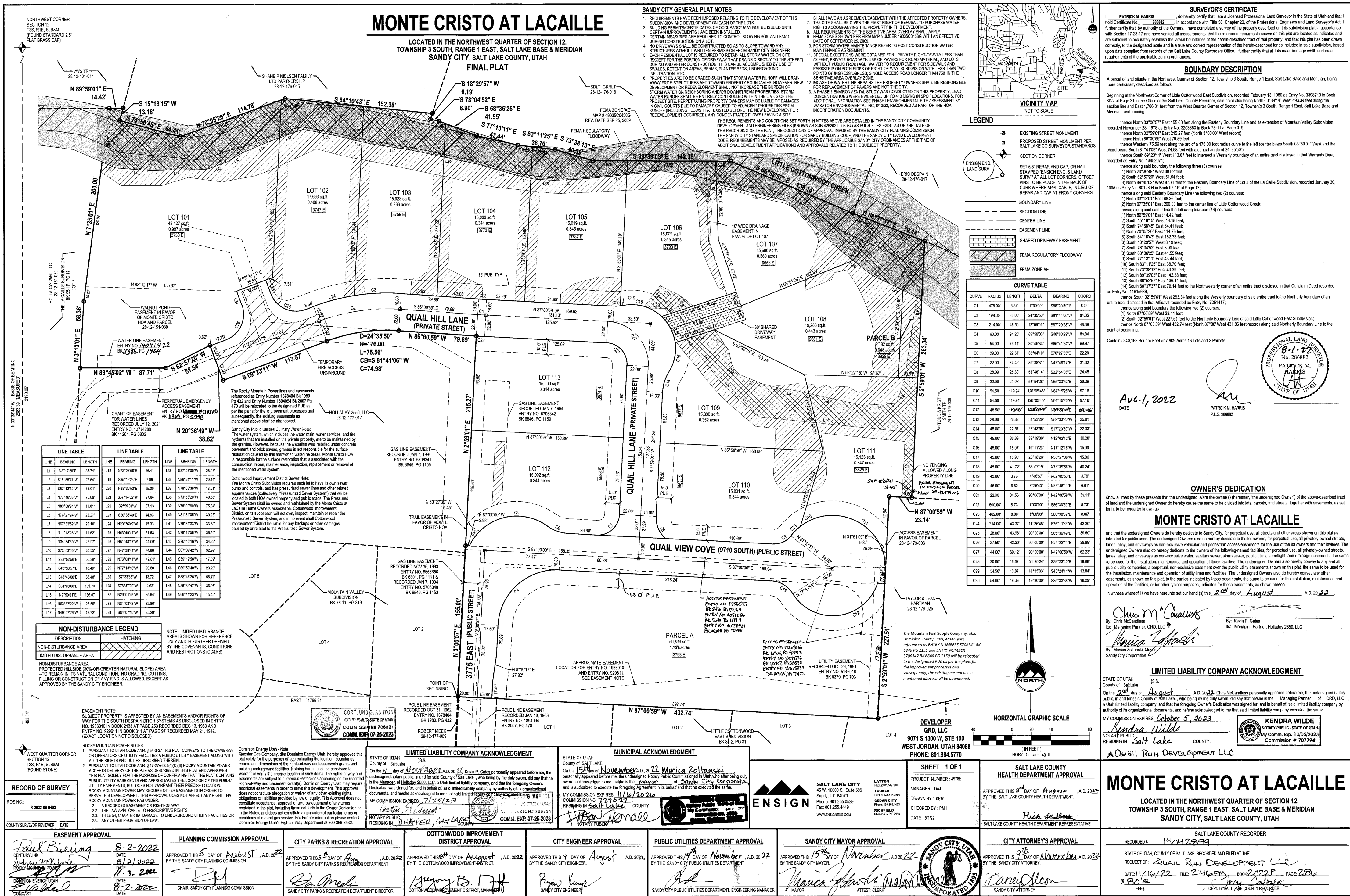


**EXHIBIT "A"**





811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

1 LANDSCAPE

1-01

NATIVE VEGETATION SEEDING MIX FROM GRANITE SEED 801.701.9418. SEE NOTES 1, 630 sf THIS SHEET.	
Streambank whealgrass	25%
Western wheatgrass	30%
Rocky Mountain beeplant	15%
Blanketflower	10%
Blue flax	10%
Utah serviceberry	5%
Fourwing saltbush	2%
Brittlebush	2%
Wyoming sagebrush	1%

RESTORATION SCOPE OF WORK:

1. REMOVING THE RETAINING WALL STRUCTURE WITHIN THE 30% SENSITIVE AREA SLOPE.
2. RESTORE THE TERRAIN WITHIN THE SHADED AREA TO ITS ORIGINAL NATURAL CONTOURS, ALIGNING IT AS CLOSELY AS FEASIBLE TO THE FORMER UNDISTURBED STATE.
3. REVEGETATE THE HILLSIDE WITH PLANT SPECIES MATCHING THOSE OF THE ADJACENT UNDISTURBED AREA.
4. INSTALL TEMPORARY IRRIGATION UNTIL THE NEW NATIVE GRASS SEEDLINGS ARE ESTABLISHED.
5. IMPLEMENTATION OF EROSION CONTROL MEASURES TO SAFEGUARD THE REGION UNTIL THE NATIVE VEGETATION FULLY REESTABLISHES ITSELF.

REVEGETATION NOTE:

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

1. Hydroseed (recommended)

2. 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.



NON-DISTURBANCE LEGEND	
DESCRIPTION	HATCHING
NON-DISTURBANCE AREA	
LIMITED DISTURBANCE AREA	

NON-DISTURBANCE AREA  
PROTECTED HILLSIDE (30%-OR-GREATER NATURAL-SLOPE) AREA  
-TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING,  
FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS  
APPROVED BY THE SANDY CITY ENGINEER.

NOTE: LIMITED DISTURBANCE  
AREA IS SHOWN FOR REFERENCE  
ONLY AND IS FURTHER DEFINED  
BY THE COVENANTS, CONDITIONS  
AND RESTRICTIONS (CC&RS).

THE STANDARD IN ENGINEERING

**SANDY**  
45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

**LAYTON**  
Phone: 801.547.1100

**TOOELE**  
Phone: 435.843.3590

**CEDAR CITY**  
Phone: 435.865.1453

**RICHFIELD**  
Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

MONTE CRISTO  
LOT 109  
9677 SOUTH QUAIL HILL LANE  
SANDY, UTAH

GRADING AND DRAINAGE  
PLAN

PROJECT NUMBER  
4978Q  
PROJECT MANAGER  
DJ

PRINT DATE  
2026-01-21  
DESIGNED BY

C-100



811

Know what's below.  
Call before you dig.

CALL BLUESTAKES  
@ 811 AT LEAST 48 HOURS  
PRIOR TO THE  
COMMENCEMENT OF ANY  
CONSTRUCTION.

1. LANDSCAPE

L-01

NATIVE REVEGETATION SEEDING MIX FROM GRANITE SEED 801.701.9418. SEE NOTES THIS SHEET.	
Streambank wheatgrass	25%
Western wheatgrass	30%
Rocky Mountain beeplant	15%
Blanketflower	10%
Blue flax	10%
Utah serviceberry	5%
Fourwing saltbush	2%
Brittlebush	2%
Wyoming sagebrush	1%

RESTORATION SCOPE OF WORK:

1. REMOVING THE RETAINING WALL STRUCTURE WITHIN THE 30% SENSITIVE AREA SLOPE.
2. RESTORE THE TERRAIN WITHIN THE SHADED AREA TO ITS ORIGINAL NATURAL CONTOURS, ALIGNING IT AS CLOSELY AS FEASIBLE TO THE FORMER UNDISTURBED STATE.
3. REVEGETATE THE HILLSIDE WITH PLANT SPECIES MATCHING THOSE OF THE ADJACENT UNDISTURBED AREA.
4. INSTALL TEMPORARY IRRIGATION UNTIL THE NEW NATIVE GRASS SEEDLINGS ARE ESTABLISHED.
5. IMPLEMENTATION OF EROSION CONTROL MEASURES TO SAFEGUARD THE REGION UNTIL THE NATIVE VEGETATION FULLY REESTABLISHES ITSELF.

REVEGETATION NOTE:

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

1. Hydroseed (recommended)

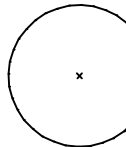
2. Broadcasting with a handheld or push fertilizer spreader or similar, followed up by gently raking it into the soil (disregard raking if soil control blanket is being used). Add a thin layer of mulch over the top.

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.

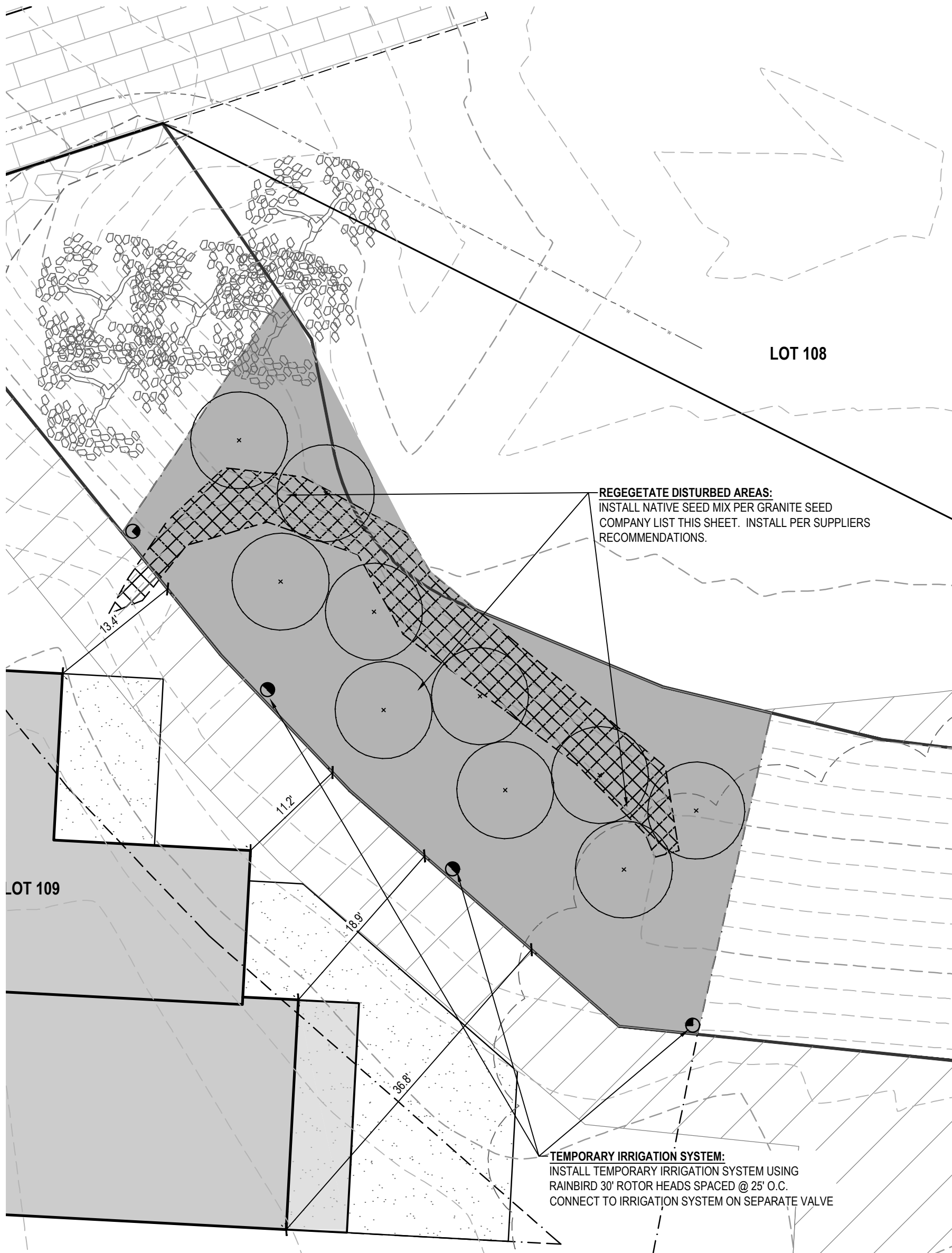
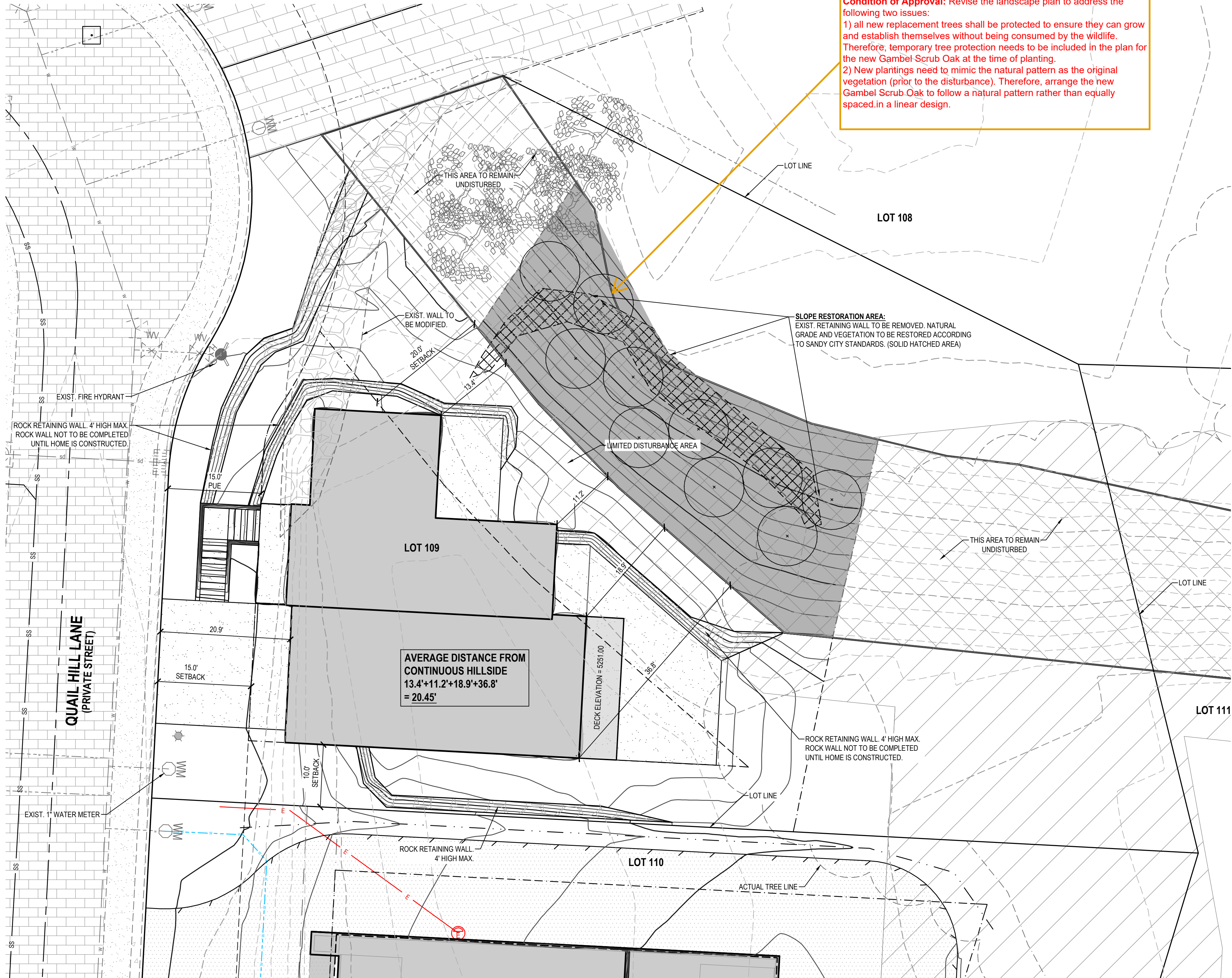
These efforts will help the plants establish deep root systems, eventually reducing the need for continued intervention. By implementing this plan, we can achieve a self-sustaining native ecosystem that stabilizes soils, improves water retention, and enhances habitat for pollinators, small mammals, and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



(10) Quercus gambelii - Gambel Scrub Oak - 15 GAL., CLUMP



**Condition of Approval:** Revise the landscape plan to address the following two issues:  
1) all new replacement trees shall be protected to ensure they can grow and establish themselves without being consumed by the wildlife. Therefore, temporary tree protection needs to be included in the plan for the new Gambel Scrub Oak at the time of planting.  
2) New plantings need to mimic the natural pattern as the original vegetation (prior to the disturbance). Therefore, arrange the new Gambel Scrub Oak to follow a natural pattern rather than equally spaced in a linear design.



NON-DISTURBANCE LEGEND	
DESCRIPTION	HATCHING
NON-DISTURBANCE AREA	
LIMITED DISTURBANCE AREA	

NON-DISTURBANCE AREA  
PROTECTED HILLSIDE (30%-OR-GREATER NATURAL-SLOPE) AREA -TO REMAIN IN ITS NATURAL CONDITION. NO GRADING, CUTTING, FILLING OR CONSTRUCTION OF ANY KIND IS ALLOWED, EXCEPT AS APPROVED BY THE SANDY CITY ENGINEER.

NOTE: LIMITED DISTURBANCE AREA IS SHOWN FOR REFERENCE ONLY AND IS FURTHER DEFINED BY THE COVENANTS, CONDITIONS AND RESTRICTIONS (CC&RS).

EN SIGN

THE STANDARD IN ENGINEERING

SANDY

45 W 10000 S, Suite 500  
Sandy, UT 84070  
Phone: 801.255.0529

LAYTON

Phone: 801.547.1100

TOOELE

Phone: 435.843.3590

CEDAR CITY

Phone: 435.865.1453

RICHFIELD

Phone: 435.896.2983

WWW.ENSIGNENG.COM

FOR:  
CLIENT  
CLIENT'S ADDRESS  
CLIENT CITY STATE ZIP

CONTACT:  
CLIENT CONTACT  
PHONE: 801.000.0000

MONTE CRISTO  
LOT 109  
9677 SOUTH QUAIL HILL LANE  
SANDY, UTAH

LANDSCAPE & IRRIGATION  
PLAN

PROJECT NUMBER  
4978Q  
PROJECT MANAGER  
DJ

PRINT DATE  
2025-12-15  
DESIGNED BY

L-100



# 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 beeplant (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

## **EXHIBIT "D"**

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

MONICA ZOLTANSKI  
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.

## EXHIBIT "E"



## SANDY CITY PUBLIC WORKS

RYAN KUMP, PE  
PUBLIC WORKS DIRECTOR

MONICA ZOLTANSKI  
MAYOR

SHANE PACE  
CHIEF ADMINISTRATIVE OFFICER

- 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.