



August 9, 2016

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

RE: North Village Resort Preliminary Subdivision Review

Dear Doug,

I have had a chance to complete a review of the plans for the North Village Resort development. The developer is asking for Preliminary Subdivision approval. The plans were prepared by Alliance Engineering and Broman Architects in June 2016. Granite Development is requesting 370 ERUs, 81 Townhomes, 330 Stacked Condos, a convenience store, retail and office on 38.95 acres at the southwest corner of River Road and Highway 40.

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. According to the geotechnical report prepared by Wasatch Environmental in 2006, free groundwater was found in a number of test pits. However, they indicate that the site is suitable for construction. Additionally, 0.11 acres of wetlands were identified on the site in 2011. A preliminary jurisdictional determination was completed by the US Army Corps of Engineers at that time. A certified wetland determination from the local office of the Natural Resources Conservation Service must be requested prior to starting construction.

The plans appear to be complete. I have no other comments at this time. 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