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Park City, Utah 84098

801.580.9692
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November 21, 2014

Doug Smith, Wasatch County Planner
Wasatch County Planning Office
55 S 500 East
Heber, UT 84032

RE:

Dear Doug,

I have had a chance to complete a review of the resubmitted plans for the Deer Canyon Preserve, Iroquois and Black Rock Ridge amendments and zone change documents. Needless to say, it was a bit confusing to review. Since detailed information on sensitive lands was not provided in the submittal package, my comments are general in nature:

1. I am concerned that designated open space would be rezoned to allow higher end medium density. There was a reason that the original plan was put into place with development occurring in one area and open space in another. The benefits that come from open space are numerous and will be hard to capture even if the plan is to incorporate other public benefits.
2. The heights of the retaining walls also are a concern. It is reported that some retaining walls will be upwards of 30 feet. Though the geotechnical reports provided indicate that the soils are capable of handling these walls, there is still a visual component that could be very unattractive in an area with this dense of development.
3. I would like to be included in discussions about trails. It appears that a trail or trails have been started, but no plans were submitted for review.

If you have any questions please feel free to contact me at 801-580-9692.

Sincerely,

A handwritten signature in cursive script that reads "Alane E. Boyd".

Alane E. Boyd, P.E.
Principal

AEB:geb

Cc: Sandy Wingert, Division of Water Quality