEAST CORNER OF SAID LOT 16; THENCE SOUTH $0^{\circ}04'11"$ WEST ALONG THE EAST LINE OF SAID BLOCK 20 A DISTANCE OF 100.00 FEET TO THE WEST LINE OF SAID LOT 13; THENCE WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 13.892, 72 FOOT RADIUS NON TANGENT CURVE TO THE LEFT, THENCE SOUTHWESTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $1^{\circ}32'32"$ ALONG A DISTANCE OF 108.01 FEET, CHORD BEARING SOUTH $89^{\circ}01'32"$ WEST 108.01 FEET; THENCE NORTH $0^{\circ}04'11"$ EAST 35.74 FEET TO A POINT ON THE NORTH LINE OF SAID LOT 13; THENCE NORTH $0^{\circ}04'11"$ EAST ALONG THE NORTH LINE OF SAID LOT 13 A DISTANCE OF 13.892, 72 FOOT RADIUS NON TANGENT CURVE TO THE RIGHT, THENCE SOUTHEASTERLY ALONG THE ARC OF SAID CURVE THROUGH A CENTRAL ANGLE OF $1^{\circ}32'32"$ ALONG A DISTANCE OF 108.00 FEET, CHORD BEARING NORTH $89^{\circ}01'32"$ WEST 108.00 FEET; THENCE SOUTH $0^{\circ}04'11"$ WEST 35.74 FEET TO THE SOUTHWEST CORNER OF SAID LOT 13; THENCE SOUTH $0^{\circ}04'11"$ WEST ALONG THE WEST LINE OF SAID LOT 13 A DISTANCE OF 100.00 FEET TO THE POINT OF BEGINNING.



DAVID B. DRAPER
LICENSE NO. 6861599

OWNER'S DEDICATION

KNOW ALL MEN BY THESE PRESENTS THAT _____ THE UNDERSIGNED OWNERS OF THE THE ABOVE-DESCRIBED TRACT OF LAND
HAVING CAUSED THE SAME TO BE SUBDIVIDED INTO LOTS, TOGETHER WITH EASEMENTS, AND GRANTING A PERPETUAL EASEMENT TO SANDY CITY FOR
BUILDING AND ZONING INSPECTIONS, AND EMERGENCY SERVICES, DELIVERIES AND INSPECTIONS OVER ALL PRIVATE STREETS AS SHOWN ON THIS
PLAT. TO BE HEREAFTER KNOWN AS:

SANDY STATION BLOCK 20 SUBDIVISION

IN WITNESS WHEREBY HAVE HEREUNTO SET THIS DAY OF , A.D. 20

SIGNED: _____
FOR: MILLCREEK PARK LLC

LIMITED LIABILITY ACKNOWLEDGMENT

STATE OF UTAH }
COUNTY OF SALT LAKE } S.S.

ON THE _____ DAY OF _____, A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IN AND FOR SAID COUNTY OF SALT LAKE IN SAID STATE OF UTAH, _____, WHO, AFTER BEING DULY SWORN, ACKNOWLEDGED TO ME THAT HE/SHE IS THE _____ OF _____, A UTAH LIMITED LIABILITY COMPANY, AND THAT HE/SHE SIGNED THE OWNER'S DEDICATION FREELY AND VOLUNTARILY FOR, AND IN BEHALF OF, SAID LIMITED LIABILITY COMPANY FOR THE PURPOSES THEREIN MENTIONED, AND THAT SAID LIMITED LIABILITY COMPANY EXECUTED THE SAME.

MY COMMISSION EXPIRES: _____

NOTARY PUBLIC
RESIDING IN SALT LAKE COUNTY

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

SALT LAKE COUNTY RECORDER

RECORD NO. _____

STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF _____

DATE: _____ TIME: _____ BOOK: _____ PAGE: _____

FEE \$ _____

DEPUTY SALT LAKE COUNTY RECORDER

RECORD OF SURVEY R.O.S. NO. S2023-10-0847 COUNTY SURVEYOR REVIEWERDATE	SANDY CITY PARKS AND RECREATION APPROVED THIS DAY OF , A.D. 20. SANDY CITY PARKS AND RECREATION DIRECTOR	SALT LAKE COUNTY HEALTH DEPARTMENT APPROVED THIS DAY OF , A.D. 20. SALT LAKE COUNTY HEALTH DEPARTMENT	SANDY CITY ENGINEER APPROVED THIS DAY OF , A.D. 20. SANDY CITY ENGINEER
APPROVAL AS TO FORM APPROVED AS TO FORM THIS DAY OF , A.D. 20. SANDY CITY ATTORNEY	PLANNING COMMISSION APPROVED THIS DAY OF , A.D. 20. CHAIRMAN, SANDY CITY PLANNING COMMISSION	SANDY CITY PUBLIC UTILITIES APPROVED THIS DAY OF , A.D. 20. ENGINEERING MANAGER	ROCKY MOUNTAIN POWER APPROVED THIS DAY OF , A.D. 20. ROCKY MOUNTAIN POWER
SANDY SUBURBAN IMPROVEMENT DISTRICT APPROVED THIS DAY OF , A.D. 20. SANDY SUBURBAN IMPROVEMENT DISTRICT	COMCAST APPROVED THIS DAY OF , A.D. 20. COMCAST	DOMINION ENERGY APPROVED THIS DAY OF , A.D. 20. BY MOUNTAIN FUEL SUPPLY CO. DOMINION ENERGY	CENTURYLINK APPROVED THIS DAY OF , A.D. 20. CENTURYLINK

SHEET

OF

1

DEVELOPER/OWNER
RED MOUNTAIN BUILDERS
2003 EAGLE CREST DRIVE
DRAPER, UTAH 84020
(801) 541-2777

PREPARED BY:

 **McNEIL ENGINEERING™**
Economic and Sustainable Designs, Professionals You Know and Trust

8610 South Sandy Parkway, Suite 200 Sandy, Utah 84070 801.255.7700 mcneilengineering.com

Civil Engineering • Consulting & Landscape Architecture
Structural Engineering • Land Surveying & HDS

CITY APPROVAL

PRESENTED TO SANDY CITY MAYOR THIS _____ DAY OF _____, A.D. 20____,
AT WHICH TIME THIS SUBDIVISION WAS APPROVED AND ACCEPTED.

CITY MAYOR ATTEST: CITY RECORDER

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 APPEARANT 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.

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

PROJECT GENERAL NOTES

1. 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.
2. THE CONTRACTOR SHALL BE RESPONSIBLE TO FIELD VERIFY ALL EXISTING CONDITIONS, UTILITIES, MEASUREMENTS, CONNECTIONS, ETC.
3. THE CONTRACTOR SHALL COMPLY WITH ALL NATIONAL, STATE, LOCAL, AND RELATED CODES AND STANDARD CONSTRUCTION PRACTICES.
4. THE CONTRACTOR SHALL BE RESPONSIBLE TO COORDINATE WITH GENERAL ENERGY NOTES AND/OR MODEL ENERGY CODE.
5. THE CONTRACTOR SHALL REPORT ANY DISCREPANCIES IN THE PLANS TO THE ARCHITECT PRIOR TO COMMENCING RELATED WORK.
6. 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.
7. 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.
8. 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.
9. 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.

A) APPROVED STRUCTURAL SHEATHING OF A MINIMUM THICKNESS OF 1/16". COORDINATE WITH SHEAR WALL SCHEDULE.
10. 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.
11. 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.

A) 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.

B) AT ALL INTERCONNECTIONS BETWEEN CONCEALED VERTICAL AND HORIZONTAL SPACES SUCH AS OCCUR AT SOFFITS, DROP CEILINGS, AND CEVE CEILINGS.

C) 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.

D) 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.

E) AT OPENINGS BETWEEN ATTIC SPACES AND CHIMNEY CHASES FOR FACTORY-BUILT CHIMNEYS.

F) 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.

12. CRAWL SPACE ACCESS AND ATTIC ACCESS TO MEET THE FOLLOWING REQUIREMENTS. SEE I.R.C. SECTION R408.3 AND SECTION R807.

A) 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.

B) 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.
13. 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 MATERIALS 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.
14. 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 FNISH 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 R703.3 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 HIEGHT 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 MORTER JOINT. TIE FASTNERS SHALL BE 8d COMMON NAIL (2 1/2 IN. x 0.131 IN.). TIES TO BE EMBEDDED IN MORTOR 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-COMBUSTABLE 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.
15. 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 HORIZINTALLY 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.
16. 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.
17. 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.
18. THE CONTRACTOR SHALL COORDINATE AND INSTALL SOLID BLOCKING FOR THE INSTALLATION OF ALL HANDRAILS, GRABRAILS, FIXTURES, CABINETS, EQUIPMENT, FINISH HARDWARE, ETC. THAT REQUIRE SUCH.

19. 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.
20. 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.
21. 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.
22. PROVIDE CAULKING AT INTERIOR AND EXTERIOR AT ALL JOINTS BETWEEN DISSIMILAR MATERIALS WITH A CONTINUOUS BEAD OF SILICON BASE CAULK.
23. 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 MANUFACTURERS, 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 WIT 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.

24. 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.

GENERAL NOTES

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MARCH 24, 2025

REVISION DATE:

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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 SYSTEMS, AND ALL THE 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 THERMAL 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'-0" (EXCLUDING FLEXIBLE TRANSITION DUCT). THE MAXIMUM LENGTH OF THE DUCT SHALL BE REDUCED BY 2.5 FEET FOR EACH 45 DEGREE BEND AND 5 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 AND 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 TANKS 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 INSTALLATION AS PER INDUSTRY STANDARDS. ALL WATER LINES TO BE TYPE "1" 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 GROUND 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:
2 X 6 STUDS NO. 2 OR BETTER @ 16" O/C. SOLID BLOCKING @ 8'-0" HT.
4. WALL SHEATHING:
1/2" PLYWOOD 32/16 C.D.X. THROUGHOUT OR AS NOTED WITHIN STRUCTURAL DRAWINGS.
5. MOISTURE PROTECTION:
USE POLYETHYLENE CLASS I OR II VAPOR RETARDER OVER INTERIOR STUDS AND ROOF JOISTS AT EXTERIOR WALLS AND WHERE CEILING FINISH IS APPLIED DIRECTLY OVER ROOF JOISTS. (SEE #25 - "VAPOR RETARDER") USE TYVEK HOUSE WRAP ON EXTERIOR WALLS AND WHERE CEILING FINISH IS AIR BARRIER UNDER WOOD SIDING WHERE SHOWN.
6. FOUNDATION WATERPROOFING:
ASPHALT EMULSION WATERPROOFING ON PERIMETER FOUNDATION WHERE CONC. IS BELOW GRADE. USE "TUF-N-DRY" (OR EQUAL) FOUNDATION WALL DRAINAGE MATT ON ALL FOUNDATION WALLS WHERE LIVING AREA IS BELOW GRADE. USE ALSO, 6" DIA. PERFORATED DRAIN IN THESE AREAS. RUN TO DAY LIGHT.
7. EXTERIOR WALL FINISHES:
A. SIDING:
STAIN-GRADE WOOD SIDING
- 'HARDI' BOARD SIDING - PAINTED
- CULTURED STONE VENEER
- STUCCO PER ES REPORT
- B. FASCIA / SOFFIT:
FASCIA: ANODIZED ALUMINUM
SOFFIT: ALUMINUM VENTED
- C. WINDOW, DOOR, CORNER AND MISC. TRIM:
2x 'HARDI' BOARD TRIM or STUCCO
- D. TIMBER MATERIALS:
DOUGLAS FIR #2 OR BETTER - FREE OF HEART CENTER
8. FLOOR FRAMING:
JOISTS, SIZES AS CALLED FOR ON FRAMING PLANS. CONNECTION DETAILS AS PER STRUCTURAL DRAWINGS & NOTES.
9. SUB-FLOORING:
FLOOR CONSTRUCTION AS NOTED WITHIN STRUCTURAL DRAWINGS.
10. PARTITION FRAMING:
DOUGLAS FIR NO. 2 OR BETTER 2x4 OR 2x6 AT 16" O.C. CROSS BLOCKED ABOVE 8'-0" IN HEIGHT.
11. ROOF FRAMING:
AS PER STRUCTURAL DRAWINGS
12. ROOF SHEATHING:
SEE GENERAL STRUCTURAL NOTES FOR ROOF SHEATHING AND NAILING REQUIREMENTS.
13. ROOFING:
ARCHITECTURAL ASPHALT SHINGLES
- PROVIDE ROOFING SAMPLES TO OWNER FOR APPROVAL.

14. GYPSUM BOARD:
1/2" GYPSUM BOARD (WHERE APPLICABLE) TYPICAL FOR ALL WALLS FINISHES - TEXTURING AS PER OWNERS' REQUIREMENTS. USE WATERPROOF GYPSUM BOARD IN RESTROOMS TO A MINIMUM OF 48" A.F.F.. INSTALL 5/8" IN GARAGE AS PER FLOOR PLANS.
15. DECORATING:
A. INTERIOR WALLS
T&G WOOD - VARIING SPECIES
GYPSUM BOARD - PAINTED
- FINISH FOR DRYWALL AREAS ARE ONE COAT P.V.A. PRIMER AND TWO COATS SEMI-GLOSS PAINT.
- B. INTERIOR DOORS, BASE AND CASING:
MASONITE - PAINTED (CHOSEN BY OWNER)
- C. CEILINGS
T&G WOOD CEILING OR 1/2" GYP. BD. - PAINTED
16. WINDOWS:
INSULATED VINYL WINDOWS - OPERATION AS PER EXTERIOR ELEVATIONS. ALL GLAZING SHALL BE 3/4" INSULATING GLASS - LOW-E UNLESS OTHERWISE NOTED. GLAZING SHALL BE TEMPERED AS INDICATED ON FLOOR PLANS. (MAX. U-VALUE: 0.28)
17. SLIDING GLASS DOORS:
INSULATED VINYL DOORS - OPERATION AS PER FLOOR PLANS. ALL GLAZING SHALL BE 3/4" INSULATING GLASS - LOW-E UNLESS OTHERWISE NOTED. (MAX. U-VALUE: 0.28)
18. SOLID EXTERIOR DOORS:
INSULATED METAL DOORS - PAINTED (MAX. U-VALUE: 0.188)
19. PLUMBING:
PLUMBING INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC & 2021 IPC. NO PLUMBING SUPPLIES OR WASTE LINES SHALL BE RUN IN EXTERIOR WALLS. REFER TO FLOOR PLANS FOR FIXTURE LOCATIONS, FIXTURES SELECTED BY OWNER.
20. APPLIANCES:
BY OWNER
21. FLOOR COVERINGS:
REFER TO FLOOR PLANS AND AS SPECIFIED BY OWNER.
22. MECHANICAL:
ALL MECHANICAL INSTALLATIONS SHALL COMPLY WITH THE 2021 IRC & 2021 IMC. FORCED AIR (FURNACE EFFICIENCY 90 AFUE / A/C RATING 13 SEER) - DESIGN / BUILT BY MECHANICAL SUBCONTRACTOR.
23. ELECTRICAL:
INSTALL NEW OUTLETS, SWITCHES AND LIGHTING AS SHOWN ON PLANS IN ACCORDANCE WITH 2021 IRC & 2021 NEC. ELECTRICAL FIXTURES SHALL BE CHOSEN BY OWNER.
24. INSULATION:
A. CEILING / JOIST CAVITIES
R-49 MIN. BATT INSULATION OR BLOWN 'BIBBED' INSULATION
- B. EXTERIOR WALLS:
R-20 MIN. BATT INSULATION OR BLOWN 'BIBBED' INSULATION.
- C. INTERIOR WALLS:
R-15 BATT FOR 2x4 WALLS AND R-20 BATT FOR ALL 2x6 WALLS - TYPICAL FOR ALL BATHROOM AND BEDROOM WALLS.
- D. FRAMED WALLS AGAINST CONCRETE FOUNDATION WALLS:
R-15 MIN. BATT INSULATION OR BLOWN 'BIBBED' INSULATION.
25. VAPOR RETARDER:
A. 4 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED ON UNDERSIDE OF ALL ROOF TRUSSES AND JOISTS.
- B. 4 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED ON INTERIOR SIDE OF STUDS FOR ALL EXTERIOR WALLS.
- C. 6 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED ON THE UNDERSIDE OF ALL FLOOR JOISTS WHEN ABOVE A CRAWL SPACE.
- D. 6 MIL POLYETHYLENE CLASS I OR II VAPOR RETARDER INSTALLED BENEATH ALL ON-GRADE SLABS WHEN LIVABLE SPACES ARE ABOVE.
26. FIRE SPRINKLERS:
NO
27. SPECIAL INSPECTIONS:
AS REQUIRED BY SANDY CITY BUILDING AUTHORITY, UTAH.

ABBREVIATIONS

A/C	AIR CONDITIONING	EA.	EACH	JB.	JAMB	H.B.	HOSE-BIB	REINF.	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	MANFR	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	GA.	GALVANIZED IRON	O.D.	OUTSIDE DIAMETER	MANFR	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
CLG.	CEILING	G.I.	GALVANIZED IRON	PNT.	PAINT	N.I.C.	NOT IN CONTRACT	SYS.	SYSTEM
COL.	COLUMN	PAINTD.	PAINTED	FTDN.	FOUNDATION	N.T.S.	NOT TO SCALE	T&B	TOP AND BOTTOM
COMP.	COMPACTED/COMPOSITE	NO.	NUMBER	FIN.	FINISH	NO.	NUMBER	T&G	TONGUE AND GROOVE
CONC.	CONCRETE	FLR.	FLOOR	FLR.	FLOOR	O.C.	ON CENTER	T.O.	TOP OF
CONST.	CONSTRUCTION	G.L.B.	GYPSUM BOARD	F.R.	FIRE RATED	O.D.	OUTSIDE DIAMETER	T.O.F.	TOP OF FOOTING
CONTR.	CONTRACTOR	H.B.	HOSE-BIB	FTG.	FOOTING	OF.D.	OVERFLOW DRAIN	T.O.W.	TOP OF WALL
CONT.	CONTINUOUS	G.	HEAD	GAS	PLYWD.	PLYWD.	PLYWOOD	TYP.	TYPICAL
D.F.	DRINKING FOUNTAIN	HD.	HEAD	G.I.	GALVANIZED IRON	PNT.	PAINT	T.S.	STEEL TUBE COLUMN
DIA.	DIAMETER	HM.	HOLLOW METAL	GA.	GUAGE	PNTD.	PAINTED	U.N.O.	UNLESS NOTED OTHERWISE
DIM.	DIMENSION	HOR.	HORIZONTAL	GALV.	GALVANIZED	FR.	PAIR	VERT.	VERTICAL
DN.	DOWN	I.D.	INSIDE DIAMETER	GRD.	GRADE	R.D.	ROUGH DRAIN	W.	WATER
DWG.	DRAWING	INT.	INTERIOR	GYPBD.	GYPSUM BOARD	REG.	REGULAR	WD.	WOOD
DTL.	DETAIL	IRRIG.	IRRIGATION	G.L.B.	GLU-LAM BEAM	R.S.	ROUGH-SAWN	WI.	WITH
		INSUL.	INSULATION			RAD.	RADIUS	WP.	WATERPROOF
								W.R.	WATER RESISTANT
								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:

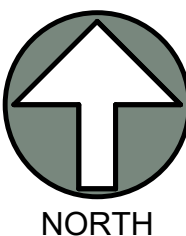
MARCH 24, 2025

REVISION DATE:

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

A0.2

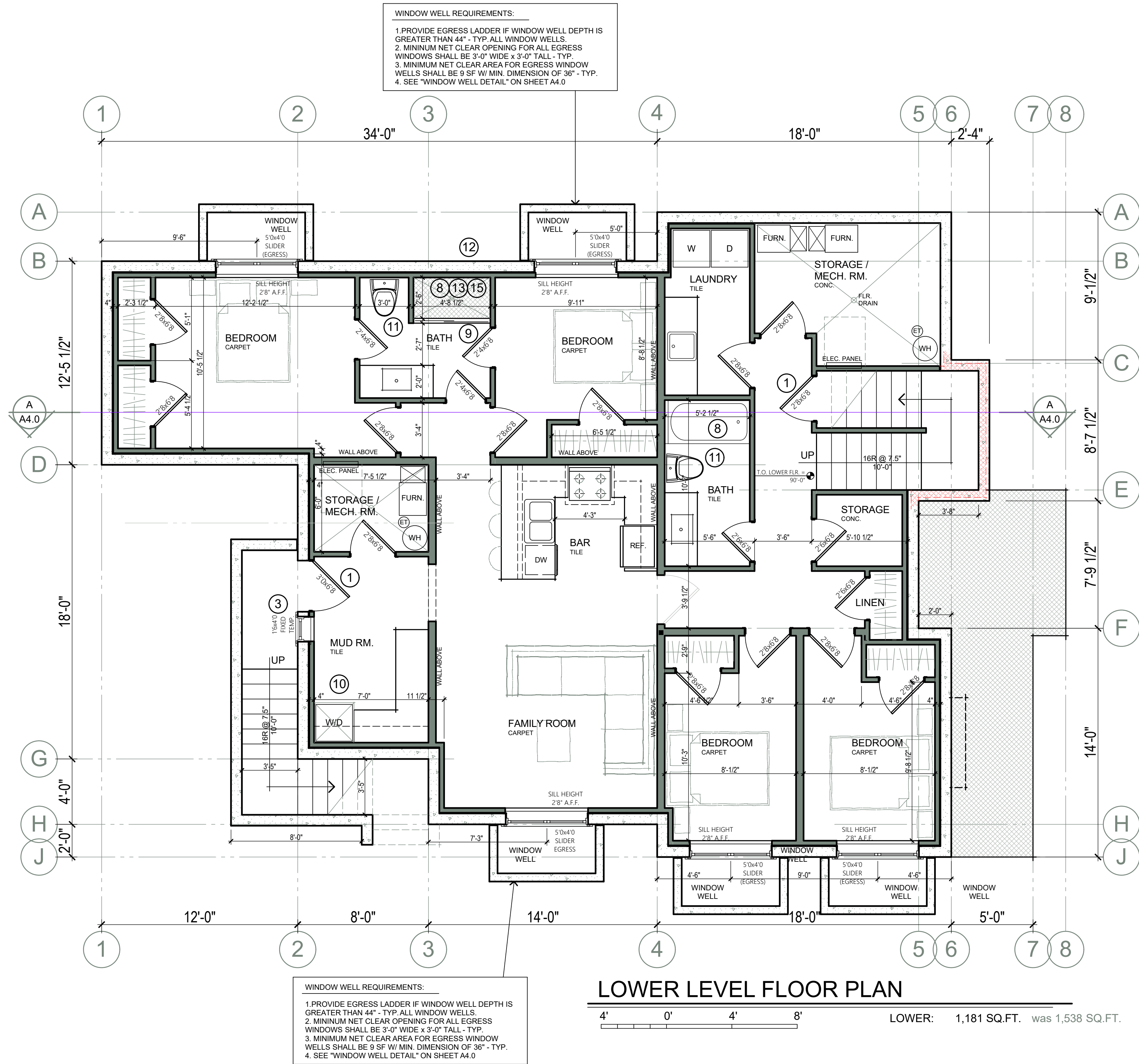
MECHANICAL NOTES, OUTLINE SPEC, ABBREVIATIONS



A horizontal bar divided into three equal segments of 8 feet each. The segments are labeled 0', 8', 16', and 24' at the top.

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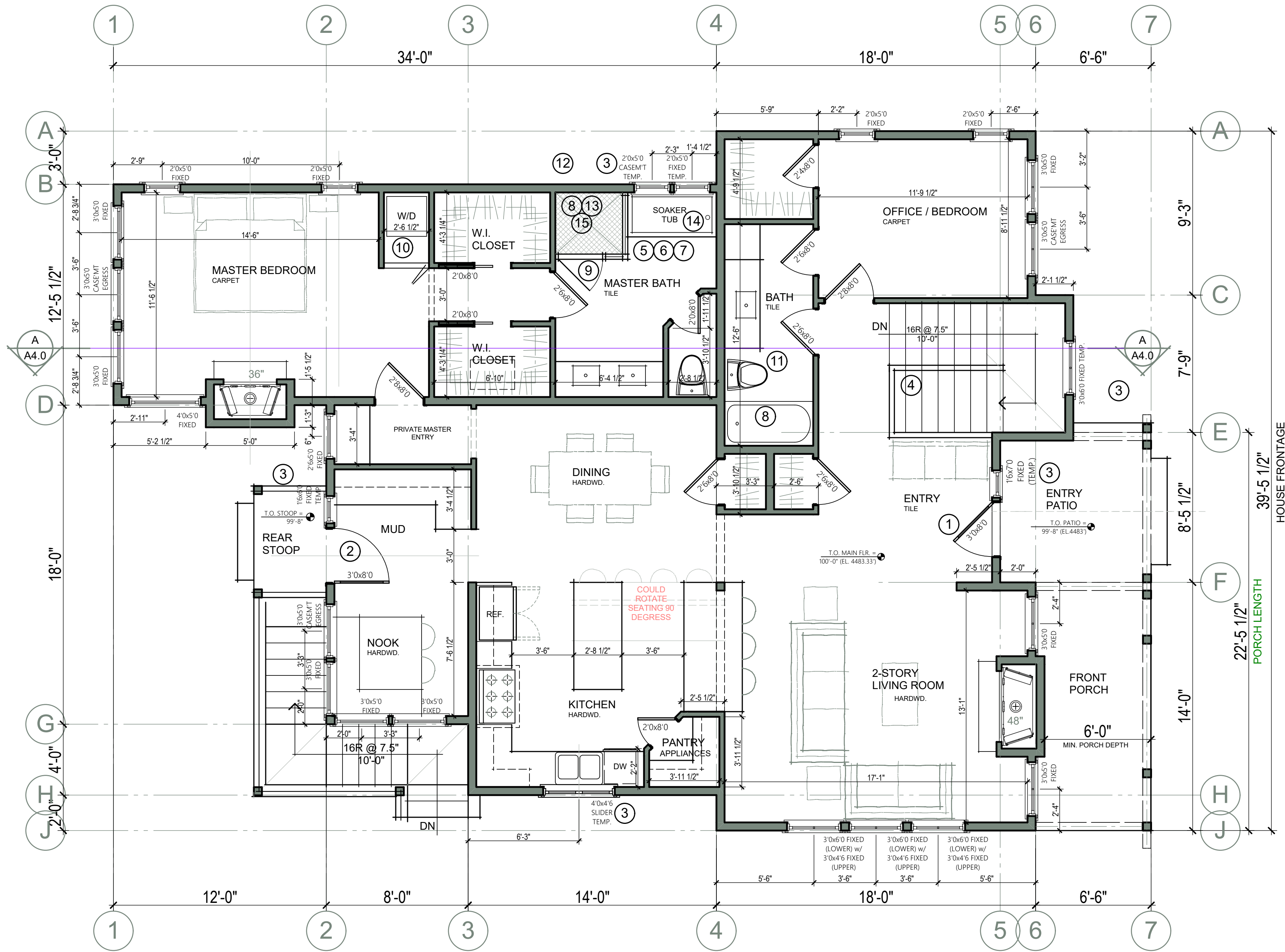
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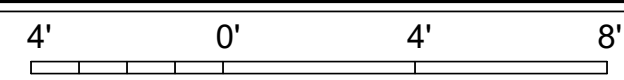
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1. WRITTEN DIMENSIONS SHALL TAKE PRECEDENT OVER SCALED DIMENSIONS.
 2. REFER TO SHEET A0.1 FOR PROJECT GENERAL NOTES AND NOTES PERTAINING TO: DECAY RESISTANT LUMBER, STUDS ON STEEL WORK, FIRE BLOCKING, ACCESS (Crawl Space & Attic), VENTILATION, MASONRY 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 REQD 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.

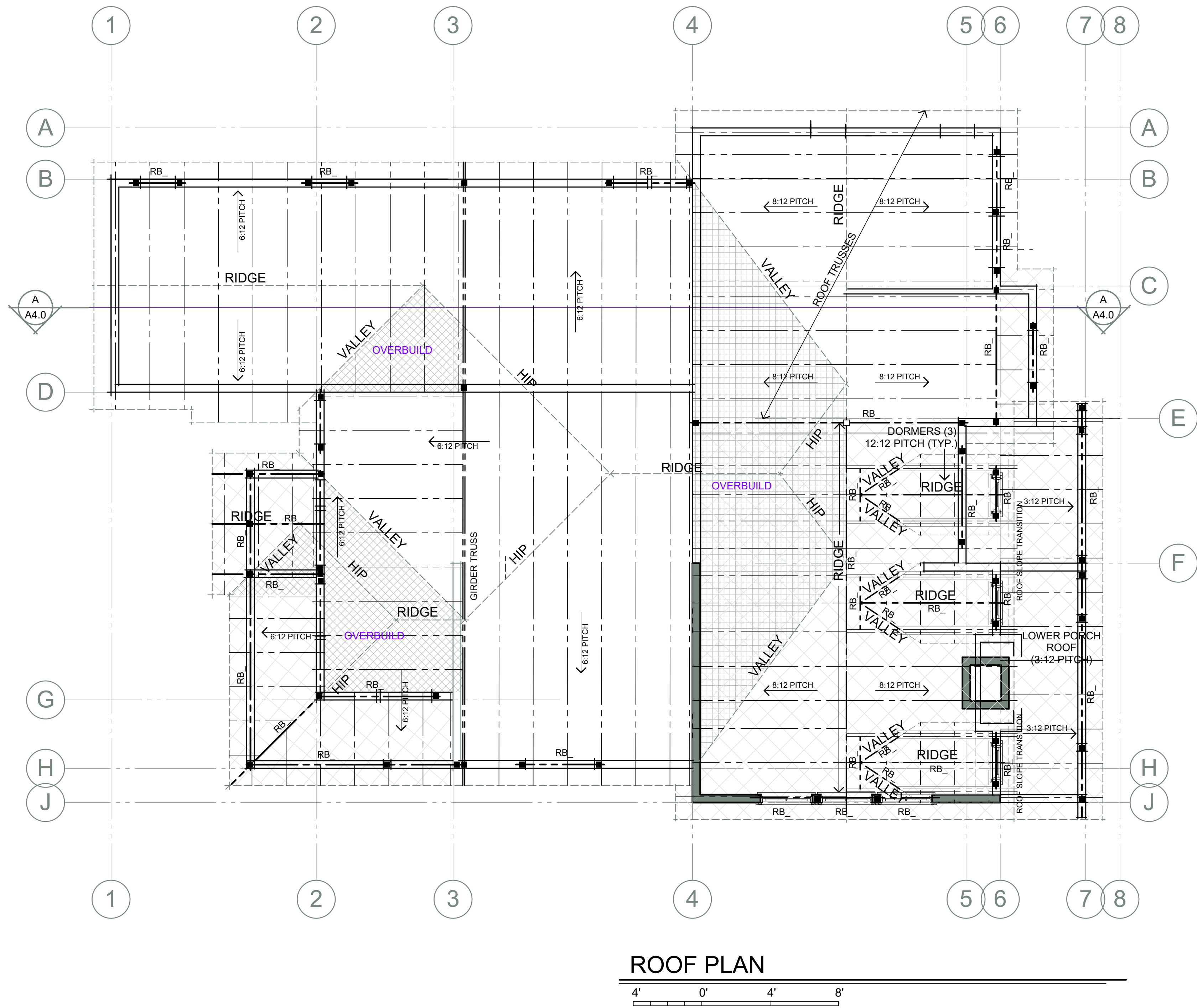
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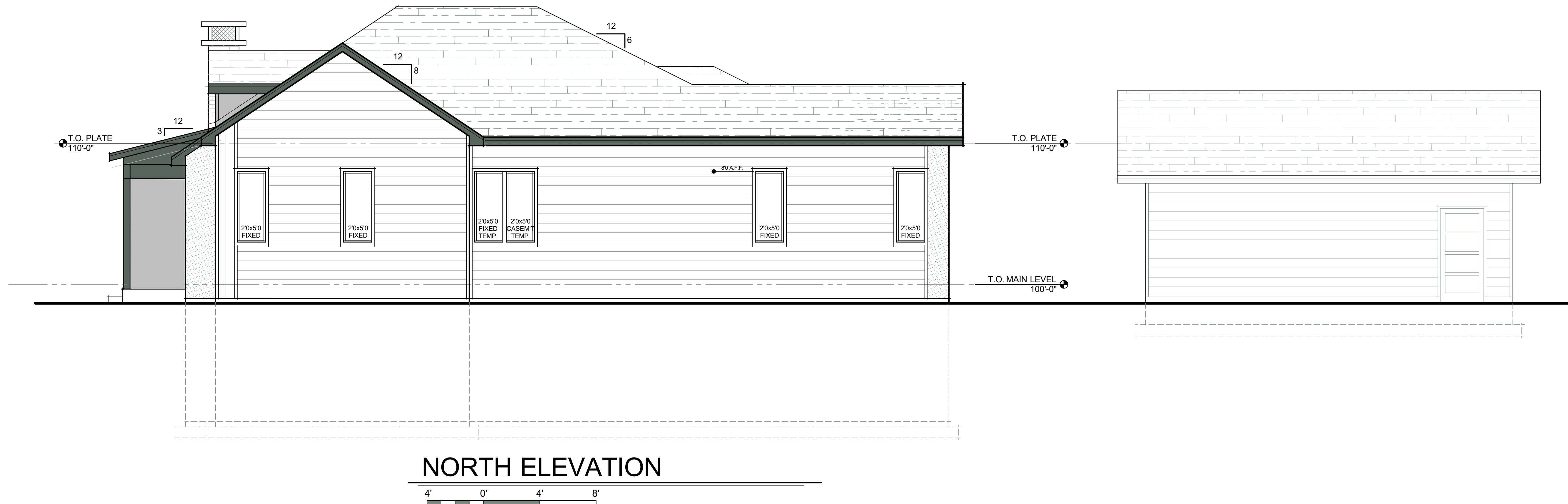
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4. RAILING SYSTEM, NO OPENING TO ALLOW A 4" SPHERE TO PASS.
5. HOT TUB AND SPA INSTALLATIONS SHALL COMPLY WITH CHAPTER 42 IRC & NEC 680.
6. ALL SOAKER OR JETTED TUBS SHALL BE PROVIDED WITH A TEMPERATURE REDUCING OR MIXING VALVE THAT LIMITS WATER TEMPERATURE 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.



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

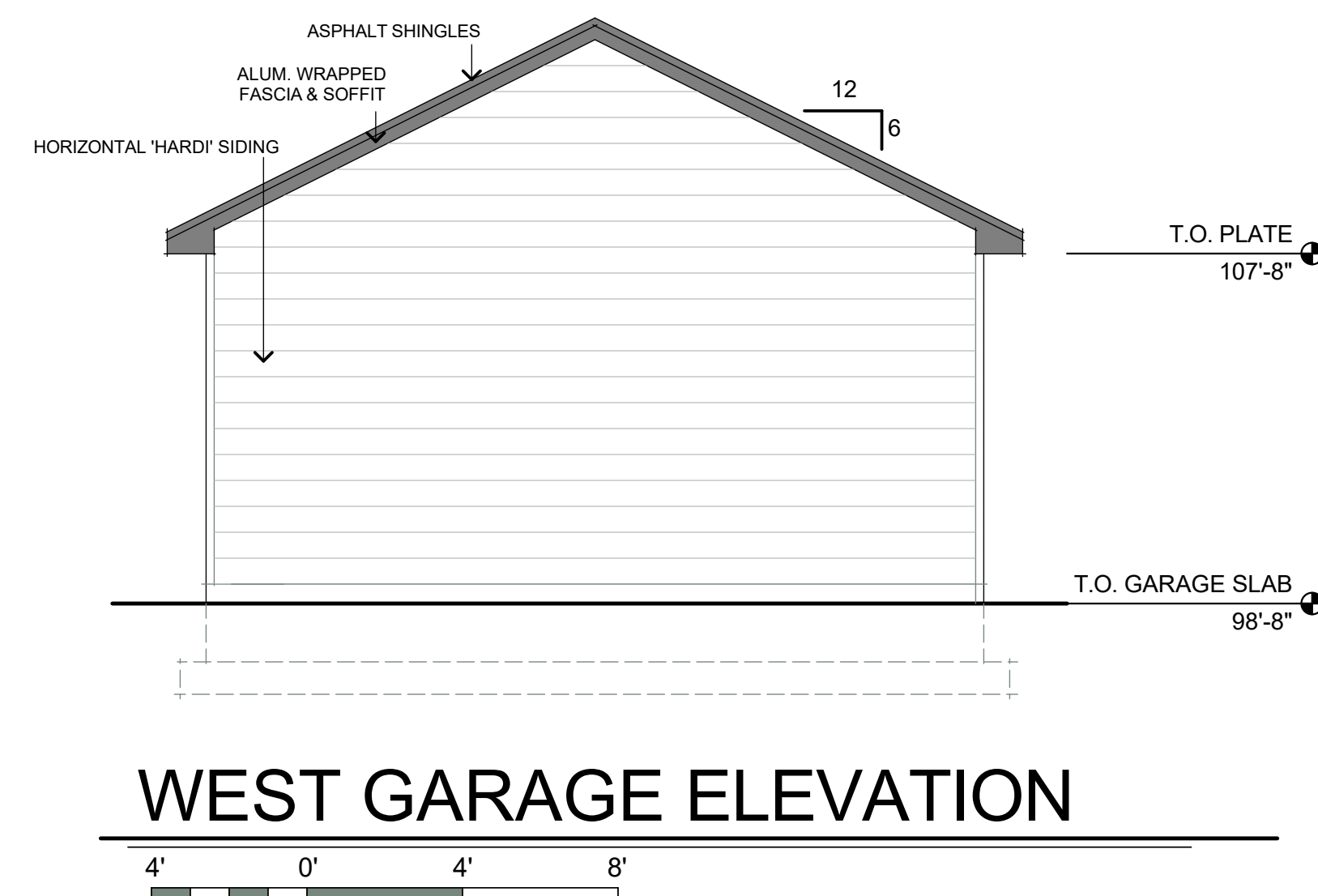
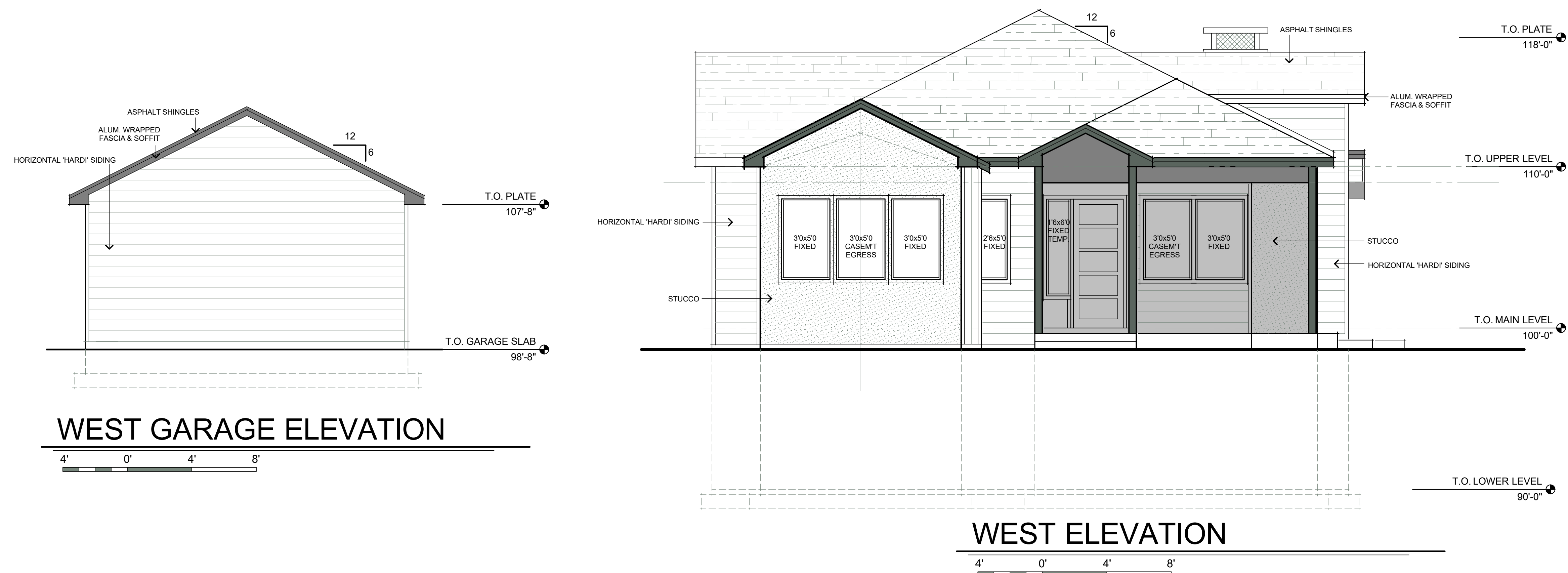


NORTH ELEVATION



EAST ELEVATION





RED MOUNTAIN BUILDERS
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250 EAST 8982 SOUTH
SANDY, UTAH 84070**

A3.1



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 THE 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 THEN 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.

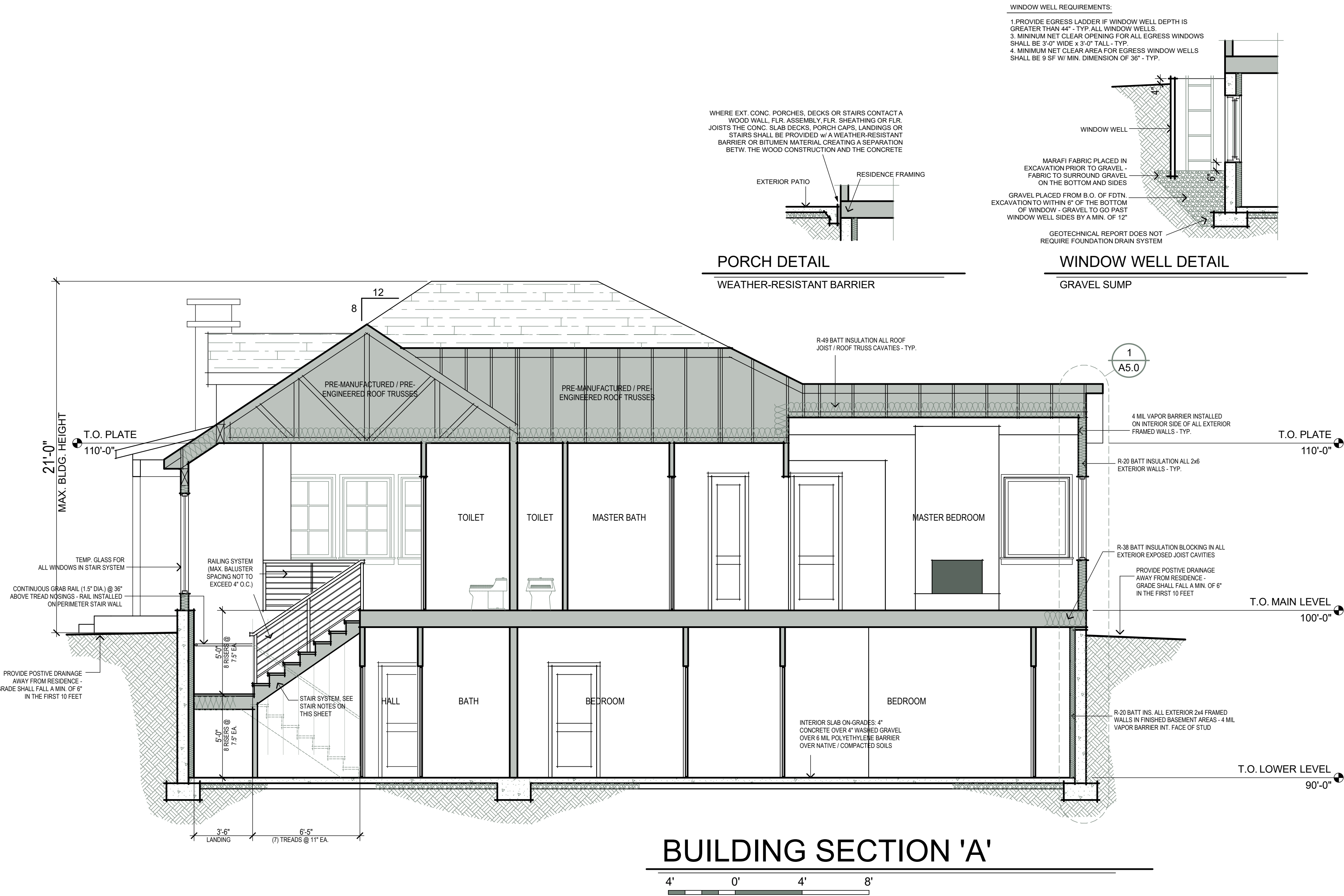
(A) **HEIGHT.** HANDRAIL HEIGHT, MEASURED VERTICALLY FROM THE SLOPED PLANE ADJOINING THE TREAD NOSING, OR FINISH SURFACE OF RAMP SLOPE, SHALL BE NOT LESS THAN 34 INCHES AND NOT MORE THAN 38 INCHES.

(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 THEN 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.



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A4.0

ROOF RIDGE DETAIL
(STICK-FRAME ROOF)

0' 1' 2' 3'

7

ROOF RIDGE DETAIL (SELECTED BY OWNER)

BIBBS BLOWN IN INSULATION (MIN. R VALUE 48)

ROOFING SYSTEM OVER ICE & WATER SHIELD OVER ROOF SHEATHING

HANGERS, SEE STR. DRWG'S

CERTAINTED "SMART MEMBRANE" ON INTERIOR SIDE OF JOISTS - TAPE VAPOR BARRIER TIGHT TO ALL PENETRATIONS INCLUDING LIGHT FIXTURES & OUTLETS - TYP.

VAPOR BARRIER SHALL HAVE A TRANSMISSION RATE NOT TO EXCEED 1 PERM

ROOF RIDGE DETAIL
(ROOF TRUSSES)

0' 1' 2' 3'

6

VAPOR BARRIER SHALL HAVE A TRANSMISSION RATE NOT TO EXCEED 1 PERM

OWENS CORNING "VENT-SURE" CONTINUOUS RIDGE VENT OR APPROVED EQUAL

ROOF SHEATHING HELD BACK FROM ROOF RIDGE AS PER CONTINUOUS ROOF VENT MANUFACTURER RECOMMENDATIONS

ROOF NAILING, SEE G.S.N. & PLAN, MIN. 8d @ 6" O.C.

2x6 BLOCKING

ROOFING SYSTEM (SEE ARCH. DRWG'S) OVER ICE & WATER SHIELD OVER ROOF SHEATHING

ROOF TRUSSES

UNVENTED ATTIC AREAS: SPRAY (AIR-IMPERMEABLE INSULATION) DIRECTLY TO BOTTOM OF SHEATHING IN UNVENTED ATTIC AREAS (MIN. R VALUE 48)

EAVE DETAIL

0' 1' 2' 3'

5

VAPOR BARRIER SHALL HAVE A TRANSMISSION RATE NOT TO EXCEED 1 PERM

UNVENTED JOIST AREAS: BIBBS BLOWN IN INSULATION (MIN. R VALUE 48)

UNVENTED ATTIC AREAS: SEE DETAIL 7/AS.0

SOLID BLOCKING @ ALL BEARING POINTS

CERTAINTED "SMART MEMBRANE" ON B.O. ALL ROOF JOISTS - TAPE VAPOR BARRIER TIGHT TO ALL PENETRATIONS INCLUDING LIGHT FIXTURES & OUTLETS - TYP.

ROOF TRUSSES MUST HAVE A BUILT-IN HEAL HEIGHT TO MATCH HEIGHT OF ROOF JOIST (REFER TO STR. DRWG'S) USED FOR STICK FRAMED ROOF SECTIONS - TYP.

SIMPSON HOLDDOWNS (PER STR. DRWG'S) @ EA. TRUSS TO WALL PLATE CONNECTION

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 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 SECTION

1' 0' 2'

2

R-49 BATT INSULATION IN ALL ROOF JOIST CAVITIES

ROOFING SYSTEM: ARCHITECTURAL ASPHALT SHINGLES - REFER TO ROOF PLAN FOR ADDITIONAL NOTES

DOG EAR TOP (2) CORNERS OF BLOCKING or DRILL (4) 2" DIA. @ 6" IN TOP 1/4 OF BLOCKING TO ALLOW FOR VENTILATION

ROOF TRUSSES, SEE ROOF FRAMING PLAN

ROOF TRUSSES MUST HAVE A BUILT-IN HEAL HEIGHT OF 12" - TYP.

ALUM. WRAPPED FASCIA W/ ALUMINUM DRIP EDGE - TYP.

TRUSS TO WALL PLATE CONNECTION PER STR. DRWG'S

1/2" GYP. BD. ON WALLS AND CEILING OF GARAGE

2x6 STUDS @ 16" O.C.

EXT. SHEATHING, SEE STRUCTURAL NOTES

ALUMINUM DRIP EDGE @ BOTTOM OF SIDING (REFER TO NOTE #23 ON SHEET A0.1 FOR ALL FLASHING LOCATIONS)

TREATED 2x PLATE @ TOP OF FDTN. WALLS W/ ANCHORS BOLTS PER STR. DRWG'S

T.O. GARAGE SLAB EL. 98'-8"

GARAGE CONCRETE SLAB ON-GRADE: 4" CONCRETE OVER 4" CRUSHED GRAVEL OVER COMPACTED SOILS

WALL SECTION

1' 0' 2'

1

TRUSS TO WALL PLATE CONNECTION PER STR. DRWG'S

ROOF TRUSSES

R-49 BATT INSULATION IN ALL ROOF CAVITIES

INTERIOR WALL FINISH: 1/2" GYP. BD. OVER 4 MIL VAPOR BARRIER

HEADER, REFER TO STRUCTURAL DRAWINGS

ROOFING SYSTEM: 30 YEAR ARCHITECTURAL ASPHALT SHINGLES (CLASS 'A') OVER ICE & WATER SHIELD - REFER TO ROOF PLAN FOR ADDITIONAL NOTES

ALUM. DRIP EDGE & FASCIA

ROOF TRUSSES MUST HAVE A BUILT-IN HEAL HEIGHT OF 12" - TYP.

VENTED ALUM. SOFFIT

T.O. PLATE EL. 110'-0"

VINYL WINDOWS SYSTEMS - TYP.

TYP. EXT. WALL 2x6 STUDS @ 16" O.C.

FIBER CEMENT SIDING (INSTALL AS PER NOTE #24 ON SHEET A0.1) OVER CONTINUOUS "TYVEK" BUILDING WRAP OVER EXTERIOR SHEATHING - TYP. FOR EXTERIOR FINISH

T.O. 1st FLOOR EL. 100'-0"

ALUMINUM DRIP EDGE @ BOTTOM OF SIDING (REFER TO NOTE #23 ON SHEET A0.1 FOR ALL FLASHING LOCATIONS)

PROVIDE POSITIVE DRAINAGE AWAY FROM RESIDENCE - GRADE SHALL FALL A MIN. OF 6" IN THE FIRST 10 FEET

FOUNDATION WATERPROOFING DOWN FDTN. WALL AND OVER FTG. ON ALL FOUNDATION WALLS, PRIOR TO BACKFILLING - TYP.

6" DIA. PERFORATED FOUNDATION DRAIN PIPE - PIPE WRAPPED IN SILT SOCK - ENCASE PIPE IN 2'-0" x 2'-0" WASHED GRAVEL - WRAP GRAVEL IN MARAFI FABRIC

T.O. SLAB EL. 90'-0"

FRAMING INTERIOR OF FOUNDATION WALLS WITH 2x4 STUDS @ 16" O.C. - INSULATE WALL W/ R-15 BATT INSULATION - 4 MIL VAPOR BARRIER PLACED ON INTERIOR SIDE OF FRAME WALL PRIOR TO DRYWALL

R-39 BATT INSULATION BLOCKING IN ALL EXTERIOR EXPOSED FLOOR CAVITIES

9'-0"

CONC. FDTN. WALL, REFER TO SHEET S2.0 FOR THICKNESS AND REINFORCING

INTERIOR CONCRETE SLAB ON-GRADES: 4" CONCRETE OVER 4" CRUSHED GRAVEL OVER COMPACTED SOILS

6 MIL VAPOR BARRIER PLACED BETW. GRAVEL AND CONC. FOR ALL ON-GRADE CONCRETE SLABS WHERE LIVABLE SPACE ABOVE EXISTS

FOUNDATION SYSTEM, REINFORCING AS PER SCHEDULES - SEE STR. DRWG'S

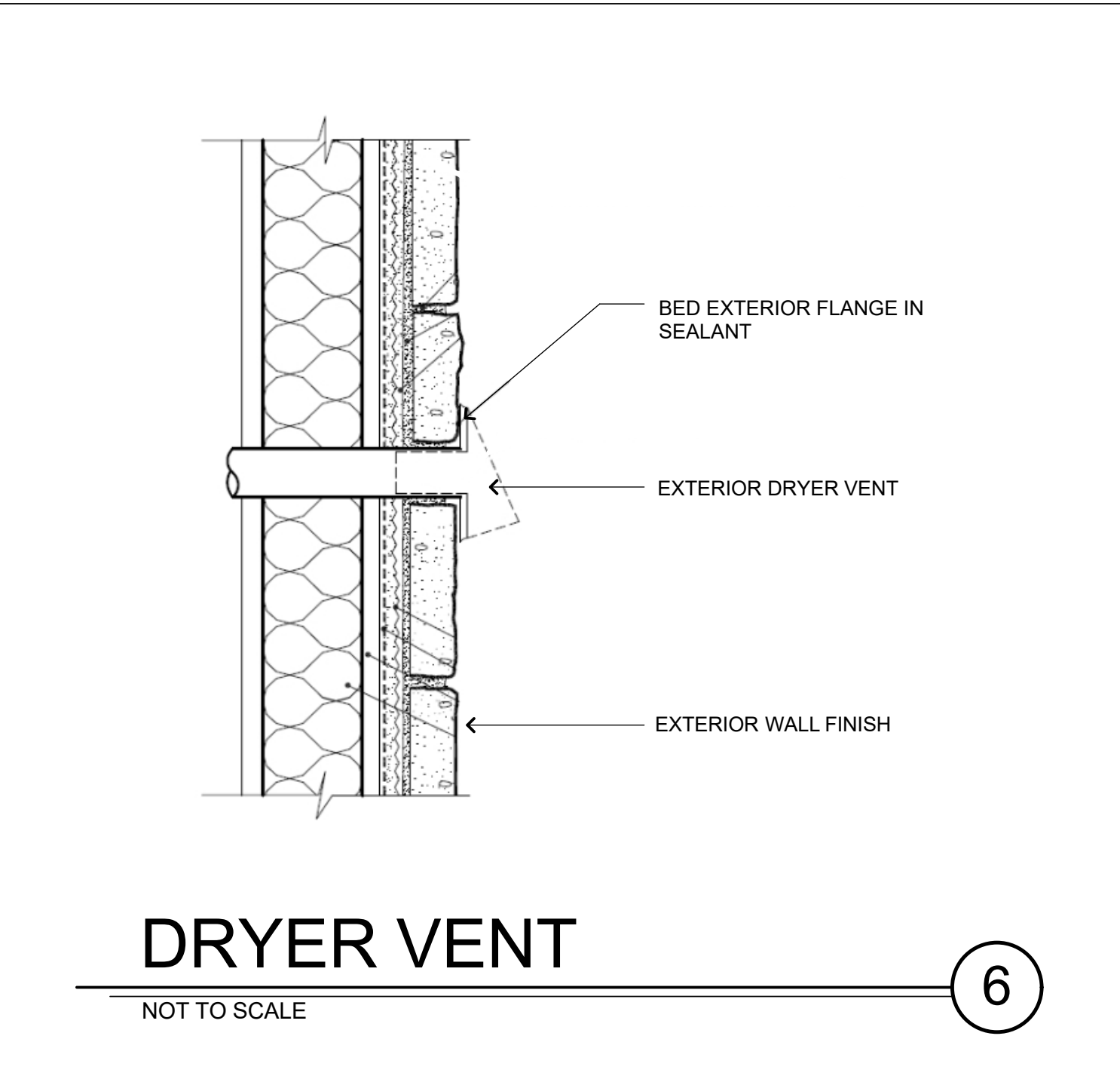
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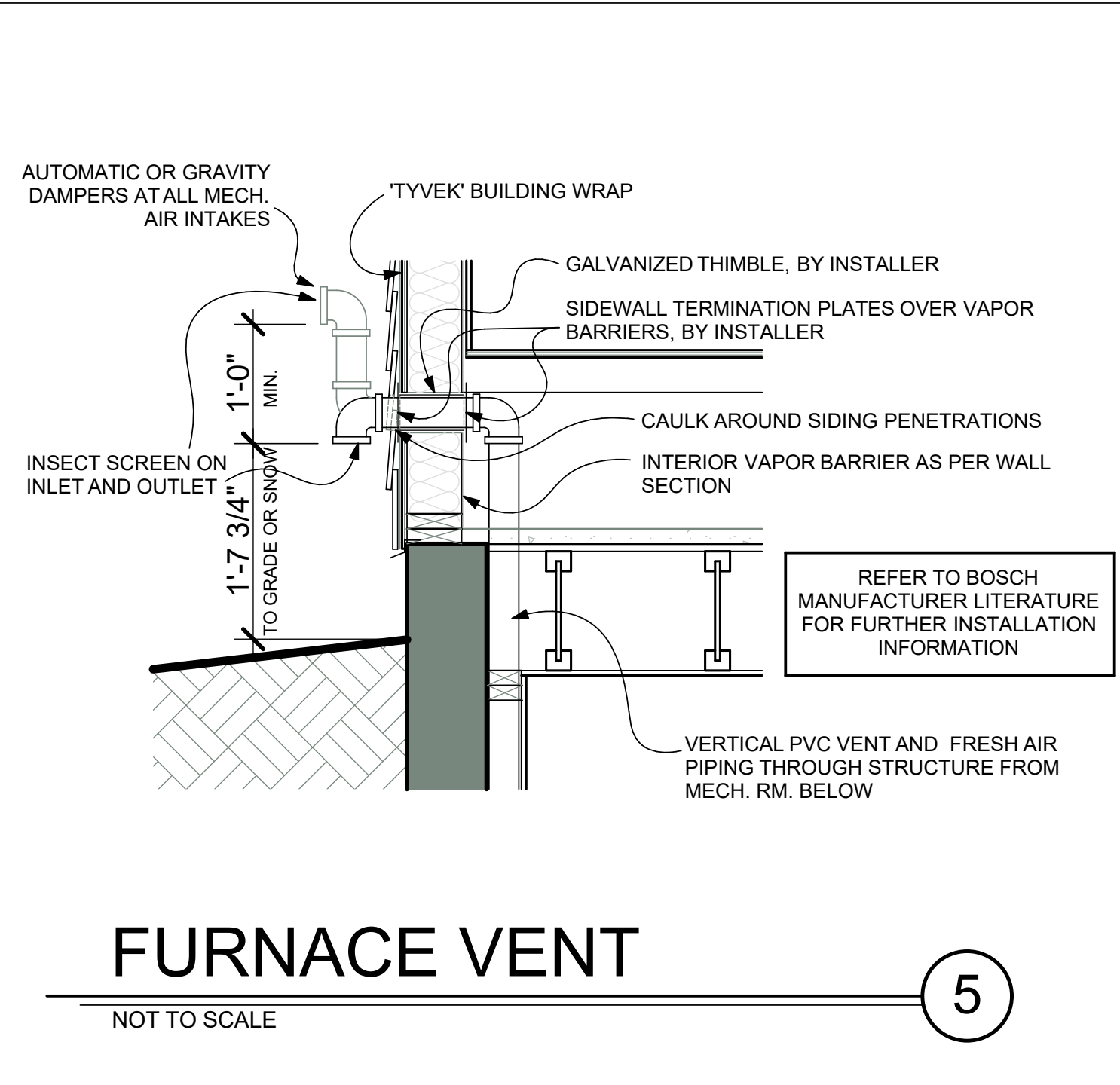
A5.0



DRYER VENT

NOT TO SCALE

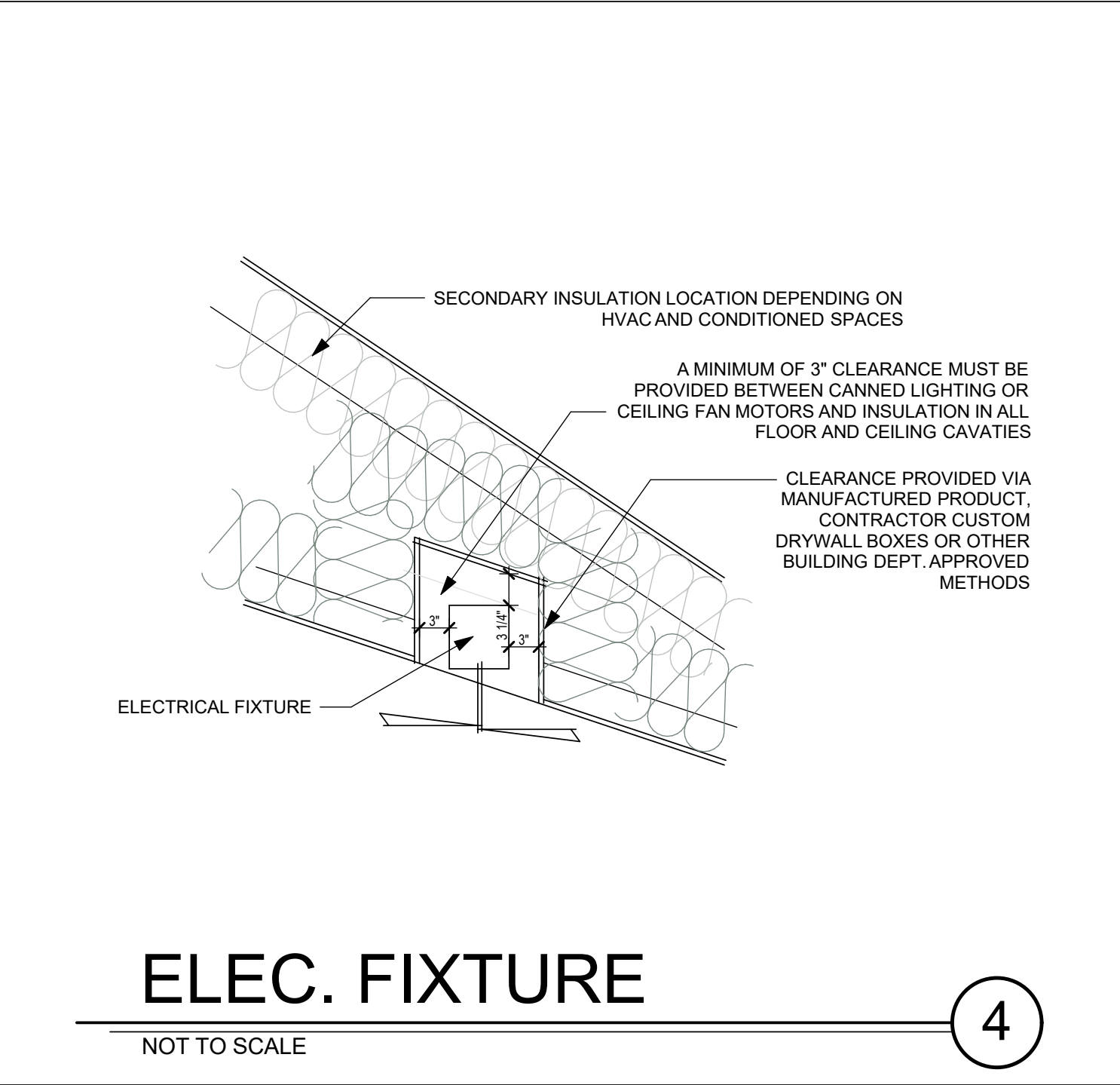
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FURNACE VENT

NOT TO SCALE

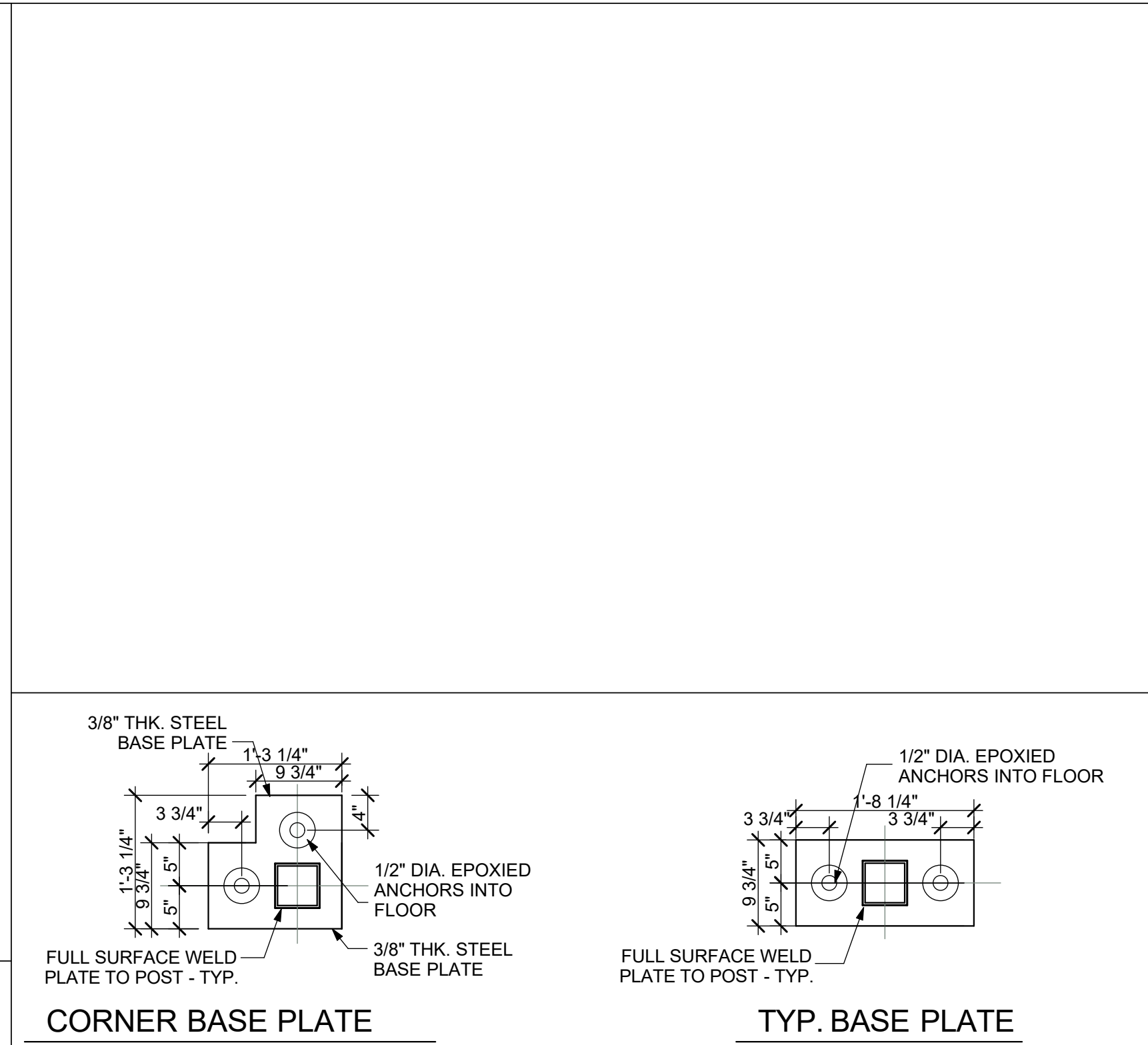
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ELEC. FIXTURE

NOT TO SCALE

4

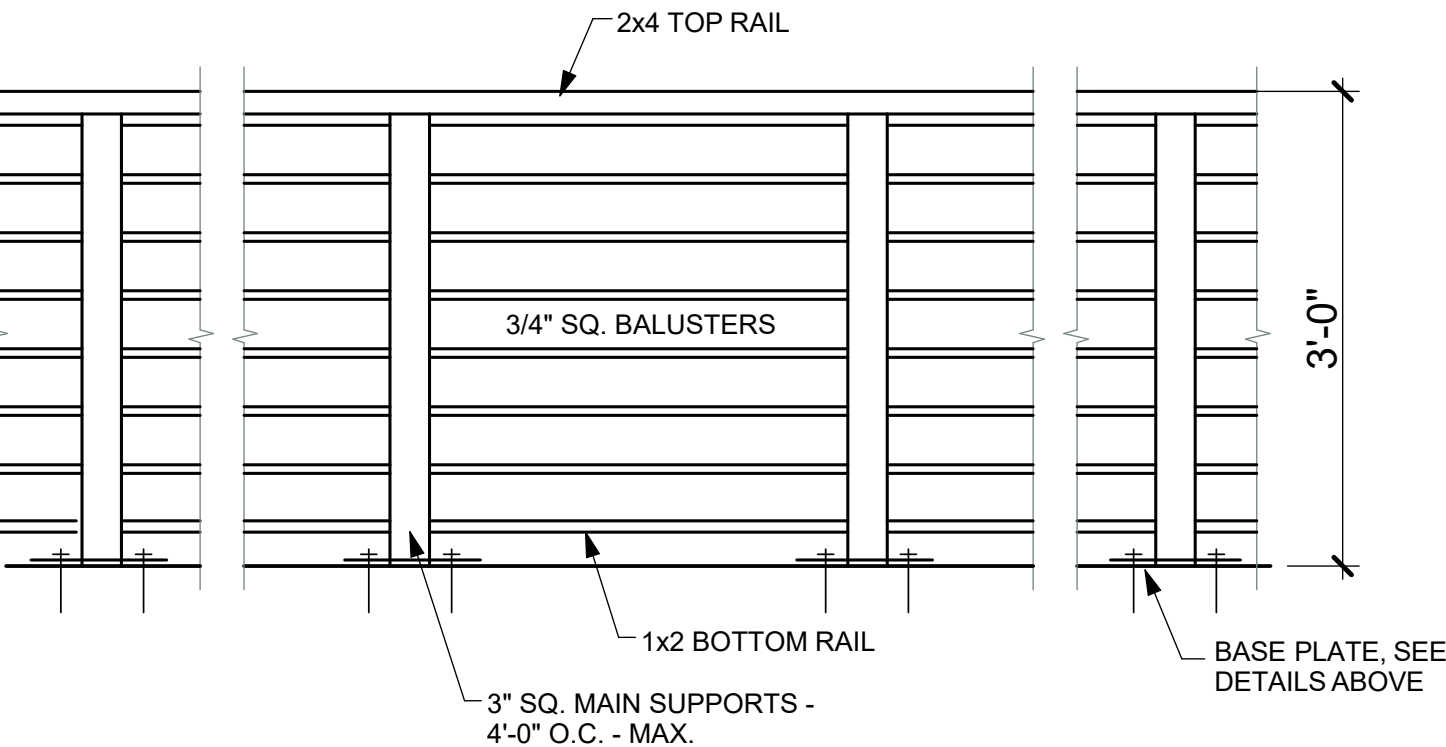


CORNER BASE PLATE

TYP. BASE PLATE

NOTES:

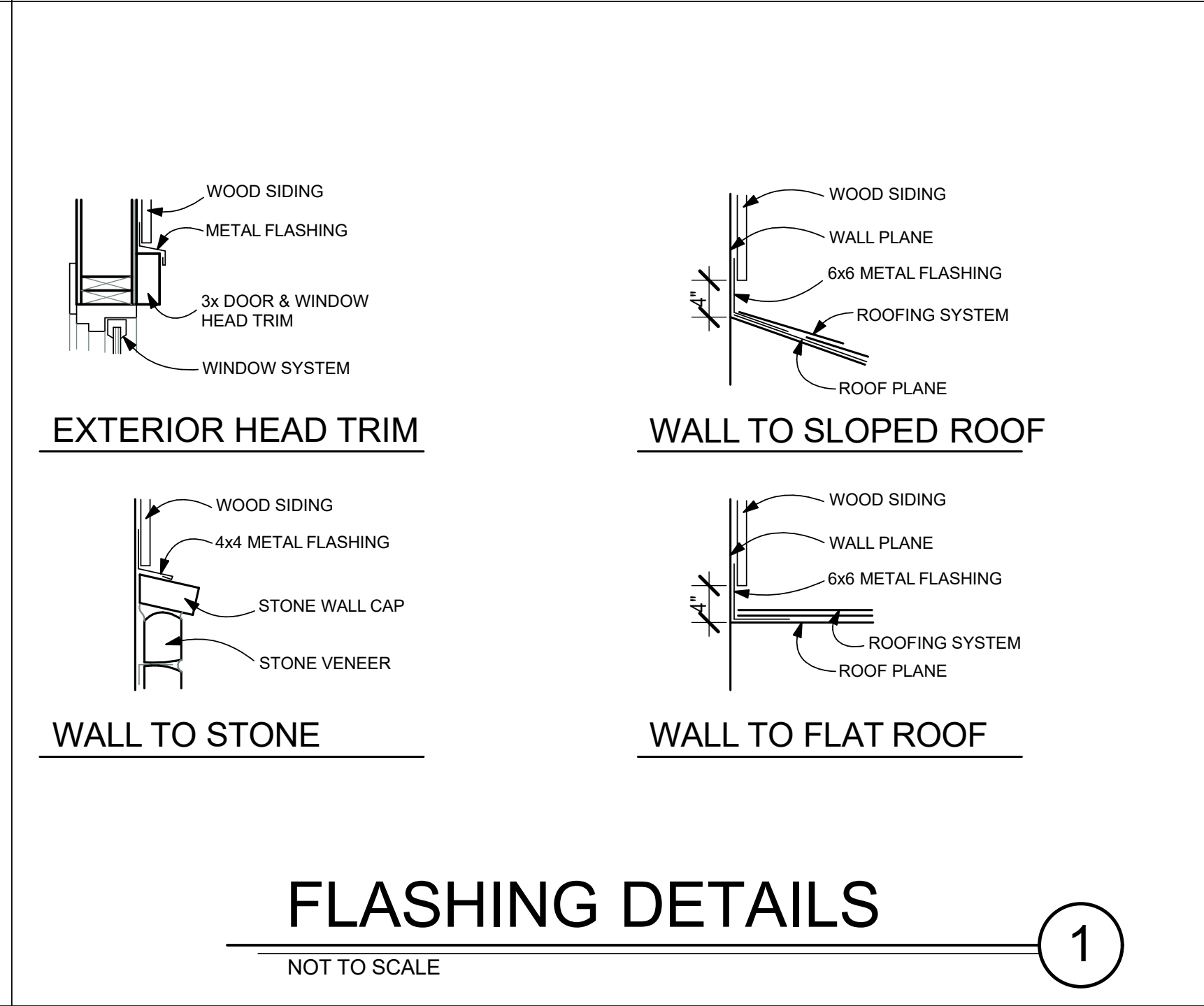
- 1. RAILING SHALL BE CONSTRUCTED SO AS TO NOT ALLOW A 4" SPHERE TO PASS THROUGH ANY OPENING
- 2. FULL SURFACE WELD ALL STEEL TO STEEL CONNECTIONS
- 3. (2) COATS PRIMER & (2) COATS RUST INHIBITING PAINT (COLOR YET TO BE DETERMINED) ALL METAL



RAILING DETAIL

NOT TO SCALE

2



EXTERIOR HEAD TRIM

WALL TO SLOPED ROOF

WALL TO STONE

WALL TO FLAT ROOF

FLASHING DETAILS

NOT TO SCALE

1

ARCHITECTURAL DETAILS

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A6.0

A. Verify the opening is plumb and level.
Note: It is critical that the bottom is level.

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.

A diagram of a 1D barcode on a box. The box is shown in perspective, with the top surface labeled "Exterior". A circular logo with the text "1D" is positioned on the front face of the box.

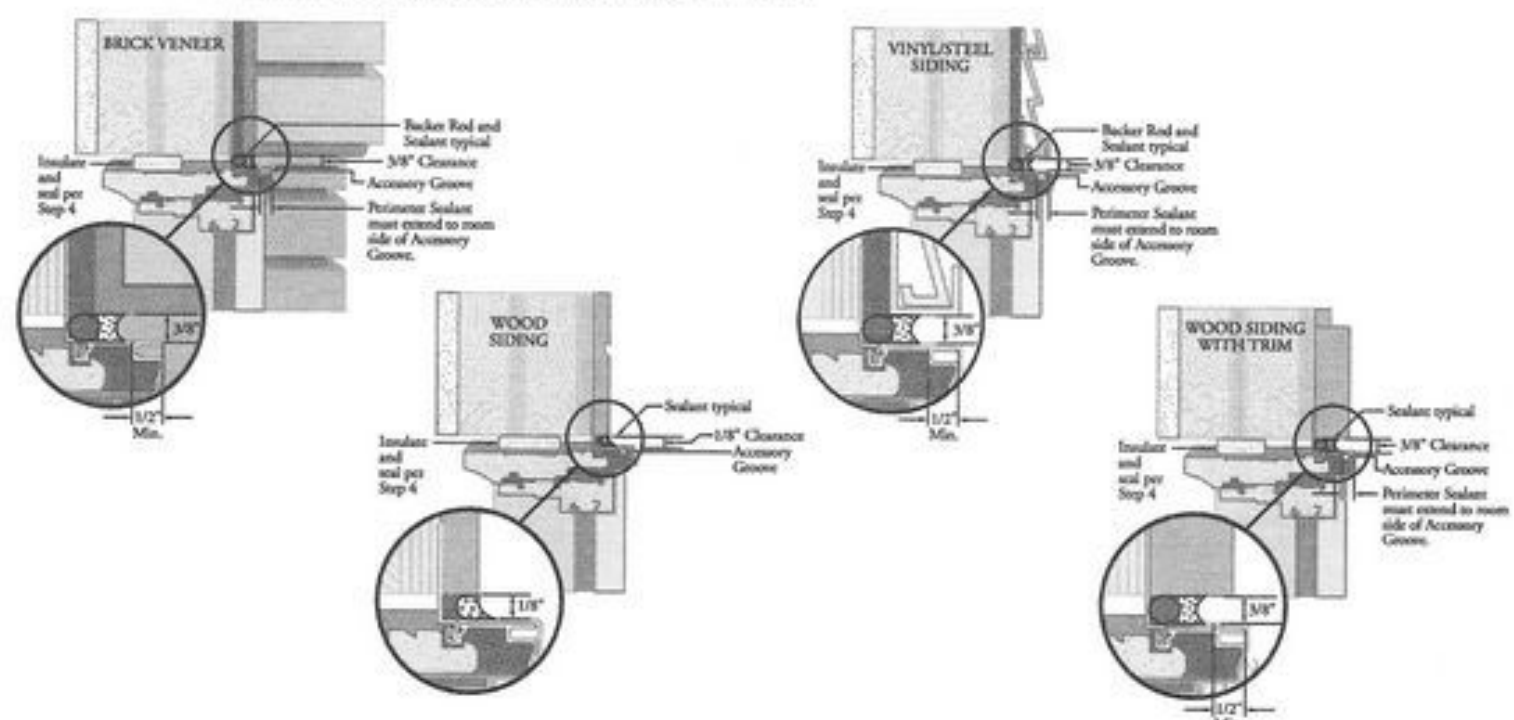
Note: Improper placement of shims or spacers may result in bowing the bottom of the window.

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

or plumb and square.

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.

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 binder operation.



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.

ds, gaskets or vinyl parts.
ding, immediately blot it
pletely before closing them.

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ding, immediately blot it
pletely before closing them.

ing chemicals will cause

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.

materials and voids the

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.

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 infiltration; 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 mold and mildew, 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 recommends installation procedures for installation of windows and doors into EIFS or 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.

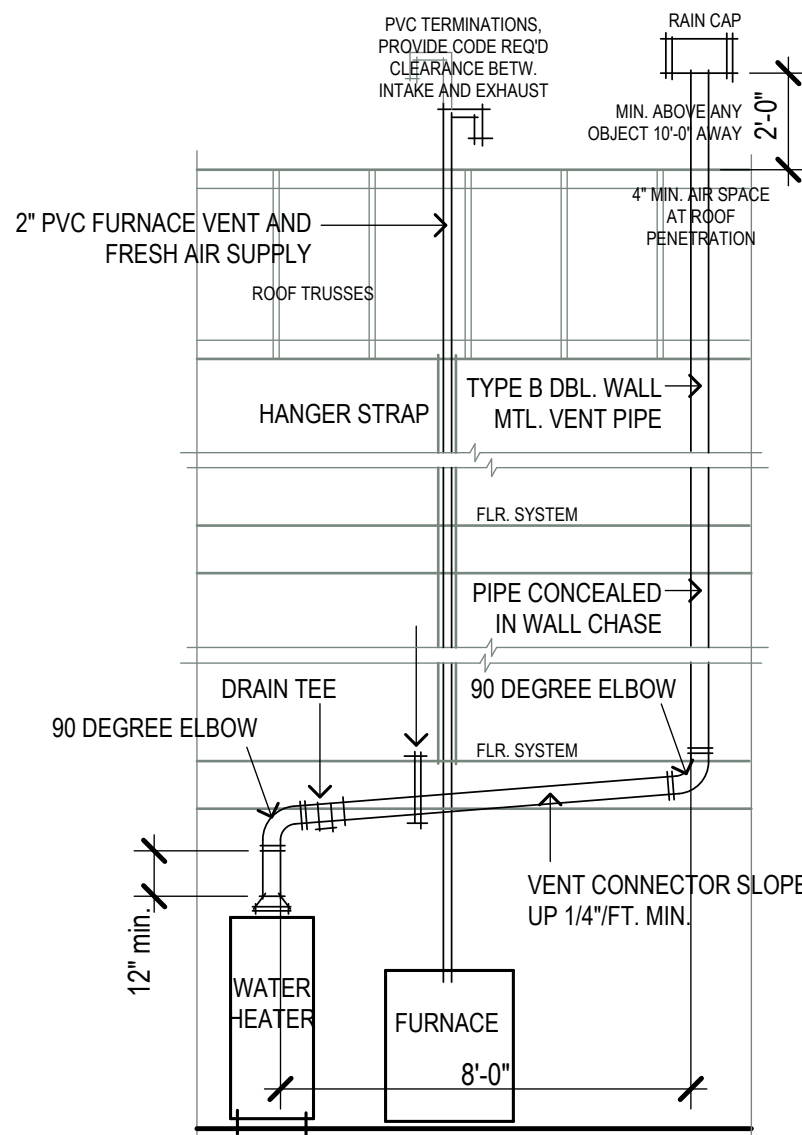
GENERAL MECHANICAL NOTES:

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:

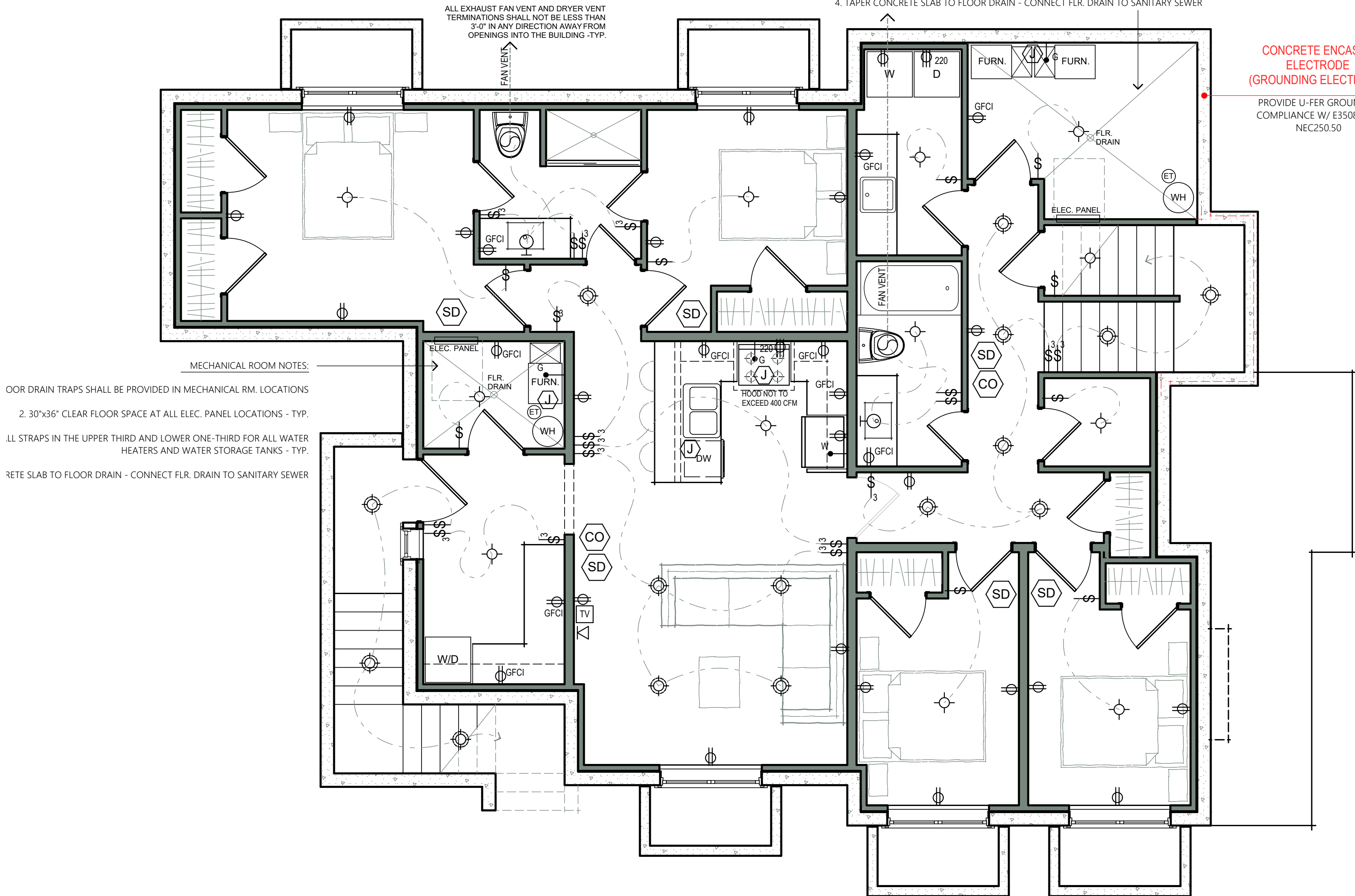
- HARDWIRE ALL SMOKE DETECTORS TO HOUSE CIRCUITRY AS REQUIRED BY CODE.
- CONVENIENCE OUTLETS SHOWN ARE FOR INFORMATION ONLY. ELECTRICIAN TO PROVIDE ADDITIONAL OUTLETS AS REQUIRED BY CODE.
- ELECTRICIAN SHALL INSTALL ALL OUTLET BOXES AND SWITCH BOXES ONLY PRIOR TO WIRING. FINAL LOCATION OF ALL SWITCHES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



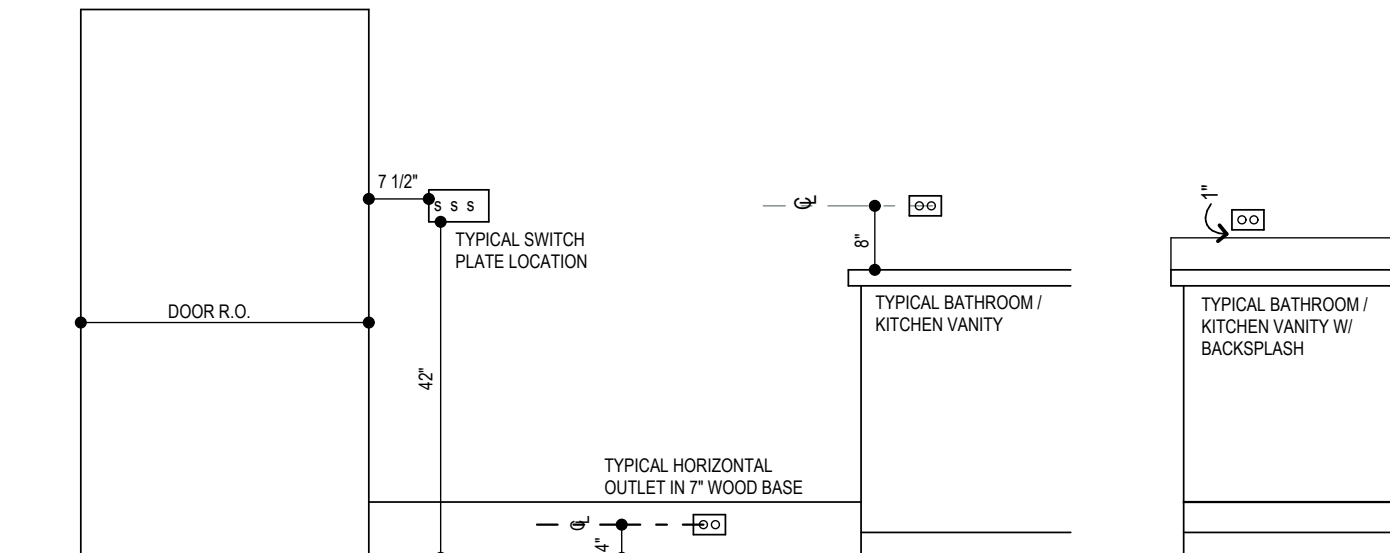
MECH. EQUIP. FLUES

MECHANICAL ROOM NOTES:

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



LOWER LEVEL ELEC. / MECH. PLAN



INSTALLATION

BEDROOMS:

- ALL BRANCH CIRCUITS THAT SUPPLY RECEPTACLE OUTLETS IN BEDROOMS NEED TO BE PROVIDED WITH ARC-FAULT PROTECTION.
- 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)
- 125v FLOOR OUTLET, LOCATION TO BE DETERMINED (TBD), VERIFY WITH OWNER (LISTED TAMPER-RESISTANT)
- 1/2 SWITCHED 125v DUPLEX OUTLET (LISTED TAMPER-RESISTANT)
- 15A / 20A - 125v LISTED WEATHER-RESISTANT GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER RESISTANT)
- 15A / 20A - 125v GROUND FAULT INTERRUPTED RECEPTACLE (LISTED TAMPER-RESISTANT)
- 125v FOURPLEX OUTLET (LISTED TAMPER-RESISTANT)
- 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
- 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)

LOWER LEVEL ELECTRICAL PLAN

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

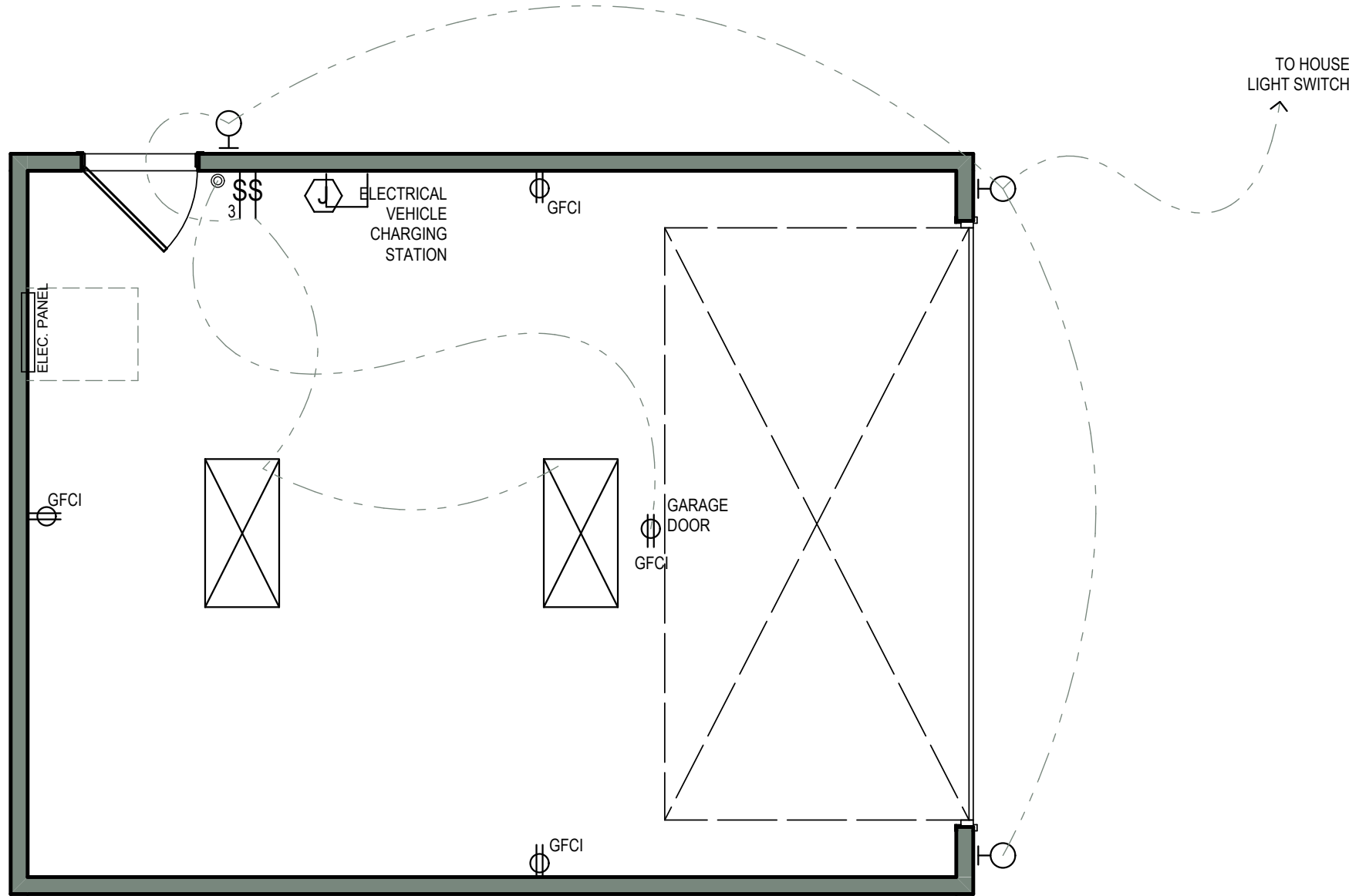
RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

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

E1.0



GARAGE ELEC. PLAN

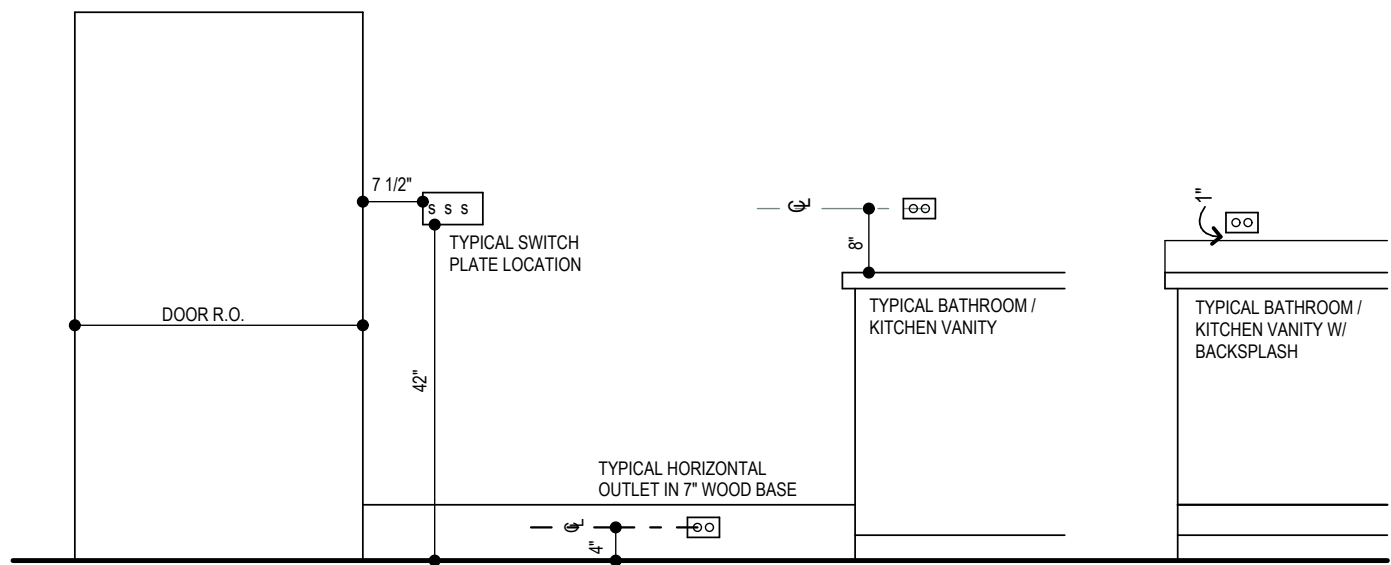


GENERAL MECHANICAL NOTES:

- 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.



INSTALLATION

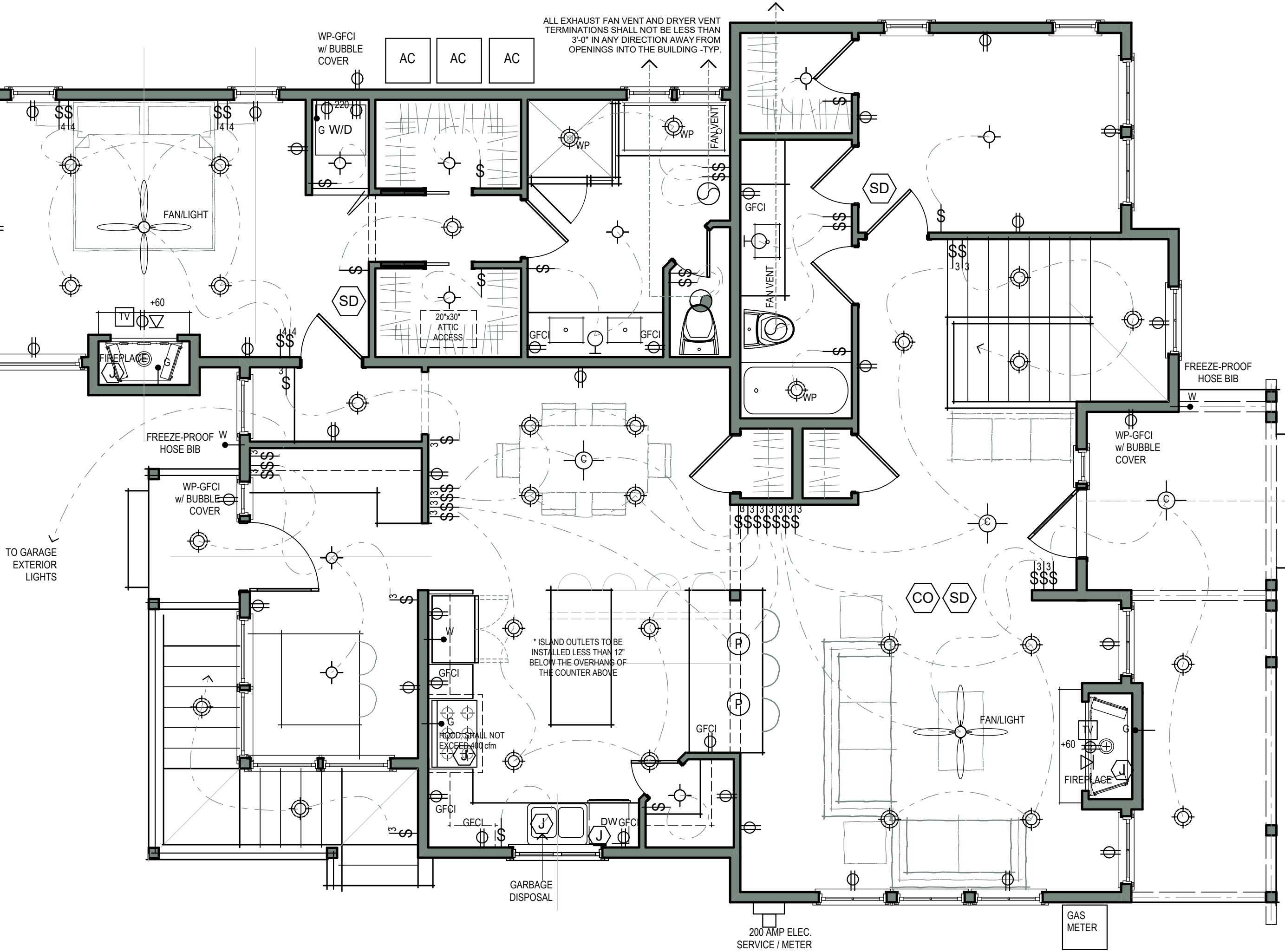
BEDROOMS:

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- 250v LISTED TAMPER-RESISTANT RECEPTACLE (LISTED WET AREA APPROVED IN WET LOCATIONS)
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- 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
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- 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

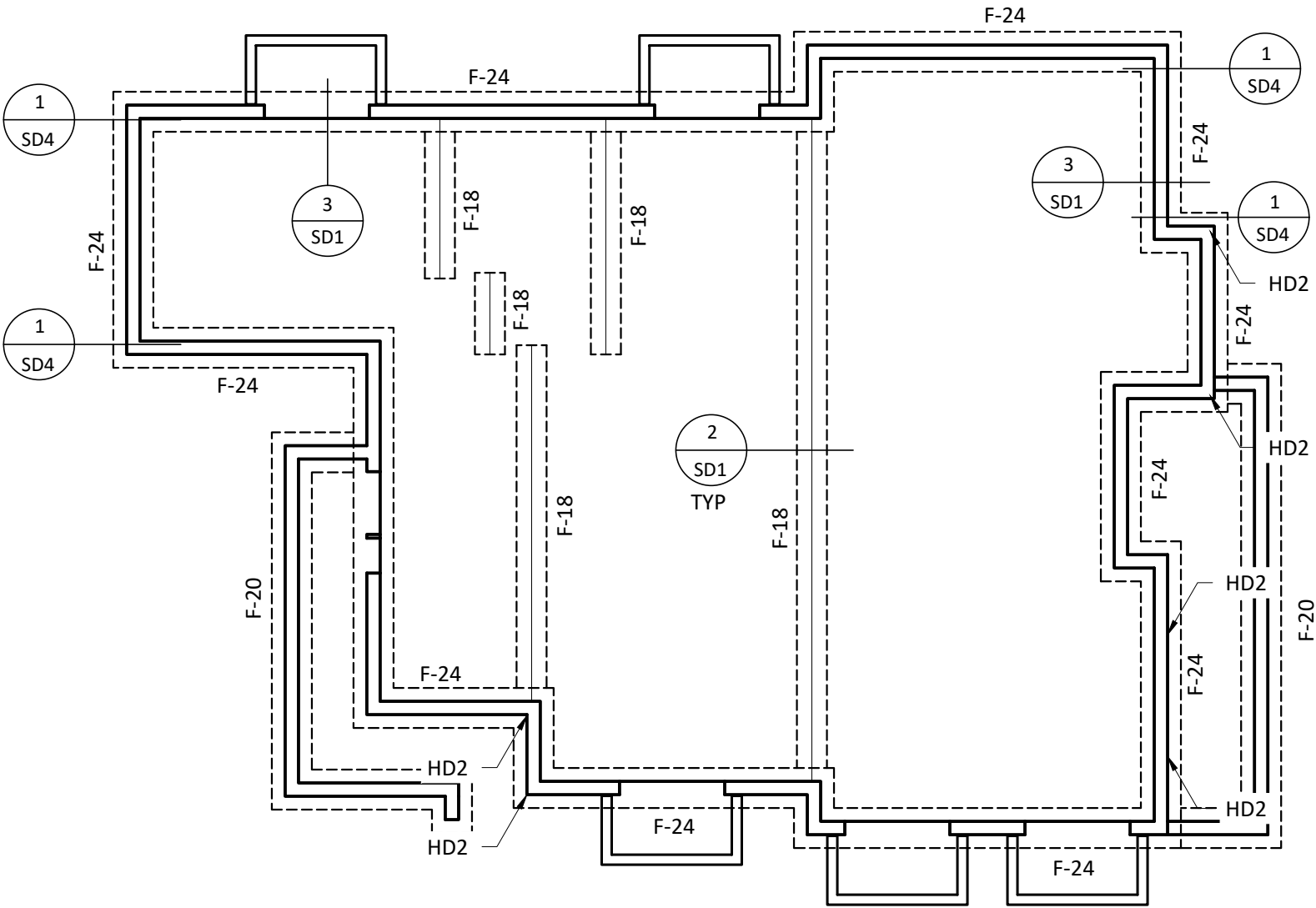
RELEASE DATE:

MARCH 24, 2025

REVISION DATE:

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

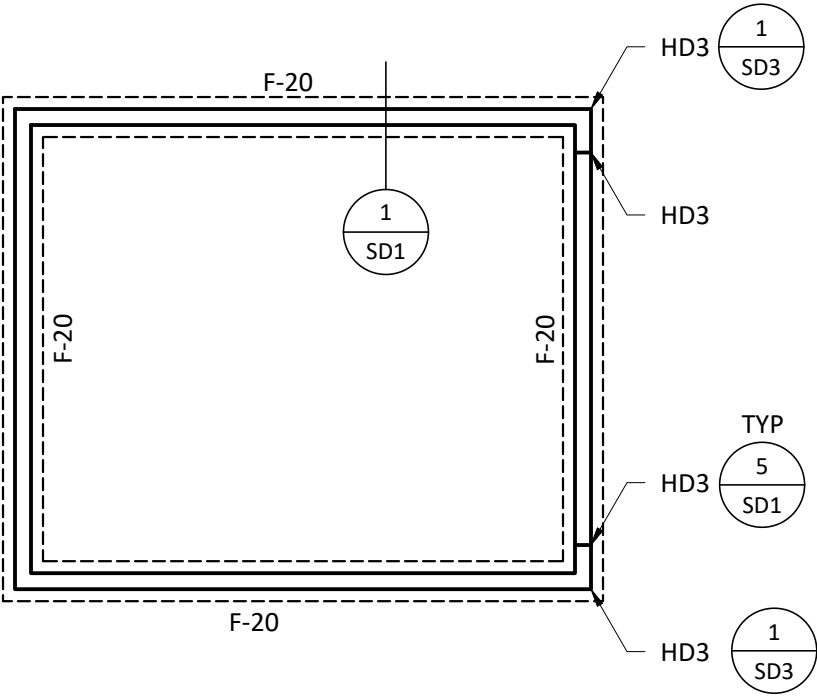
E1.1



HOUSE

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 _{D5}	0.49
	BASIC	105 MPH
	SURFACE ROUGHNESS	C
ROOF LOADS	RISK CATEGORY II	1.00
	DEAD	15 PSF
FLOOR LOADS	SNOW	40 PSF
	DEAD	10 PSF
DECK LOADS	LIVE	40 PSF
	DEAD	10 PSF
SOIL BEARING PRESSURE		60 PSF
		1500 PSF



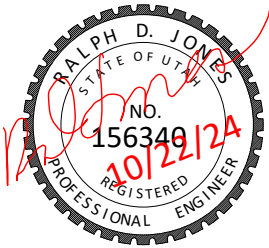
GARAGE

FOOTING AND FOUNDATION 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

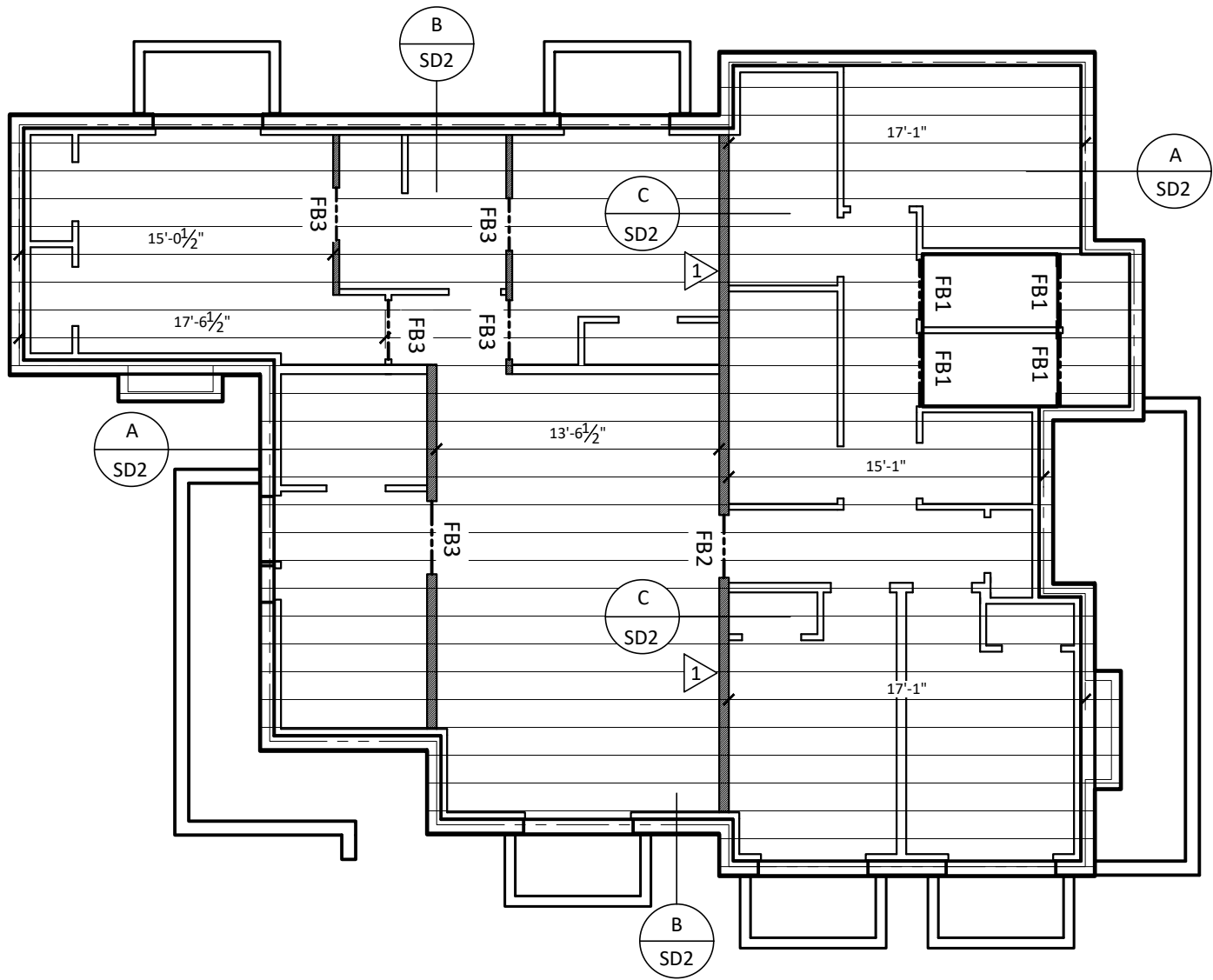
Governing Code:
2021 IBC

Date:
10/22/24

S1

LOWER FLOOR FRAMING PLAN

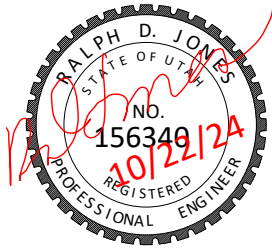
SCALE: 1/8" = 1'-0"



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.

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

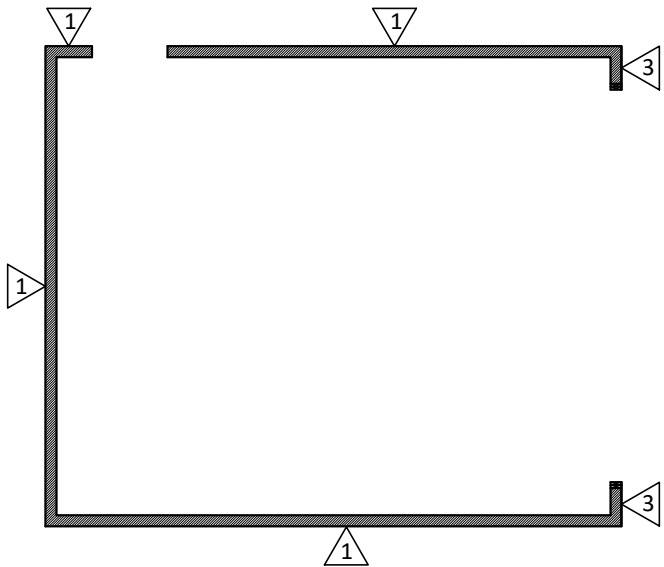
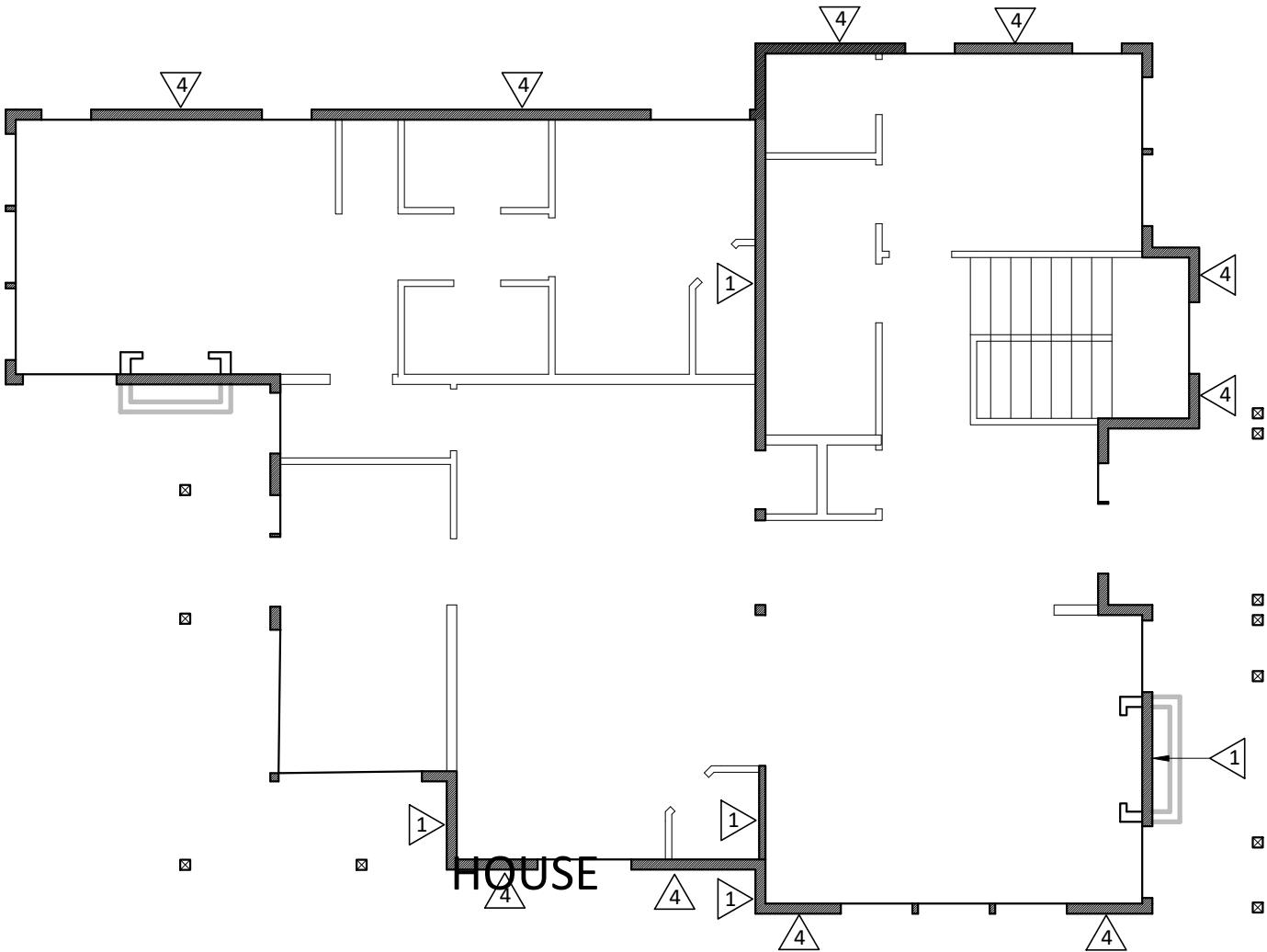
Governing Code:
2021 IBC

Date:
10/22/24

S2

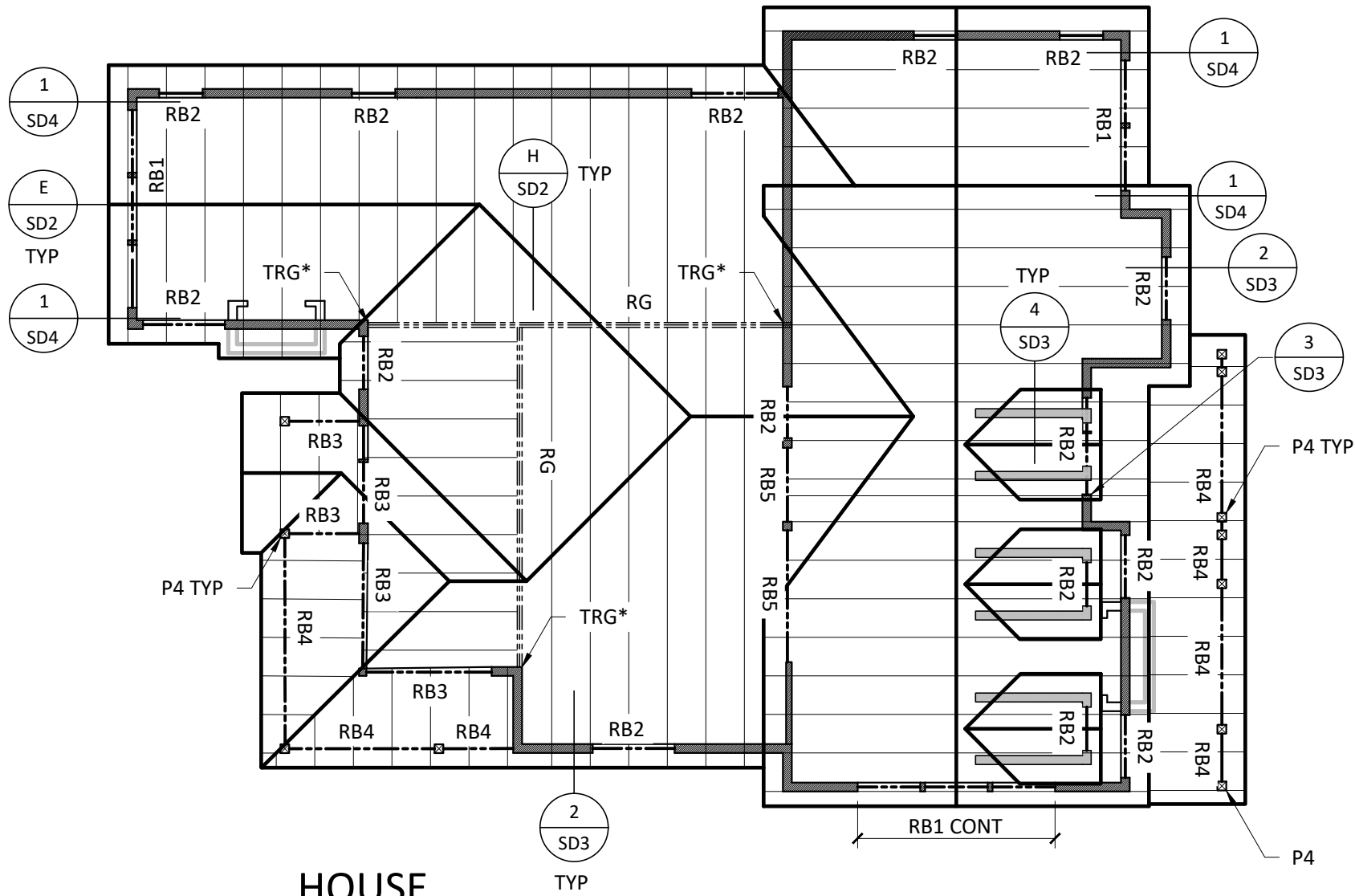
MAIN SHEARWALL PLAN

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



GARAGE

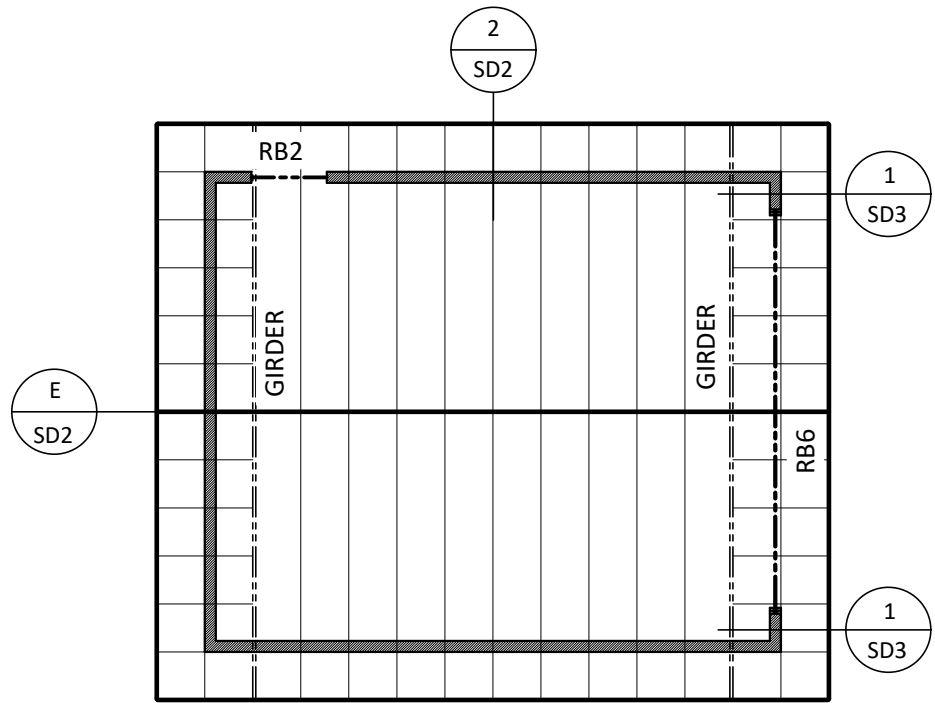
RED MOUNTAIN BUILDERS SANDY STATION 59 250 East 910 South Sandy, UT 84070	
R. Douglas Jones P.E. S.D.A., Inc. P.C. 1705 N. Hill Field Rd. Layton, UT 801-776-6510	
Governing Code: 2021 IBC	
Date: 10/22/24	
S3	



HOUSE

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			



GARAGE

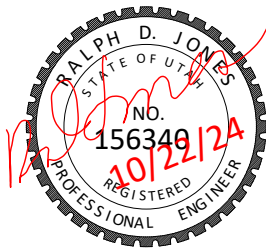
****TRG: NUMBER OF TRIMMERS TO MATCH THE NUMBER OF GIRDER PLIES.**

ROOF FRAMING PLAN

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

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070



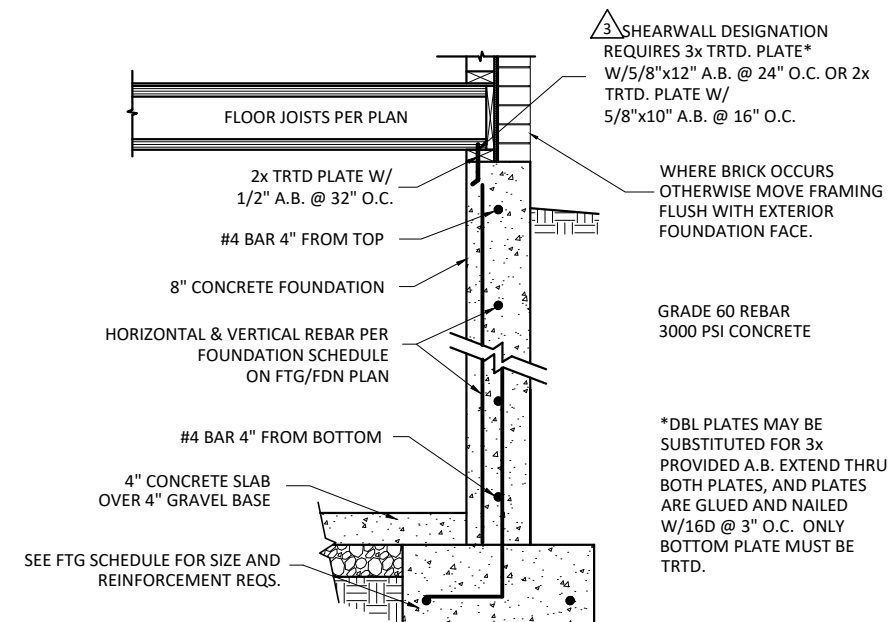
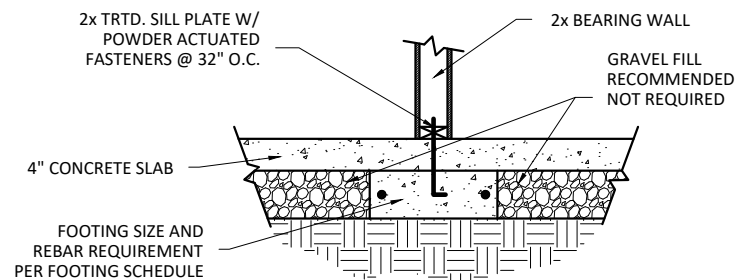
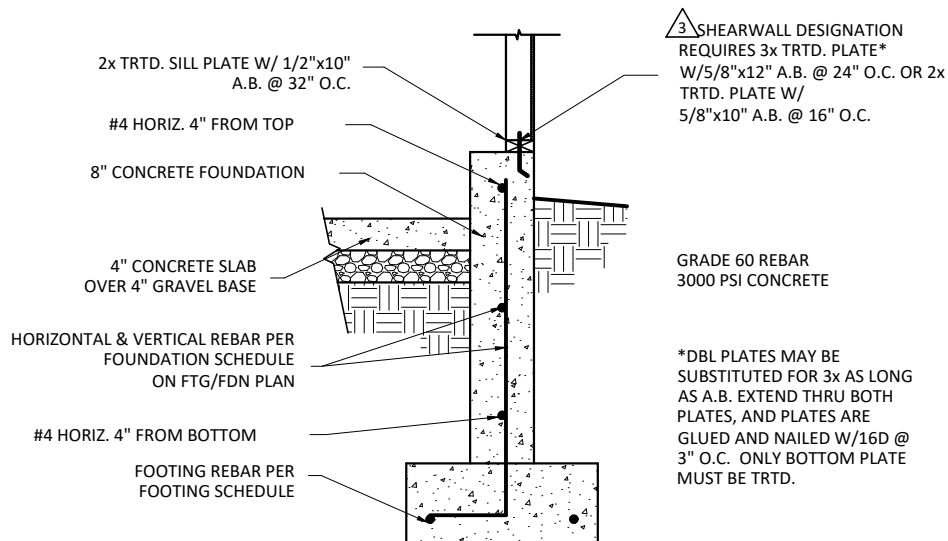
R. Douglas Jones P.E.

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

Governing Code:
2021 IBC

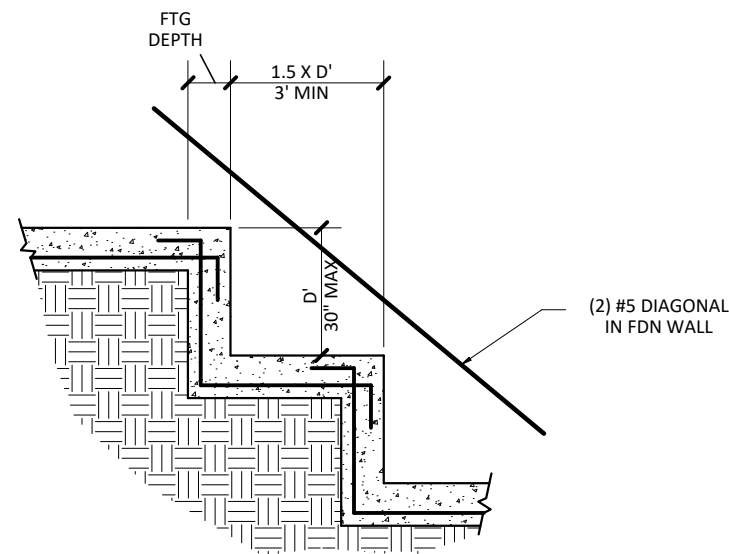
Date:
10/22/24

S4



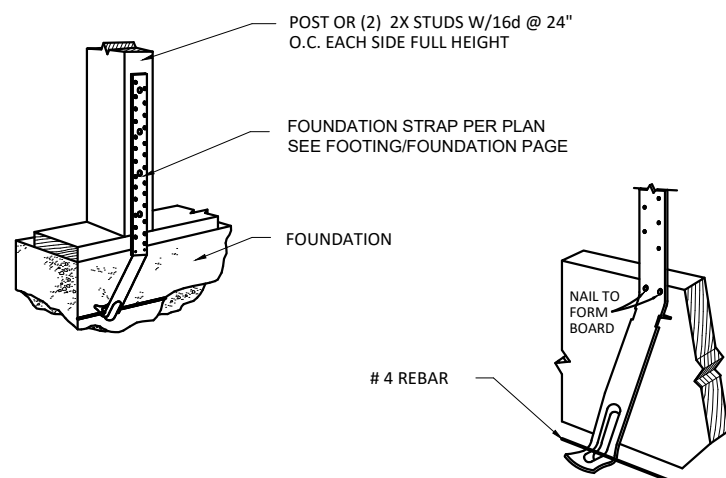
1 GARAGE FOUNDATION DETAIL

NOT TO SCALE



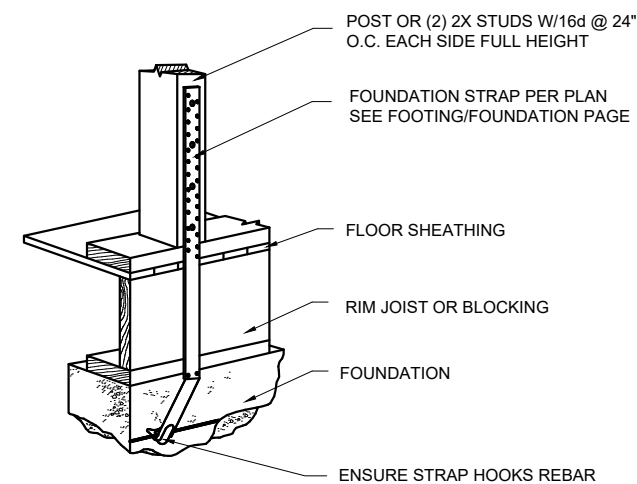
2 INTERIOR FOOTING DETAIL

NOT TO SCALE



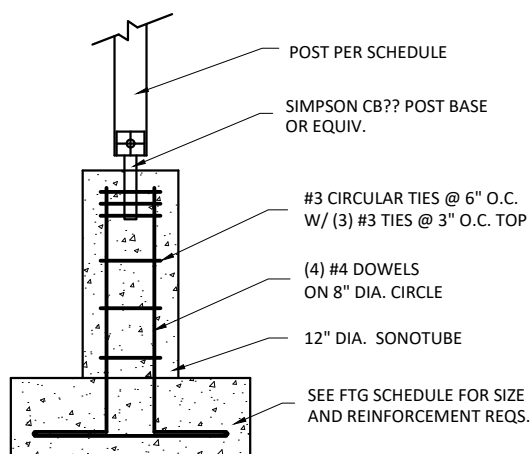
3 HOUSE FOUNDATION DETAIL

NOT TO SCALE



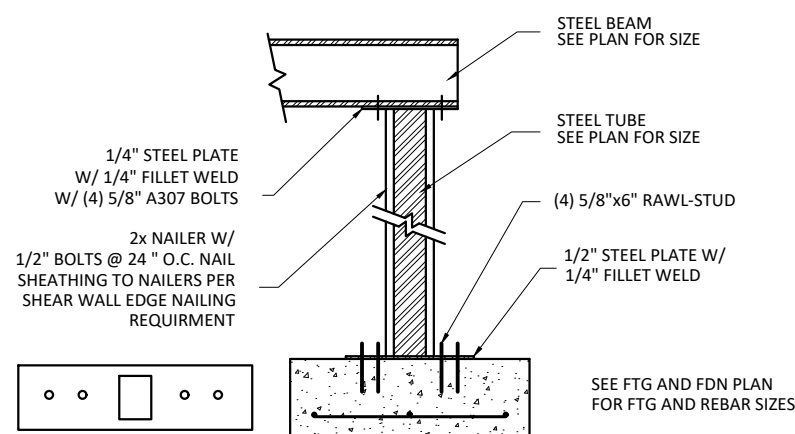
4 FOOTING STEP DETAIL

NOT TO SCALE



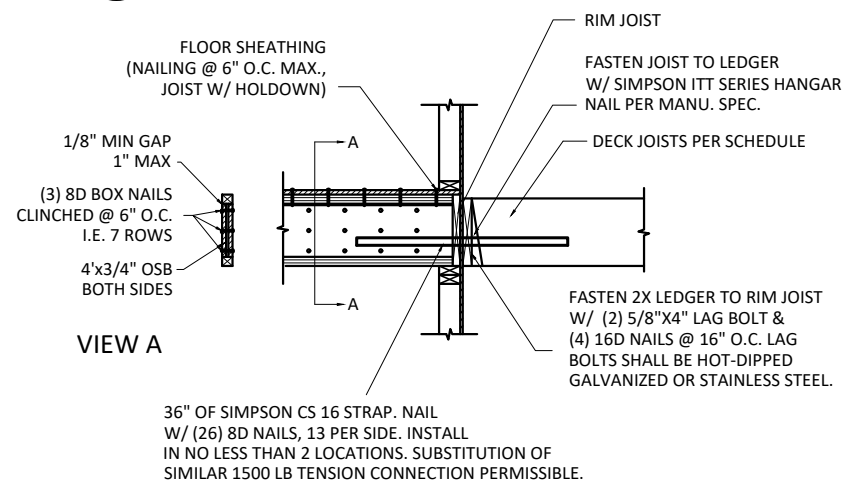
5 HOLDOWN DETAIL

NOT TO SCALE



6 HOLDOWN DETAIL

NOT TO SCALE



7 PIER DETAIL

NOT TO SCALE

8 STEEL COLUMN 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.
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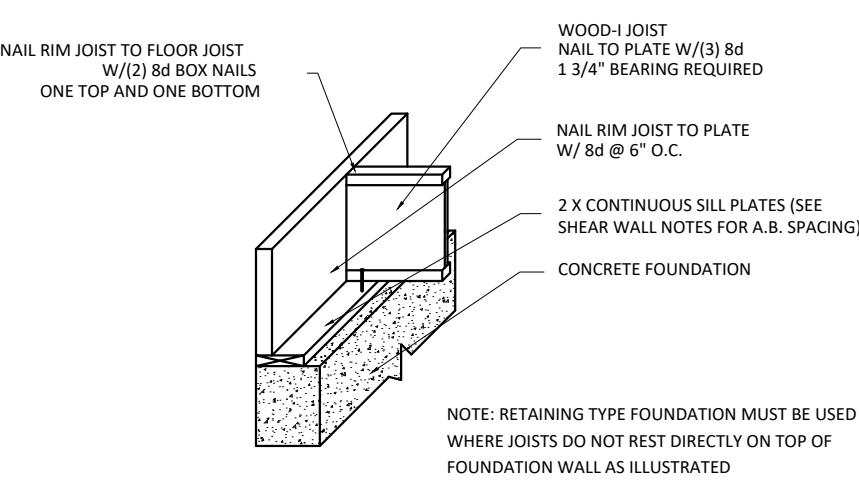
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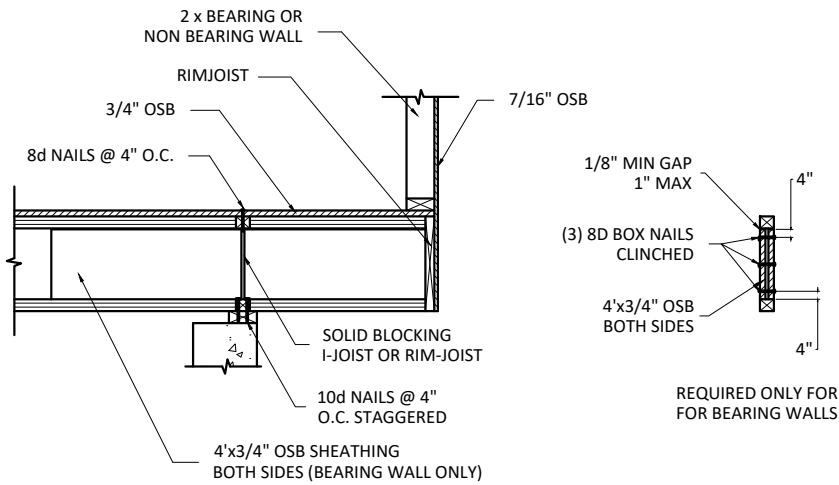
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SD1



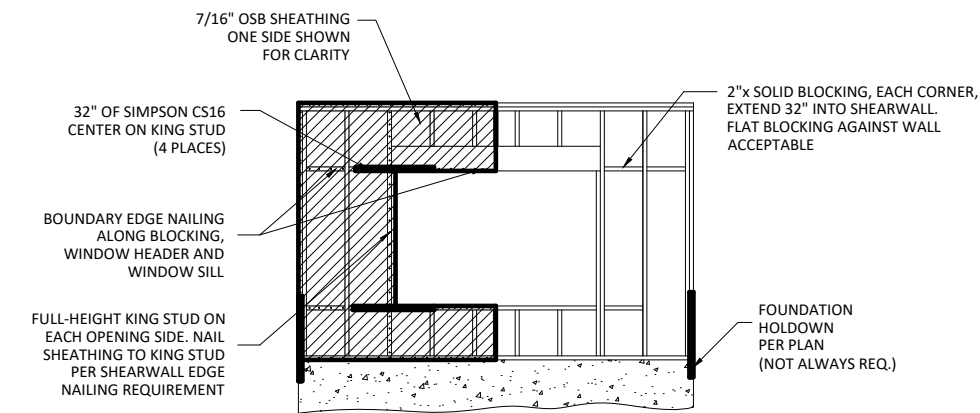
A WOOD I JOIST DETAIL

NOT TO SCALE



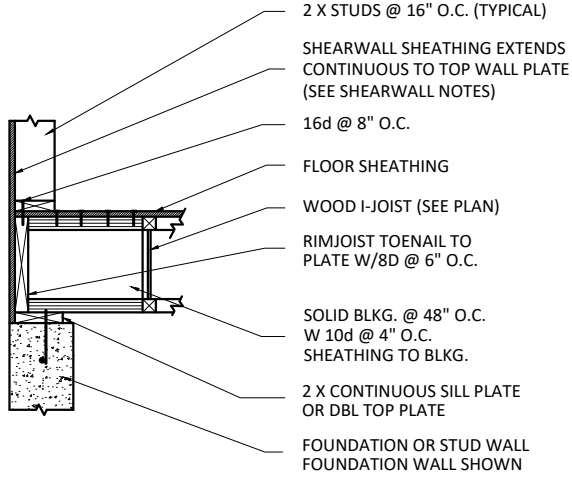
D CANTILEVER DETAIL

NOT TO SCALE



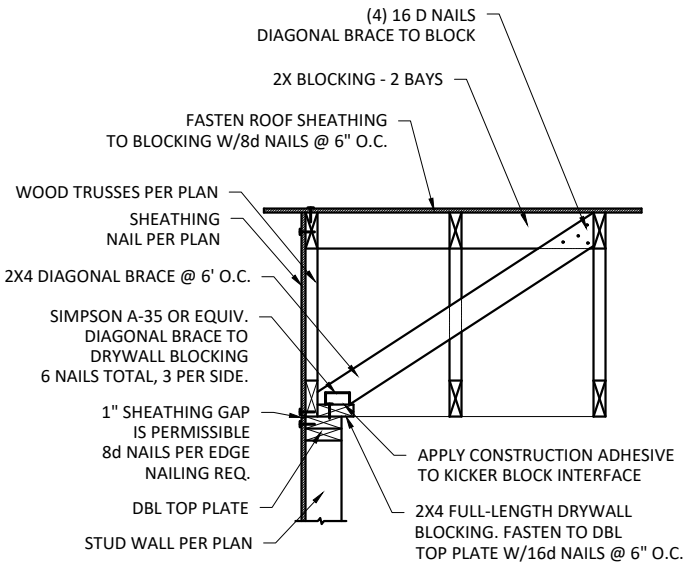
G SHEARWALL OPENING DETAIL

NOT TO SCALE



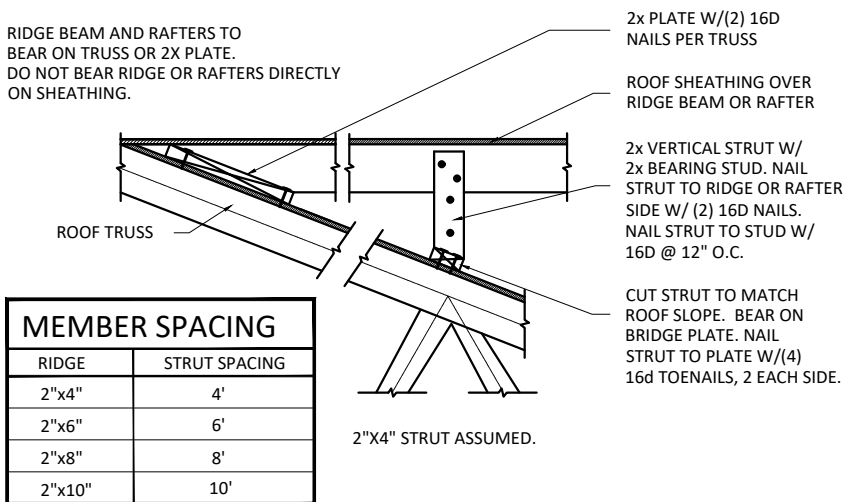
B WOOD I JOIST DETAIL

NOT TO SCALE



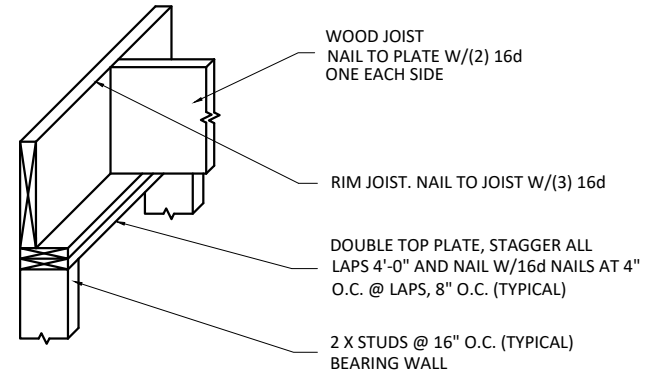
E GABLE END DETAIL

NOT TO SCALE



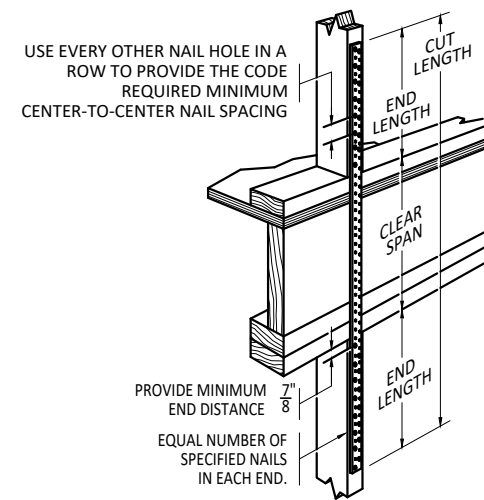
H OVERBUILD DETAIL

NOT TO SCALE



C WOOD JOIST DETAIL

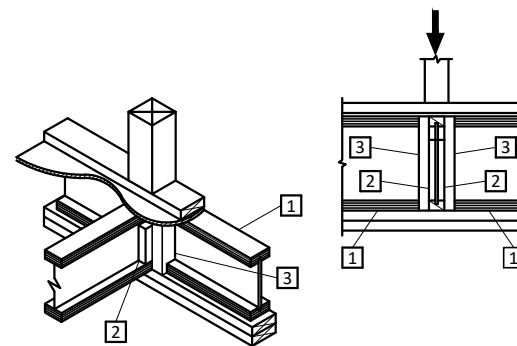
NOT TO SCALE



F FLOOR TO FLOOR TIE DETAIL

NOT TO SCALE

COLUMN LOADS CANNOT BE SUPPORTED BY WOOD I JOISTS



J SOLID BLOCKING DETAIL

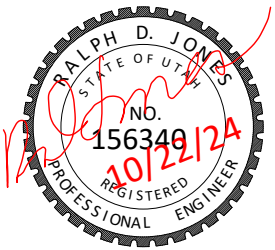
NOT TO SCALE

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

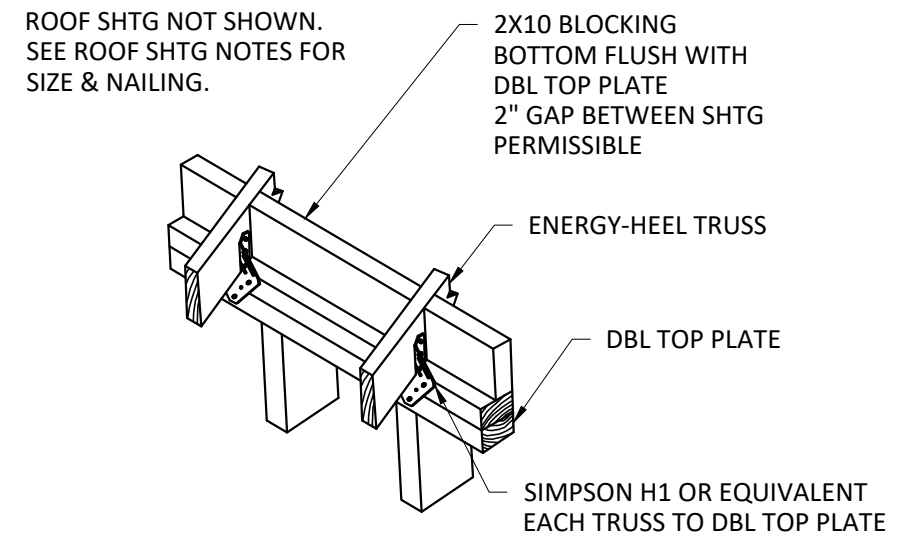
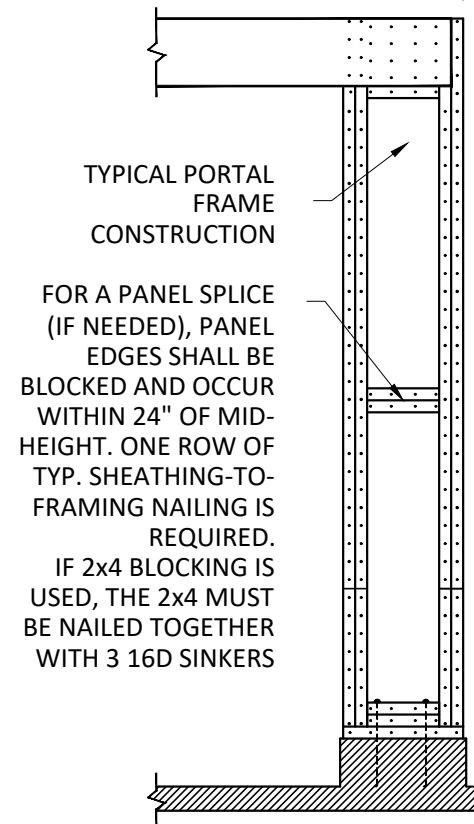
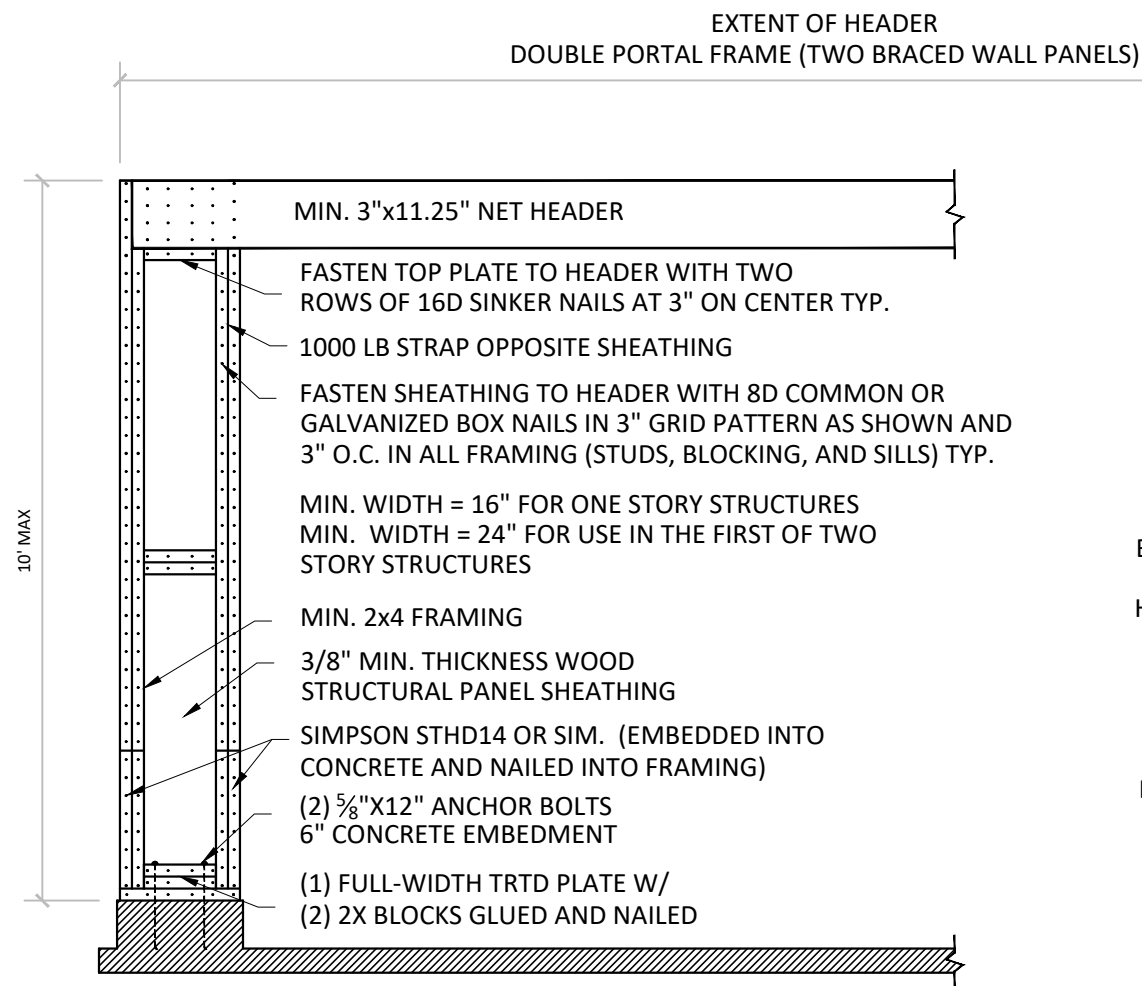
Governing Code:

2021 IBC

Date:

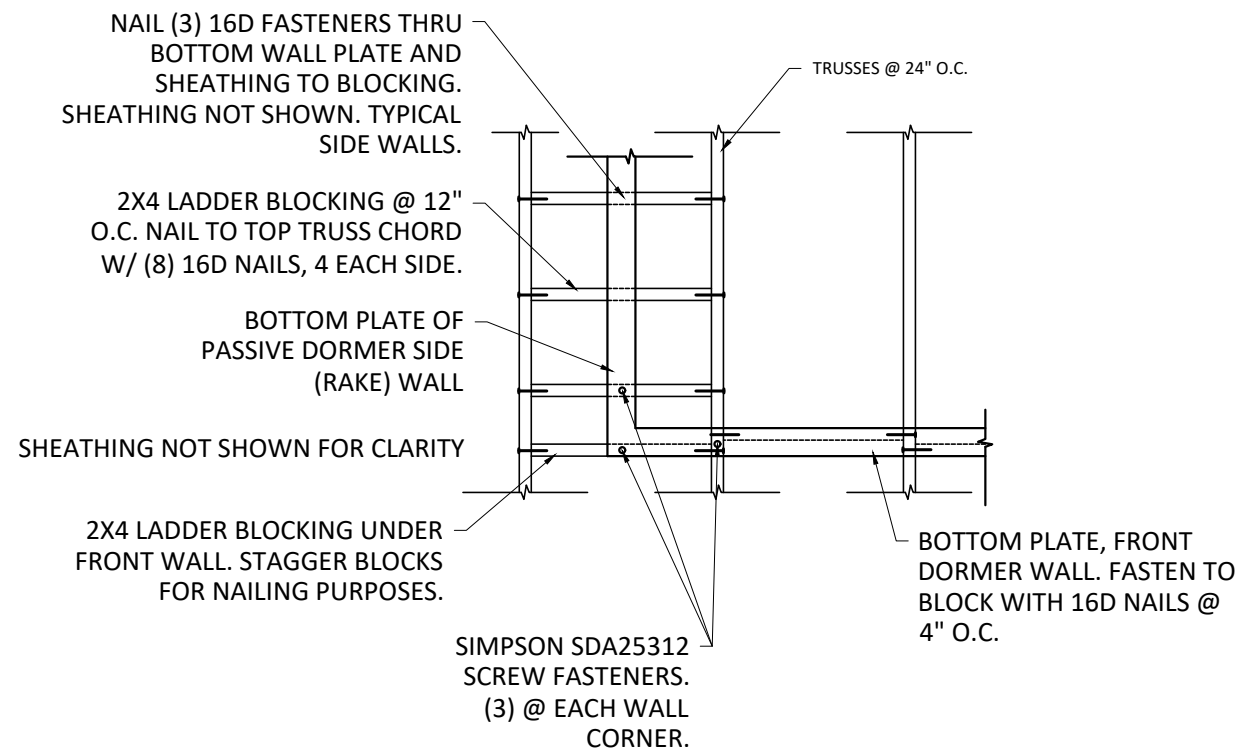
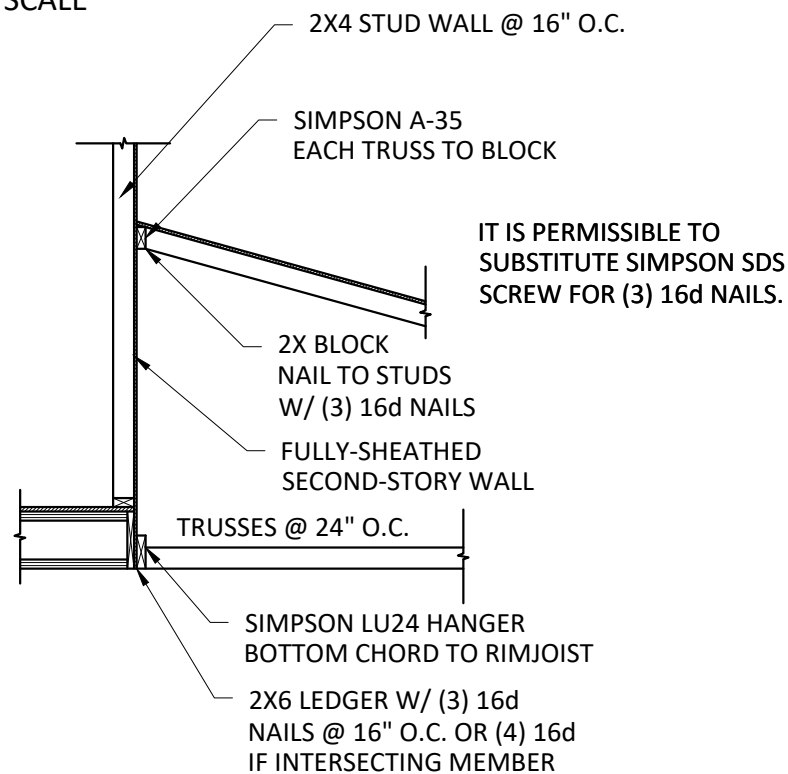
10/22/24

SD2



2 TRUSS CONNECTION DETAIL
NO SCALE

1 GARAGE OPENING DETAIL
NO SCALE

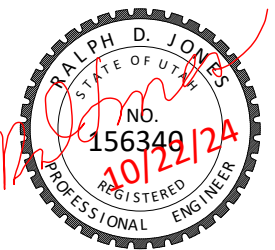


4 DORMER ATTACHMENT DETAIL
NO SCALE

3 TRUSS CONNECTION DETAIL
NO SCALE

RED MOUNTAIN BUILDERS

SANDY STATION 59
250 East 910 South
Sandy, UT 84070



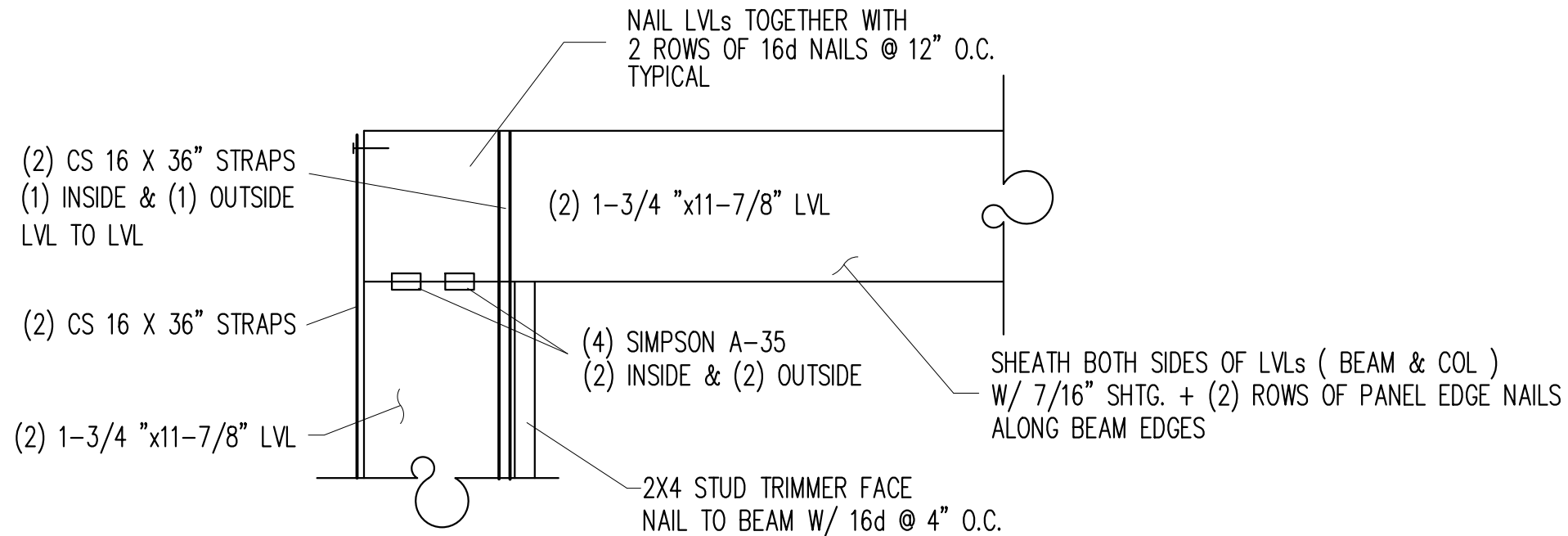
R. Douglas Jones P.E.

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

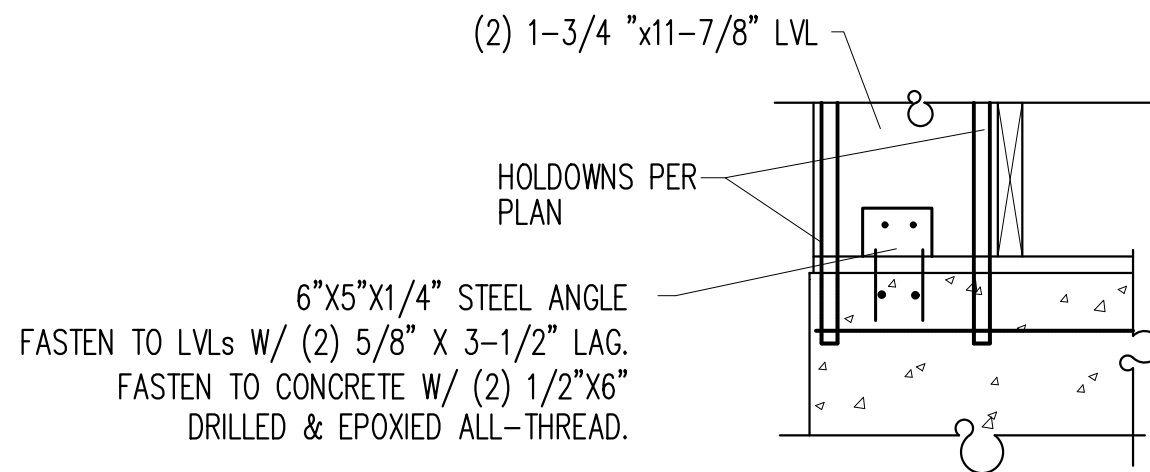
Governing Code:
2021 IBC

Date:
10/22/24

SD3



TOP PART OF FRAME



BTM. PART OF FRAME

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	



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.



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

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

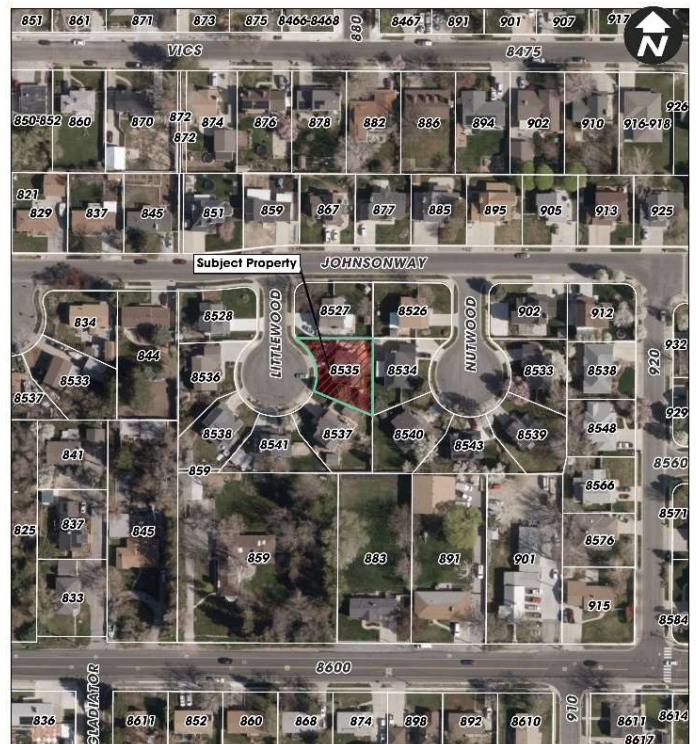
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites, and at public locations.

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.

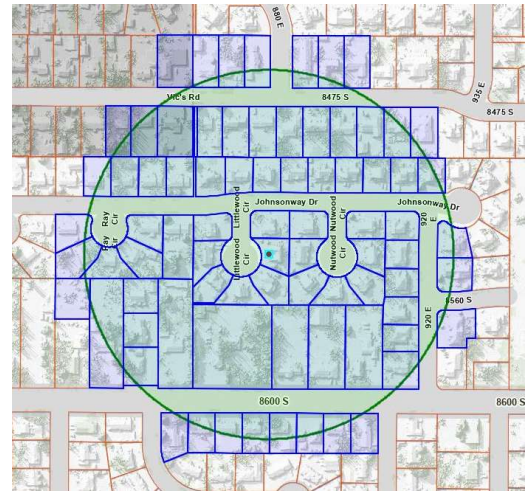
In order to achieve compliance with the standards set forth herein, the City may impose conditions that address:

- (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.



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

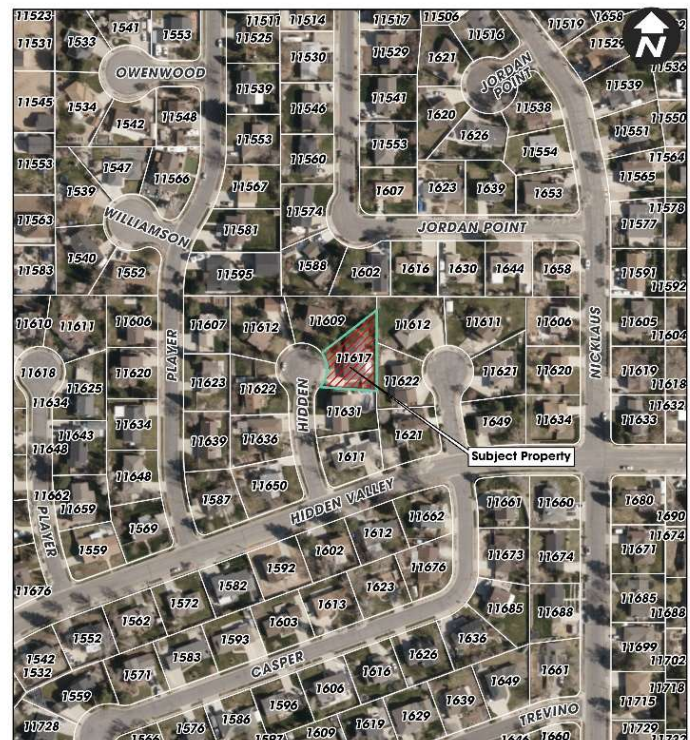
Public Meeting Notice: This item has been noticed to property owners within 500 feet of the subject area, on public websites and, at public locations.

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.

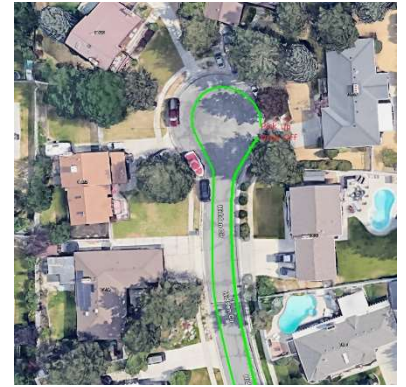
The applicant is proposing to operate from Monday through Friday from 8:30am to 5:30pm. The applicant is proposing to only have 12 children at this time but with the conditional use permit they would be allowed to increase that to 16 at any time. The applicant does not have any children of her own under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

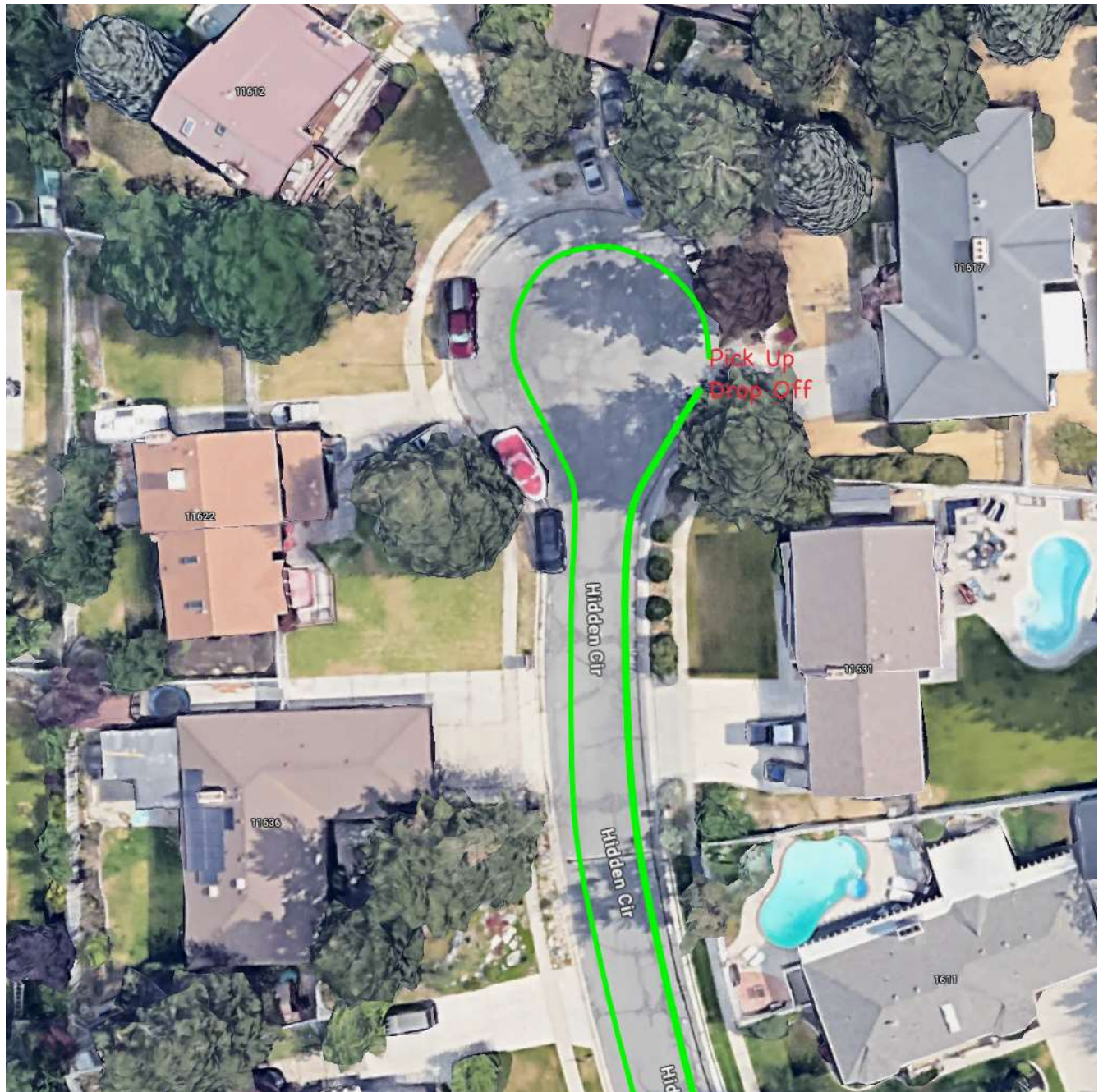


Exhibit "C"
See neighborhood comments attached.

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

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

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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
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?

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There are needed contact points.

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- 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?
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- 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)?
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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

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



Sandy City, Utah

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

Staff Report

File #: 25-119, **Version:** 1

Date: 5/1/2025

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_McOzB7EnRMeutdDbZ_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/82408637731>

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: 801-568-7141

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

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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										
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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:

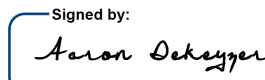
1. Sandy City (“City”) desires to annex parcels of contiguous unincorporated area, totaling approximately 5.5 acres, located at 10665 South Dimple Dell Road and 3075 East Deer Hollow Drive. The parcels of land are currently in Salt Lake County, Utah, and more specifically shown on the map attached hereto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

820AF01849CF4A9...
Aaron Dekeyzer, Chair
Sandy City Council

ATTEST:

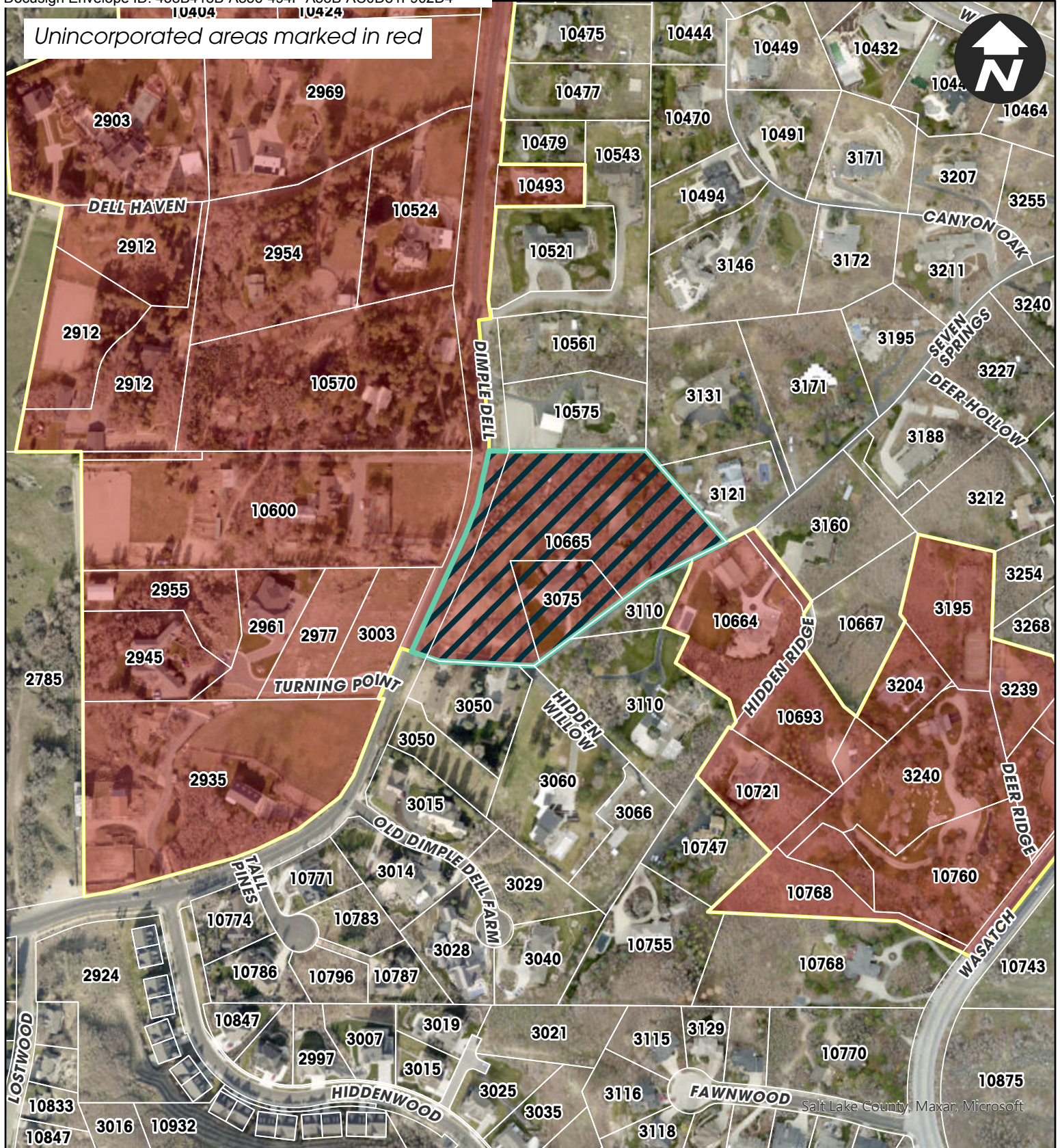
DocuSigned by:


688E7E8272014B1...
City Recorder



RECORDED this 16 day of April, 2025.

APPENDIX “A”



Hidden Hollow Annexation

 **Subject Property**

