



August 17, 2020

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

RE: Sage Hen Hollows Master Plan

Dear Doug,

I have had a chance to complete a review of the plans and documents for the Sage Hen Hollows Master Plan. The development consists of two parcels, East and West. Sage Hen Hollows West consists of 9.19 acres and 41 residential units. Sage Hen Hollows East consists of 6.13 acres and 19 potential units.

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 sensitive areas that will not be within the footprint of the actual developed land, but still cause some concern. These include steep slopes, streams and drainages, wetlands, 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. A couple of areas that will need better details during Preliminary are:

1. Plan and profile with typical sections for the trails. Some of the trails appear to be on very steep slopes.
2. The proposed sewer easement appears to follow one of the drainages. Are there wetlands in these areas? Wetlands are shown on the constraints map but are not clearly defined.

As stated, the Constraints map did not clearly identify some of the sensitive areas. During Preliminary Subdivision Review the developer or engineer will have to clearly mark all sensitive land areas and constraints and identify measures to mitigate any development in these areas.

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
Mike Rau, Central Utah Water Conservancy District
Austin Corry, Wasatch County