



3258 Big Spruce Way
Park City, UT 84098
801-580-9692

May 22, 2018

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

RE: Skyridge Preliminary Plan

Dear Doug,

I have had a chance to complete a review of the engineering drawings, design guidelines, and geotechnical reports for the Skyridge development (formerly known as Mayflower Lakeside North). The Master Plan for SkyRidge is to create a recreational mountain community that responds to the needs and lifestyles of the outdoor enthusiast demographic. The development is in the Jordanelle Planning Area and consists of 483 single family lots and 20 townhomes on 666.88 acres. Recreation amenities including trails, a community park, a 3-hole golf teaching facility, an equestrian facility and two trailheads for the community.

The review and recommendations that I have prepared are based mainly on issues that could have a detrimental effect on the water quality of the area, as that is the main concern for the Provo River Watershed Council (PRWC, formerly known as JTAC). As such I have focused the review on the following areas:

- Golf Amenity
- Equestrian Facility
- Trails
- Slopes, Grading
- Drainage and Snow Storage
- Erosion Control Measures
- Landscaping, revegetation and restoration

Specific elements to be addressed are numbered below.

Golf Amenity

The Clubhouse/Golf Training Facility is proposed for the center of the development. The parcel size is approximately 50 acres. The final golf layout will include a three-hole golf training facility and driving range. The Golf Training and Support Facilities will include: the Clubhouse/Teaching Facility, limited to 15,000 square feet, the Pool House, limited to 5,000 square feet, the Maintenance Building, limited to 6,000 square feet, and the Cart Storage, limited to 2,500 square feet.

1. Due to the proximity to Jordanelle Reservoir, a major drinking water source, a detailed golf course management plan needs to be developed and submitted for review. The purpose of such a plan is to



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establish and set forth specific guidance and standards for the set up and maintenance of the golf course and the operation of the golf course maintenance. The plan should address the following:

- Water management / conservation plan
- Irrigation system improvements.
- Drainage plan and water quality protection
- Equipment inventory and maintenance
- Maintenance Plan
- Hazardous Material Management
- Safety & Security
- Staffing and labor requirements.

Equestrian Facility

The Equestrian Facility is proposed for the southeast corner of the development. The parcel size is approximately 11 acres. The Equestrian Facility buildings are located on a parcel that has been previously disturbed by the old railroad track platform. The Equestrian Facility will include an Indoor Riding Arena, limited to 25,000 square feet, the Horse Stable, limited to 8,000 square feet, and the Hay Storage, limited to 1,200 square feet. The Facility will also include an Outdoor Riding Arena of approximately 15,000 square feet, a Horse Walker, and Horse Trailer Parking providing six 15x40 parking spaces.

2. The proximity of the Equestrian Facility to the adjacent drainage and to the Jordanelle Reservoir is concerning. There is a high level of risk for contamination to enter the reservoir. Prior to approval specific site plans and engineering drawings should be prepared for the Equestrian Facility site along with drainage and erosion control plans (for both during and following construction).
3. The alignment for the equestrian trails traverses around a drainage way which drains into Jordanelle Reservoir. There is a detention pond down hill from the equestrian trail. However, the trail does cross the drainage way in a few locations. Detailed plans and specifications need to be prepared for all areas where the equestrian trail crosses or comes within 50 feet of the drainage way.
4. An Equestrian Facility Management Plan should be submitted for review and approval that outlines measures to reduce environmental risk and ensure avoidance of land degradation. The plan should address both mitigation measures to protect the environment and outline operational procedures that may include the following:
 - a. Environmental Impact Mitigation Measures
 - i. Soil erosion
 - ii. Dust
 - iii. Nutrient export (fertilizer use and manure management)
 - iv. Loss of natural vegetation
 - v. Odor
 - vi. Flies and Pests



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- vii. Weed Control
- b. Operations
 - i. Emergency Response Planning
 - ii. Storage and Transport of Chemicals
 - iii. Application and disposal of veterinary products and chemicals
 - iv. Stable & yard waste handling and storage
 - v. Cleaning and disposal of waste in intensive horse keeping areas
 - vi. Storage of feed
 - vii. Cleaning of horse trailers and trucks
 - viii. Wash-down areas

Trails and Trail Heads

There are two trailheads within the development. One is located at the Golf Teaching Facility. The main trailhead is situated in the middle of the east side of the development adjacent to the BOR property. The parcel size is approximately 2 acres. The Trailhead is located on a parcel that has been previously disturbed by the old railroad track platform and the original Jordanelle Parkway (JPW) construction. It will include a 200 square foot Restroom Facility, a Children's Playground, and a Picnic Pavilion.

- 5. Please clarify if there will be designated trails connecting to the Jordanelle Perimeter Trail. If so, do you have a permit from the Bureau of Reclamation to develop a connecting trail? With the location of the trailhead it would be preferable to develop a designated connecting trail. If there is not a designated trail typically the public will make their own rouge trails which is not desired.

Drainage and Snow Storage

The primary purpose of snow storage and disposal sites is to manage snow that would otherwise be a hazard to the public or impair winter maintenance operations. The snow that is stored at snow disposal facilities contains contaminants which can affect water quality. The current snow storage plan does not meet county standards.

- 6. Please prepare a new Snow Storage Plan which considers protection of water quality, the environment and public safety. Specifically, the meltwater and debris must be managed and should not be discharged back into the environment until properly treated.

Slopes / Grading

The geotechnical review comments indicate that 0.5 to 1 cut slopes are not suitable outside of bedrock cuts. Top soil is hard to retain, and vegetation is hard to maintain on slopes above a 2:1.

- 7. Should steep cut slopes be permitted final plans need to include specific stabilization and revegetation details for these areas.



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Erosion Control Measures

Construction activities that disturb one or more acres of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). For this permit the applicant needs to provide a Storm Water Pollution Prevention Plan (SWPP).

8. Please prepare a SWPP Plan and Erosion Control Plan for review prior to the preliminary approval. These plans should follow guidelines outlined in Wasatch County Erosion Control Guide which can be found at www.provoriwaterwatershed.org.

Landscaping, Revegetation and Restoration

9. Detailed plans and specifications need to be submitted for areas designated as “disturbed areas reseeded with Native Grass Mixture, Shrubs and Wildflowers” on the Landscape Plans.

If you have any questions, please feel free to contact me at 801-580-9692.

Sincerely,

Alane E. Boyd, P.E.
Principal

AEB:aeb

Cc: Luke Robinson, Wasatch County
Sandy Wingert, Division of Water Quality