



November 26, 2018

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

RE: River Ranches at Victory Ranch

Dear Doug,

I have had a chance to review the plans for River Ranches at Victory Ranch. I originally reviewed this in December 2016. The subdivision totals 182.19 acres with three lots, the smallest lot being 39.92 acres and the largest being 60.11 acres. As part of this subdivision, 30.31 acres along the Provo River corridor have been put into a Conservation Easement held by the Utah Division of Wildlife Resources.

Though the property is adjacent to the Provo River, the lots are very large. In addition to the conservation easement there is property with slopes greater than 30% (unbuildable) that also buffer the river from the lots.

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: Austin Corry, Wasatch County
Sandy Wingert, Division of Water Quality
Travis Hair, Wasatch County Planning