



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

December 5, 2017

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

RE: Tuhaye Amended Master Plan

Dear Doug,

I have had a chance to complete a review of the Tuhaye Amended Master Plan documents. REDUS Park City LLC ("REDUS") is owner of the undeveloped lands at Tuhaye, along with the former Am---Eagle parcel west of Tuhaye. Through foreclosure, REDUS assumed Declarant Rights at Tuhaye and is now in the role of master developer. REDUS' holdings include 88 platted lots within the Tuhaye community along with all of the unplatted lands within the 1250 acres covered by the Tuhaye Master Plan ("Current Tuhaye Area"). REDUS is also owner of approximately 475 acres of contiguous lands to the west of the Tuhaye community referred to as the "Tuhaye Annexation Area". REDUS desires to amend the Tuhaye Master Plan and Development Agreement to incorporate these 475 acres into the Amended Tuhaye Master Plan. The approved density of 900 Equivalent Residential Units ("ERUs") would remain unchanged, however it would be spread over the entire 1,725 acres. With the additional land, approved density in Tuhaye would drop from 0.72 ERU/acre to 0.52 ERU/acre.

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 very few sensitive areas that will cause concern for development. There are some steep slopes, wetlands, and other physical constraints within the property. The Natural Resources Inventory specifically identified several potential areas with wetland characteristics. An ephemeral drainage was identified north of the area of proposed development in the Gateway neighborhood. A detailed wetland delineation study would have to be completed during spring growing season to confirm or deny presence of wetlands or channel segments that would be regulated under Section 404 of the CWA. The Wasatch County Development Code has required setbacks from these features which will also need to be adhered to during design.

The expansion into the Annexation Area could have minor impact to water quality during construction. A detailed erosion control plan and Storm Water Pollution Prevention Plan (SWPP) need to be completed and submitted for approval prior to construction activities and operations.

December 5, 2017  
Page Two  
Doug Smith

According to the Geohazards study no fault lines or landslide hazards exist. The soil is similar to that in the other areas of Tuhaye and is suitable for development.

Appropriate locations for snow storage need to be identified at time of Preliminary Plat review and approval. Snow storage areas will be required to maintain water quality as the stored snow melts.

Generally, additional development closer to the Jordanelle Reservoir is always a concern in that it might impact water quality. But, since REDUS is not proposing additional density there may only be minor reasons for additional concern. Diligent efforts will have to be made to ensure that the development within the Tuhaye Annexation Area is designed with sensitivity to the environment.

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

Sincerely,

A handwritten signature in blue ink that reads "Alane E. Boyd". The signature is written in a cursive, flowing style.

Alane E. Boyd, P.E.  
Principal

AEB:aeb

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