



March 18, 2016

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

RE: Deer Cove Master Plan

Dear Doug,

I have had a chance to complete a review of the plans for the Deer Valley Lakeside development. The developer is asking for Master Plan / Physical Constraints / Density Determination approval. The plans were prepared by IBI Group in October 2015.

The review and recommendations that I have prepared are based mainly on issues that could have a detrimental effect on the water quality of that area, as that is the main concern for the Provo River Watershed Council (PRWC). As such I focused the review on the following areas:

- Wetland
- Soils
- Sensitive Lands
- Steep Grades
- Flood Zones
- Areas of Shallow Groundwater

The site overall has very few sensitive areas that will cause concern for development. There are some steep slopes that primarily surround drainage ways within the property. The Wasatch County Development Code has required setbacks from drainage ways which will need to be adhered to during design.

However, I do have some comments regarding future designs:

1. The plan calls for significant grading on the site. There have been stockpiles of materials placed on the site over the years. The developer should provide a list of places where the import material originated along with quantities of material.
2. Since significant grading will occur it will be imperative that a good erosion control plan, storm water pollution prevention plan, and revegetation plan be prepared to minimize impact to surrounding water ways.
3. It appears that some of the trails proposed for the project also show connection to planned or existing State Parks trails. Approval from the Bureau of Reclamation and/or the Utah State Parks to build these connection trails will need to be given before they can be shown in designs and constructed.
4. The proposed detention areas are shown on the Constraints Analysis – Streams, Surface Water, Detention and Floodplain Plan (sheet 2). However, both of the proposed detention areas show development over them in the Constraints Analysis Plan Overlay (Sheet 1). Proper drainage and detention facilities will need to be designed during the preliminary plan phase.

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

Sincerely,

Alane E. Boyd, P.E.  
Principal

Cc: Sandy Wingert, Division of Water Quality