



December 1, 2016

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 complete a review of the plans for River Ranches at Victory Ranch. This 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.

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

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