

EXHIBIT "A"

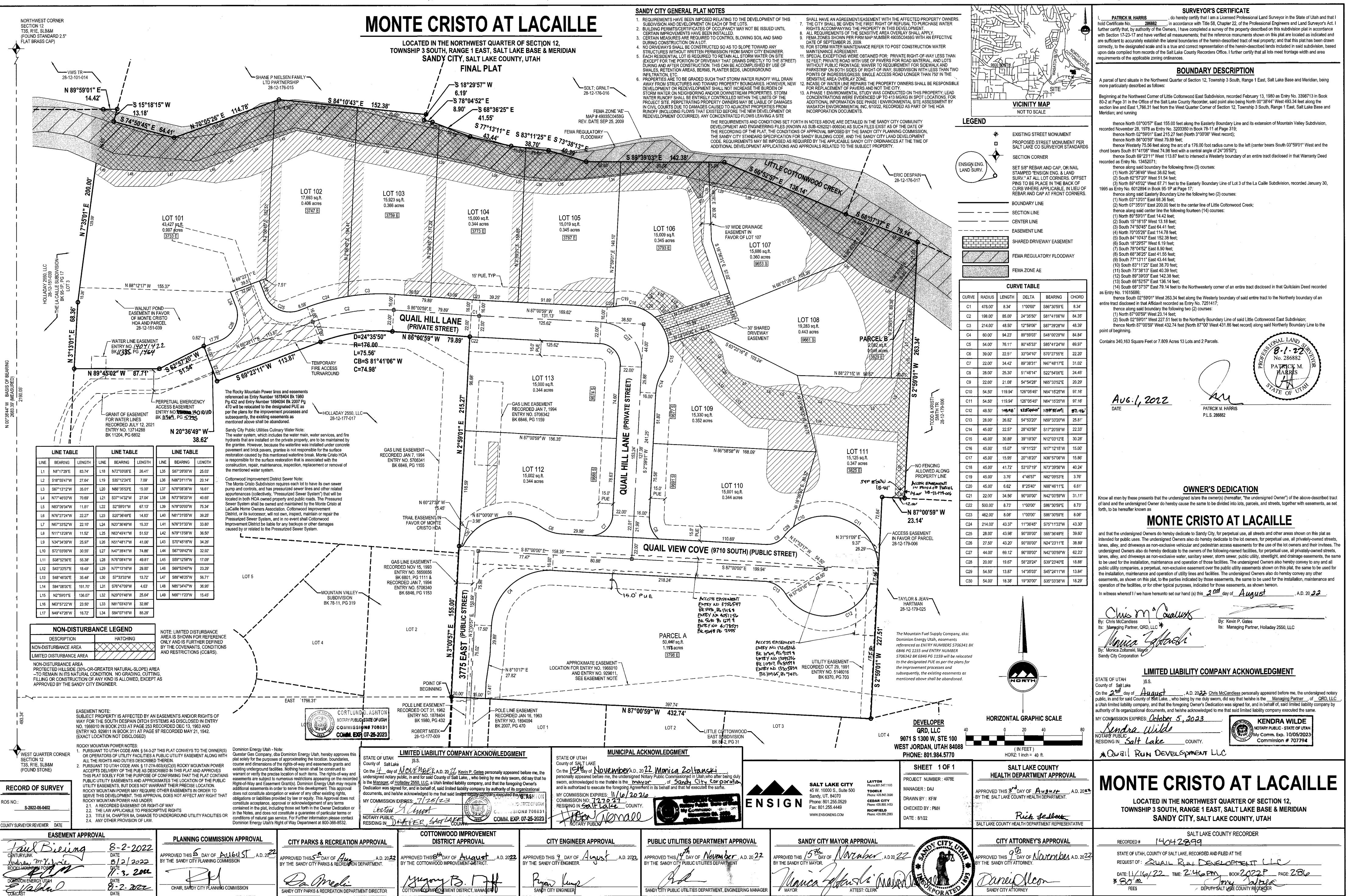


EXHIBIT "D"

Project Narrative: Sensitive Area Remediation for Lot 109

Description of Violation The subject property has been cited for a violation of Sandy City Code 21-15-7 regarding "Sensitive Area Overlay Disturbance". The violation concerns unauthorized improvements and disturbance within the designated "Non-Disturbance Area Protected Hillside" and "Limited Disturbance Area". Specifically, the site currently contains an existing retaining wall and grade alterations within a zone defined as a protected hillside (30%-or-greater natural slope), which is required to remain in its natural condition.

Plan to Resolve the Issue To resolve this violation and bring the property into compliance with Sandy City standards, we propose a comprehensive restoration plan designed to return the affected area to a self-sustaining native ecosystem.

- 1. Demolition and Grading Restoration** The existing retaining wall located within the "Slope Restoration Area" will be removed. Following demolition, the terrain within the shaded restoration area will be re-graded to restore the "original natural contours," aligning the topography as closely as feasible to its former undisturbed state and matching the adjacent undisturbed area.
- 2. Soil Stabilization and Erosion Control** To prevent soil washout and stabilize the hillside during the re-establishment period, an erosion control blanket—consisting of straw or coconut fiber with plastic or biodegradable netting—will be installed over the hillside prior to seeding. This measure ensures that seeds are not displaced to the bottom of the hill before they can germinate.
- 3. Native Revegetation Strategy** The disturbed area will be revegetated using a native seed mix sourced from Granite Seed (or equivalent), applied at a rate of 2.5 lbs./1000 SF. The seed mix is specifically selected to match the adjacent undisturbed ecosystem and includes:
 - Streambank wheatgrass (25%)
 - Western wheatgrass (30%)
 - Rocky Mountain beebplant (15%)
 - Blanketflower (10%)
 - Blue flax (10%)
 - Utah serviceberry (5%)
 - Fourwing saltbush (2%)
 - Brittlebush (2%)
 - Wyoming sagebrush (1%)

Seeding will be performed via hydroseeding (recommended) or broadcasting with a handheld/push spreader followed by gentle raking and mulching. Additionally, Gambel Scrub Oak (15 gal., clump) will be planted to further restore the natural tree line.

- 4. Temporary Irrigation Plan** To ensure the successful establishment of the native vegetation, a temporary above-ground PVC irrigation system will be installed. This

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system will utilize Rainbird 30' rotor heads spaced at 25' on center, connected to a separate valve on the main irrigation system. This system will remain in place until new native grass seedlings are fully established.

5. **Monitoring and Maintenance** The property owner will implement ongoing monitoring and maintenance, including regular assessments of plant survival and supplemental watering during the first two growing seasons. These efforts aim to establish deep root systems that will eventually eliminate the need for continued intervention, resulting in a self-sustaining landscape that stabilizes soils and improves water retention.

EXHIBIT "E"



SANDY CITY PUBLIC WORKS

RYAN KUMP, PE
PUBLIC WORKS DIRECTOR

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MAYOR

SHANE PACE
CHIEF ADMINISTRATIVE OFFICER

City Engineer Recommendation Letter

DATE: January 28, 2026

TO: Melissa Anderson, Zoning Administrator

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

SUBJECT: 9677 S Quail Hill Ln, SPX12092025-007090

Background:

In November of 2022, 9677 S Quail Hill Ln was platted as Lot 109 of the Monte Cristo at La Caille subdivision. Notably, the plat identifies and describes with metes and bounds areas deemed as "Non-Disturbance Areas," stating that the area is a protected hillside with 30% or greater slope and must remain in its natural condition. Further, it requires that no grading, cutting, filling, or construction of any kind is allowed unless approved by the City Engineer.

Sandy's Hillside Ordinance requires grading plans to be submitted to the City and approved before building permits are issued. Additionally, it requires that the hillsides remain substantially undisturbed, and any grading or vegetation removal be approved by the City. A grading plan for the property was not submitted to the City and the land was disturbed without City approval. The subject property is located within Sandy's Sensitive Area Overlay Zone.

Recent Development:

In November of 2025, the city was alerted to an unauthorized alteration of the protected hillside area of this lot. Investigations confirmed areas of disturbance within the protected hillside area with 30% or greater slopes.

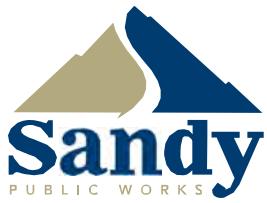
After meeting with the developer on-site and providing direction on the next steps to restore the hillside, code enforcement staff issued an administrative citation for a code violation on November 12, 2025. Wayne Neidehauser, the owner of Lot 109 and applicant, has been working with the city staff to prepare grading and landscape plans to restore the hillside to its original condition. See attached exhibits for the applicant's grading, landscape, and irrigation restoration plans.

Restoration Plan:

The restoration plan involves the following:

- Restoring the terrain to its original contours, aligning it as closely as feasible to its former undisturbed state.

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- Implementation of erosion control measures to safeguard the region until the native vegetation fully reestablishes itself.
- Revegetate the hillside with plant species matching those of the adjacent undisturbed area.
- Safeguarding the residual scrub oak and adjoining undisturbed areas.

The overarching objective is to restore the original protected slope without making any alterations to the existing plat.

Recommendation:

Having assessed the details of the restoration proposal, Sandy City Engineering recommends the Planning Commission's approve the restoration plan for 9677 S Quail Hill Ln.