

HEREBY CERTIFY THAT THIS OFFICE HAS

EXAMINED THIS PLAT AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE

DATE SALT LAKE COUNTY SURVEY

IN THIS OFFICE.

FLOOD CONTROL DEPT

FLOOD CONTROL COORDINATOR

BOARD OF HEALTH

ECTOR, S. L. CO. BOARD OF HEALT

APPROVED THIS 7 the DAY OF

HAIMAN, SANDY CITYPLANNING COMM.

FORM APPROVED BY BOARD OF SALT LAKE COUNTY COMMISSIONERS JULY 12, 1967

CXTX PLANNING COMMISSION.

SureAD, 19 1/ BY THE SANDY

SURVEYOR'S CERTIFICATE

I, W. KENT BROWN, do hereby certify that I am a Registered Civil Engineer, and or Land Surveyor, and that I hold certificate No. <u>326/</u>, as prescribed under the laws of the State of Utah. I further certify that by authority of the Owners, I have made a survey of the tract of land shown on this plat and described below, and have subdivided said tract of land into lots and streets, hereafter to be known as TORRY PINES Nº3

and that same has been correctly surveyed and staked on the ground as shown on this plat.

COURSE	DIST.	REMARKS		
		BEGINNING AT THE SOUTHWEST COENER O		
		LOT 9, TORRY PINES, A RECORDED		
	***************************************	SUBDIVISION, SAID POINT SEING N89°563		
PARTY CONTROL OF THE PARTY OF T	and the state of t	330.00 FEET AND SOO 03' 26" E 673.00 FE		
		FROM THE CENTER OF SECTION 7, T.35.		
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1'41'00"E	130.68	" " " " " " " " " " " " " " " " " " "		
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04'00"N	165.00	" "		
0°56'00'W	46.25			
04'00"W	103.47			
9°56'34"W	25.00			
°03'26"W	210.00	" "		
9°56'34"W	115.00	" "		
03'26"E	35.00	// 1/		
9°56'34"W	165.00	FEET TO THE POINT OF BEGINNING.		
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**************************************	**************************************			
JUNE	1 10-	11 What Brown		

GARDNER ENGINEERING MIDVALE, UTAH OWNER'S DEDICATION

Know all men by these presents that ____, the ___undersigned owner () of the above described tract of land, having caused same to be subdivided into lots and streets to be hereafter known as the

TORRY PINES Nº3

do hereby dedicate for perpetual use of the public all parcels of land shown on this plat as intended for Public use.

In witness whereof have hereunto set A.D. 1971

SECURITY TITLE	CO. ~ TRUSTEE
Hordon HA Vick	M. Layle Mielson
GORDON H. DICK EXECUTIVE VICE PRES.	SENIOR VICE PRES.

ACKNOWLEDGMENT

STATE OF UTAH S.S. County of Salt Lake

SANDY CITY COUNCIL

Travel M. Mumford

MAYOR

PRESENTED TO THE SANDY CITY COUNCIL

A.D., 19 7/ AT WHICH TIME THIS SUBDIVISION WAS APPROVED

THIS 9th DAY OF June

Day B Elsward ATTEST: SANDY CITYCLERK

APPROVAL AS TO FORM

SANDY CUTY ATTORNEY

APPROVED AS TO FORM THIS

__A.D., 19___, personally appeared before On the ____day of _ me, the undersigned Notary Public, in and for said County of Salt Lake in said State of Utah, the signer() of the above Owner's dedication, __in number, who duly acknowledged to me that_

signed it freely and voluntarily and for the uses and purposes therein mentioned. MY COMMISSION EXPIRES

NOTARY PUBLIC RESIDING IN SALT LAKE COUNTY

TORRY PINES Nº3

A SUBDIVISION,

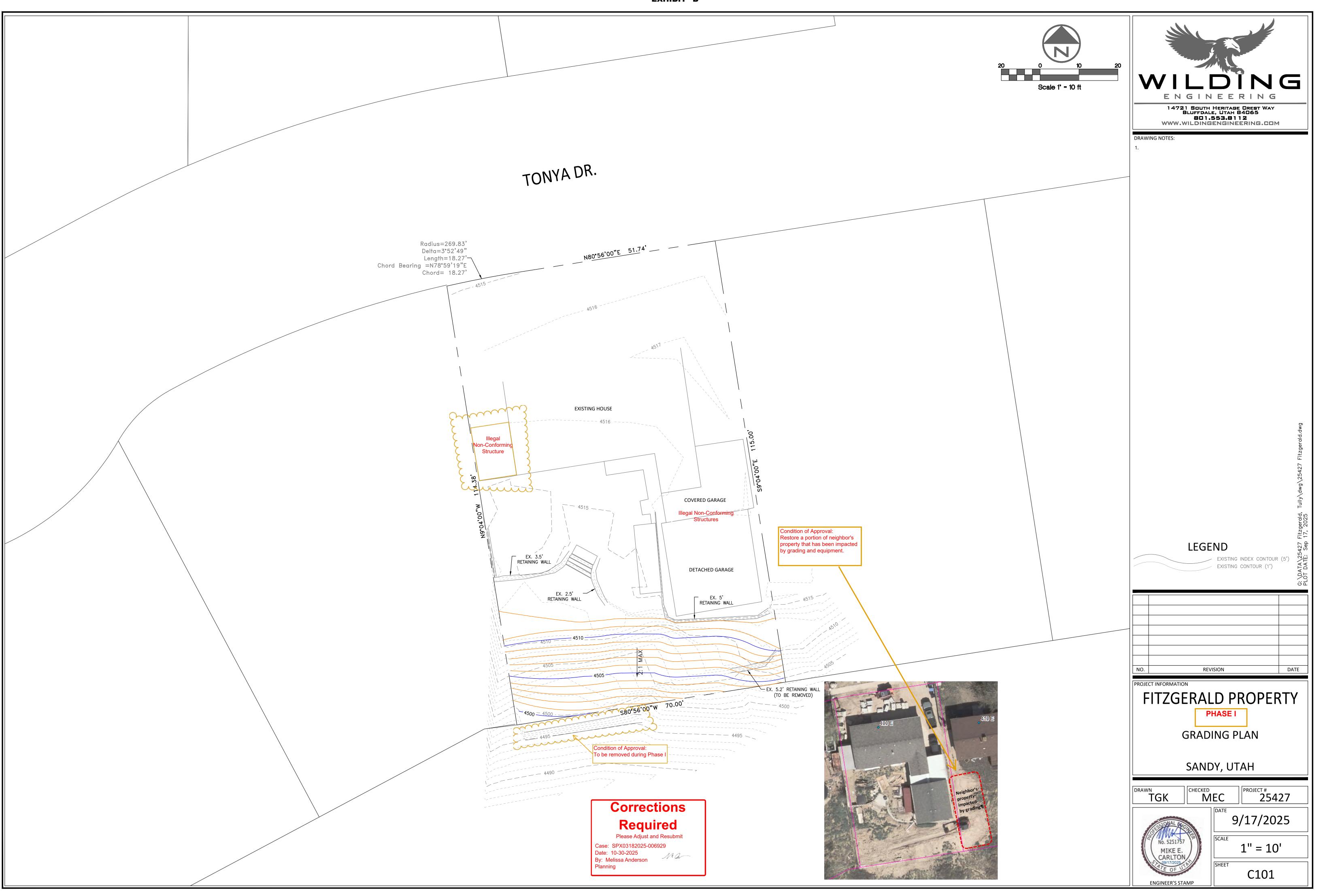
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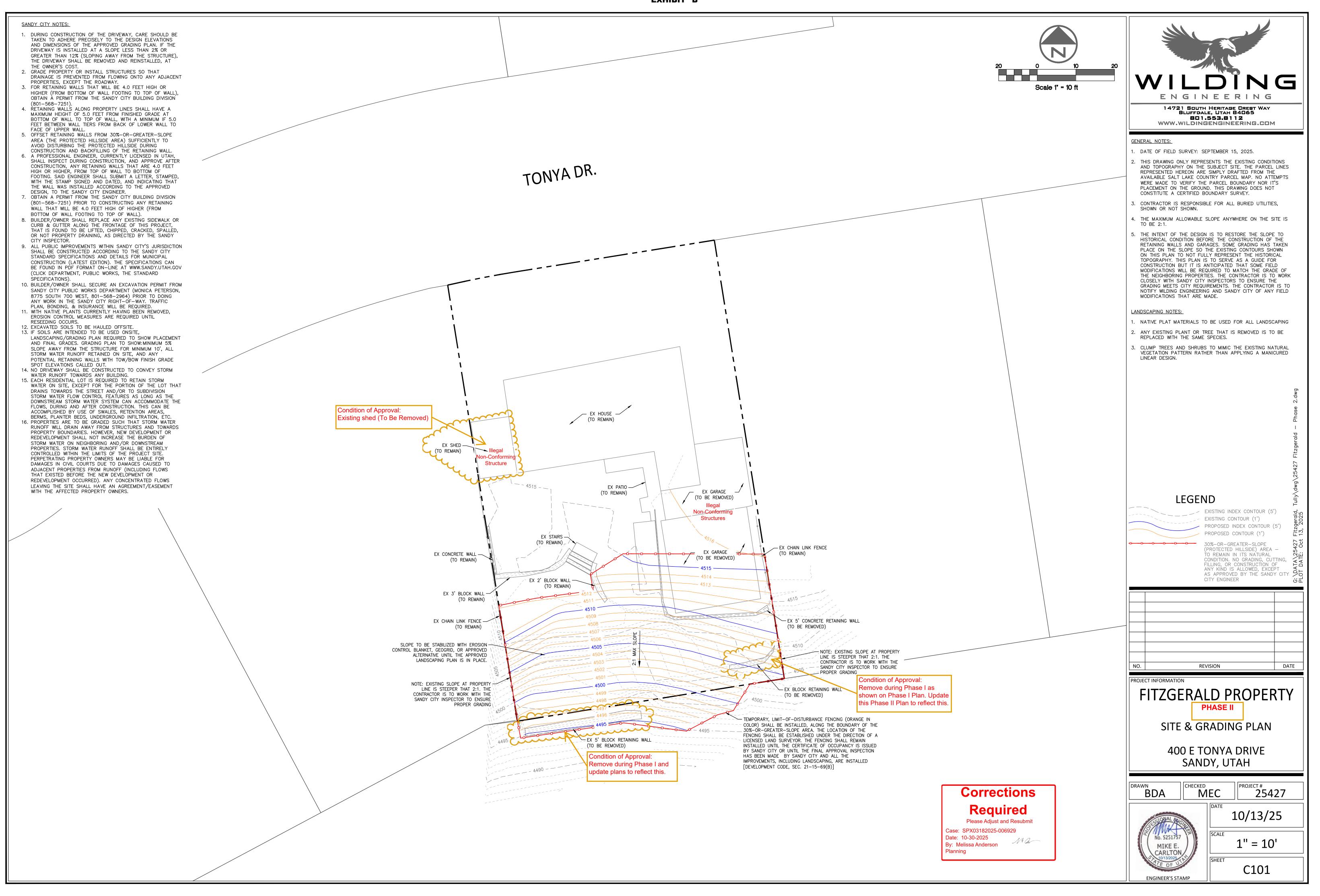
SALT LAKE BASE & MERIDIAN

RECORDED #2399936

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

Security Title Co. DATE 28 July 1971 TIME 12:26 PMBOOK JJ PAGE 59 Deradean Martin





E TONYA DR

404-004

1-01

TONYA DR.

REFERENCE NOTES SCHEDULE

CODE DESCRIPTION QTY

LANDSCAPE

NATIVE REVEGETATION SEEDING MIX FROM GRANITE SEED 801.701.9418. SEE NOTES
THIS SHEET.
Streambonk wheatgrass 25%
Western wheatgrass 30%
Rocky Mountain beeplant 15%
Blanketflower 10%
Blue flax
Utha serviceberry 5%
Fourwing solfbush 2%

REVEGATATION NOTE:

Apply the above seed mix at a rate of 2.5 lbs/1000SF. Apply using one of the following methods:

I. Hydroseed (recommended)

Broadcasting with a handheld or push fertilizer spreader or similar, followed up by gently raking it into the soil (disregard raking if soil control blanket is being used). Add a thin layer of mulch over the top.

Recommendation: Prior to seeding with either of the above methods, install an erosion control blanket (straw or coconut fiber in either plastic or biodegradable netting) to the hillside to prevent washouts which would push seed to the bottom of the hill and leave the top bare.

Note: Granite Seed has a 5# minimum quantity.

Once planting is completed, continue ongoing monitoring and maintenance. This includes regular assessments of plant survival and supplemental watering during the first two growing seasons. Install temporary above-ground PVC irrigation system with pop-up rotor or rotary heads at the top of the slope.

These efforts will help the plants establish deep root systems, eventually reducing the need for continued intervention. By implementing this plan, we can achieve a self-sustaining native ecosystem that stabilizes soils, improves water retention, and enhances habitat for pollinators, small mammals, and other local wildlife.



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SANDY CITY PUBLIC WORKS

RYAN KUMP, PE PUBLIC WORKS DIRECTOR

> MONICA ZOLTANSKI MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: October 30, 2025

TO: Melissa Anderson, Zoning Administrator

FROM: Britney Ward, P.E., Assistant Public Works Director/City Engineer

SUBJECT: 400 East Tonya Dr, SPX03182025-006929

Background:

In July of 1971, 400 E Tonya Dr was platted as Lot 45 of the Torry Pines No. 3 subdivision. This occurred prior to the adoption of Sandy's 1979 Sensitive Area Overlay Zone (SAOZ). The SAOZ requires grading plans to be in conformance with Sandy's Hillside Ordinance, to be submitted to the City and approved before building permits are issued. Further, it requires that the hillsides remain substantially undisturbed, and any grading or vegetation removal be approved by the City. The subject property is located within Sandy's Sensitive Area Overlay Zone.

Recent Development:

In the beginning of March 2025, the city was alerted to unauthorized building and grading into the protected slope of this lot. Investigations revealed that shortly before 2007, a prior homeowner built a garage into the protected slope area and a second structure on the west side of the home without permits. Sometime after this, much of the lot's mature native landscaping was removed from the protected slope. After acquiring the property in 2020, the current homeowners spouse constructed retaining walls around the perimeter of the illegal garage as well as multiple large block retaining walls at the bottom of and through the protected hillside. The entire protected slope within the property boundary was cut into and regraded, removing rotted railroad ties and most of the landscaping. Further, access trails for a mini excavator were created to provide progressive level ground and stabilized work areas for the installation of the block walls.

The current structural soundness of the garage and massive block retaining walls is unknown at this time as neither were designed by licensed engineers nor submitted to Sandy City for review and approval. The garage does not meet required setbacks, and it does not appear to have been constructed on a proper foundation.

Following the City's discovery, a Violation Notice and Stop Work Order were promptly issued for the property, dated March 05, 2025. In response, the city collaborated with the owner of Lot 45 to submit a plan to restore the disturbed slope. Mrs. Megan Ashley Capdeville, the owner of Lot 45, and her spouse, Mr. Tully Fitzgerald, have included restoration of the affected area in the proposed plan.



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Restoration Plan:

The restoration plan involves the following two phases:

Phase I: To be completed immediately

- Removing the block retaining wall structures along the southern property line and behind the garage.
- Restoring the terrain between the back of the garage to the southern property line, to its original natural contours, aligning it as closely as feasible to the former undisturbed state.
- Revegetate the hillside with plant species matching those of the adjacent undisturbed area.
- Install temporary irrigation until the new native grass seedlings are established.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.

Phase II: To be completed prior to future development or sale of the property

- Removal of the illegal garage structure
- Removal of the illegal structure on the west side of the home
- Restoring the terrain between the back of the garage to the home, to its original natural contours, aligning it as closely as feasible to its former undisturbed state.
- Revegetate the restored hillside with plant species matching those of the adjacent undisturbed area.
- Install temporary irrigation until the new native grass seedlings are established.
- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.

Recommendation:

Having assessed the details of the restoration proposal, Sandy City Engineering recommends the Planning Commission's approval of this restoration plan for the 400 E Tonya Dr Special Exception, with the condition that the Phase I and II plans are updated and implemented accordingly to address staff comments.



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE PUBLIC WORKS DIRECTOR

> MONICA ZOLTANSKI MAYOR

SHANE PACE CHIEF ADMINISTRATIVE OFFICER

March 2025 Site Photo



Contour Map





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RYAN KUMP, PE PUBLIC WORKS DIRECTOR

> MONICA ZOLTANSKI MAYOR







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SHANE PACE CHIEF ADMINISTRATIVE OFFICER

2023 Aerial Map





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SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

2009 Aerial Map





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MONICA ZOLTANSKI MAYOR



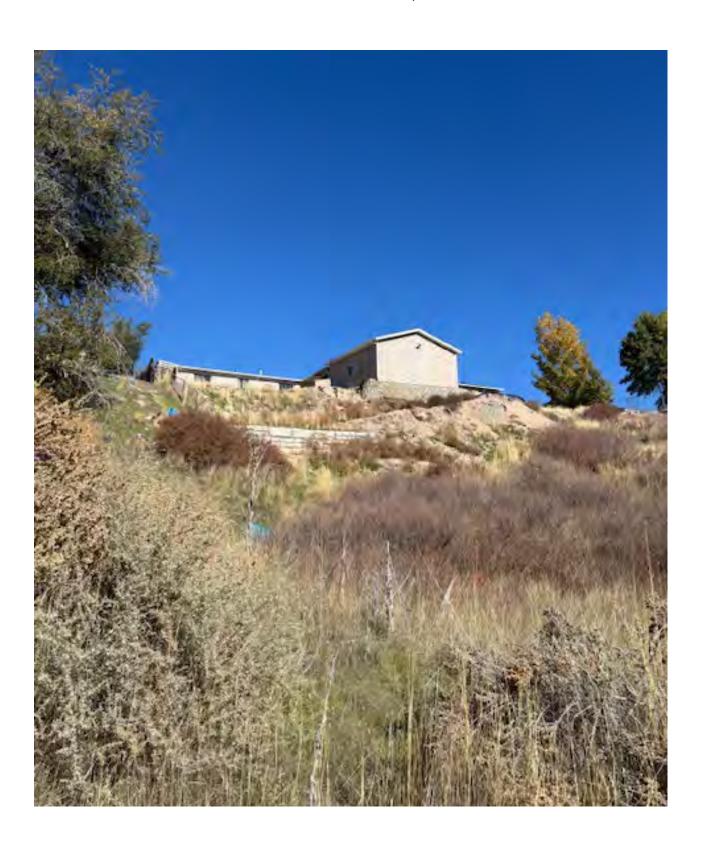


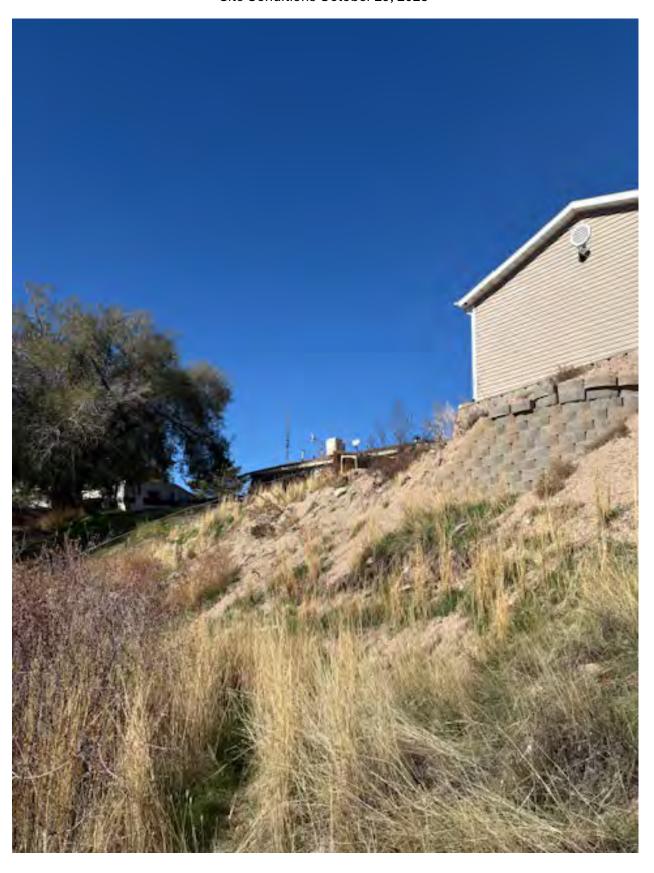
SANDY CITY PUBLIC WORKS

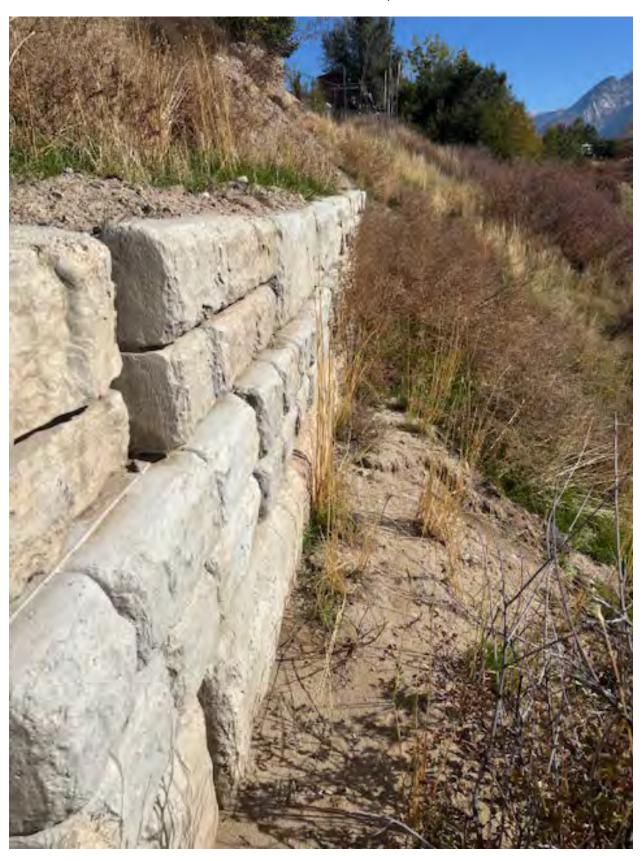
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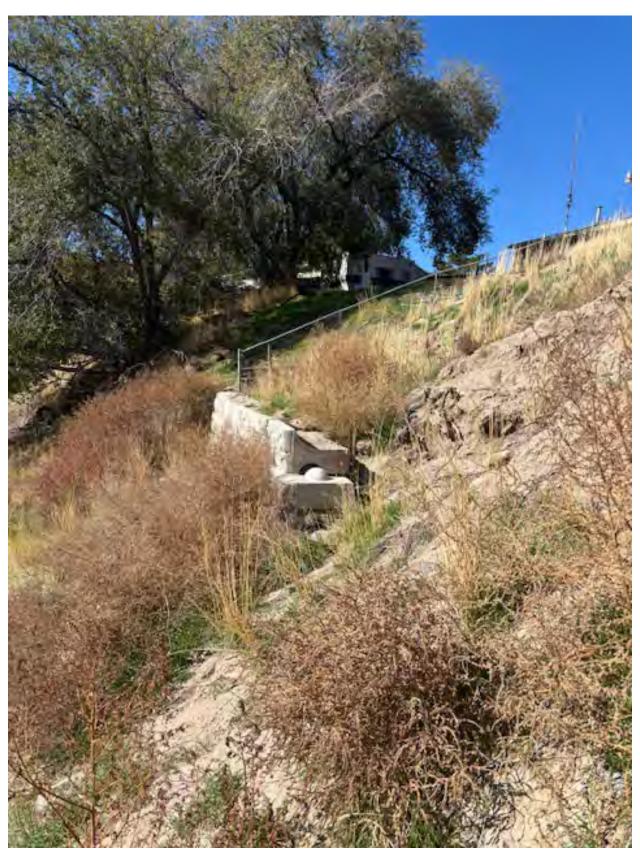
MONICA ZOLTANSKI MAYOR





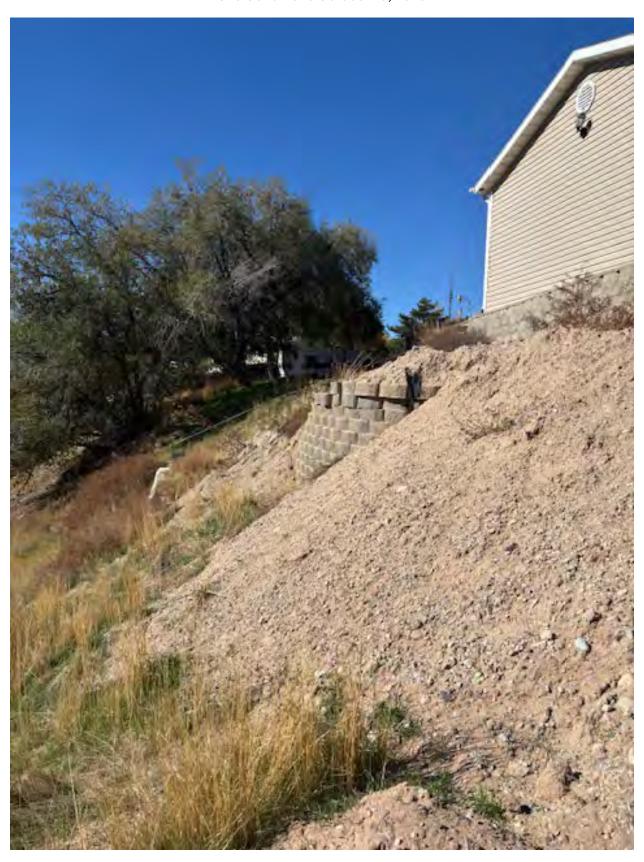














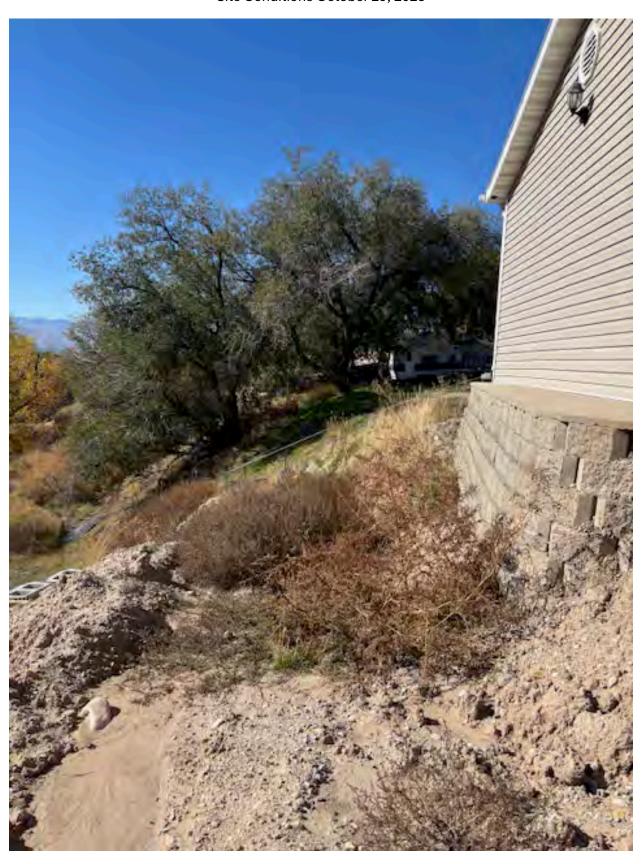


EXHIBIT "E"



