



3258 W. Big Spruce Way
Park City, Utah 84098

801.580.9692
www.desertroseenv.com

July 31, 2108

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

RE: Mayflower Mountain Resort Master Plan Amendment

Dear Doug,

I have had a chance to do some preliminary review of the documents for the Mayflower Mountain Resort Master Plan Amendment. The amended application, as amended, does not materially alter the October, 2015 application, but includes the reduction in density proposed from over 1,900 residential ERU's to under 1,500 residential ERU's and the addition of more open space and new workforce housing located on site. The Project includes 940 acres of land within the JSPA for a year-round recreational development that has a pedestrian friendly Resort Village with commercial core, alpine resort amenities, hotels, condominiums, townhomes, and residential homes/single-family totaling 1,908 units (including commercial ERU's).

My comments are the following:

1. Reference was made to the IGES Soils Report. I could not find that in the submittal. I went back to the submittal in 2015/2016 and could not find it there either. I would like to review a copy of this report.
2. Also, the original constraints map was provided. However, in my previous review comments I had asked for some additional items to be located on the constraints map. These included the areas of concern from the Earthfax Reclamation Plan (Mayflower Mine, Star Mine, Mayflower Tailings, Mud Pond, Yellow Pond, and Deer Camp). Please update the constraints map and add the mining influence areas to the map.
3. Has the Voluntary Cleanup agreement with DEQ been signed and executed? If so, do you have a copy of the signed agreement. Is there any type of reclamation plan that has been submitted to DEQ? If so, could we get a copy for review?
4. I noticed that they said they stated that they planned on capturing stormwater flows for snowmaking. Are there water rights that they own that can be used for this purpose?

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
Travis Hair, Wasatch County Planning