



February 17, 2017

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

RE: Jordanelle Ridge Master Plan

Dear Doug,

I have had a chance to complete a preliminary review of the documents for the Jordanelle Ridge II Master Plan. The Master Plan was prepared by Momentum Development Group and M Squared Engineering in November 2016. Momentum Development Group is proposing a Primary Resident and Master Planned Community with a mixture of residential, commercial and retail use on approximately 8,592-acres of land located south of Jordanelle Reservoir State Park in Wasatch County. Supporting reports and maps have been submitted for review in conjunction with the master plan.

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 proposed site layout overall has very few sensitive areas that will cause concern for development. There are some steep slopes, streams, and other physical constraints within the property. The Wasatch County Development Code has required setbacks from these features which will need to be adhered to during design.

However, I do have some comments regarding future designs:

1. A geologic hazards assessment and its recommendations is valid for up to seven years Wasatch County Development Code (DC 16.17.13) Provide updated geologic hazards assessment report.
2. A detailed geotechnical report for each phase should be provided as the areas are designed for development.
3. On Geologic Hazards Analysis map, show and identify, at a minimum, landslide, rockfall, flood, and shallow groundwater hazard areas.
4. On Physical Constraints map, show and identify, at a minimum, all slopes >30%, fault lines, streams, wetlands, soils, vegetation and ridgelines. Also, please provide an inventory of slopes >30% and wetlands with each area's size indicated.
5. On Master Plan Map, the color identifying "Slopes Greater Than 30%" in the legend differs from the shade of color depicted on the apparent correlating slopes on the map. Please clarify and label slopes accordingly.
6. Provide storm water master plan and map to include proposed piping and detention system. Proper drainage and detention facilities will need to be designed during the preliminary plan phase.
7. Significant grading will occur during development. 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.

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
Kirsten Heins