



May 7, 2015

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

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

RE: River Terrace at Victory Ranch

Dear Doug,

I have had a chance to complete a review of the plat, reports and letters for River Terrace at Victory Ranch. These included:

1. Plat prepared by Berg Civil Engineers and Cornerstone, Inc.
2. Victory Ranch Plat G Slope Stability Clarification Letter from Earthtec Engineering, Inc. dated February 1, 2010
3. Earthtec Engineering, Inc. Bedrock Locations and Erosion Potential Study dated December 19, 2008
4. Victory Ranch Plat G Erosion Potential Report prepared by Earthtec Engineering dated September 22, 2008.
5. Victory Ranch Geotechnical Study (Phases 1B, 1C, 1D) prepared by Earthtec Engineering, Inc. dated August 2, 2005.

Jeff Graham, representative for VR acquisitions, is requesting final plat and site plan approval for River Terrace at Victory Ranch, which contains 7 detached residential lots on 10.244 acres. This plat was part of an amended preliminary plan for phases 1B, 1C, and 1D that were approved May 1, 2013. The Plat is located primarily on the north side of Green Drake drive in both Section 31, Township 2 South, Range 6 East and Section 36, Township 2 south, Range 5 East in the JBOZ (Jordanelle Basin Overlay Zone).

The River Terrace phase of Victory Ranch, though it is small with only seven (7) lots does pose a concern given its close proximity to the Provo River. The stability of the slopes adjacent to the Provo River were the specific matter that was investigated and reported on in the documents dated September 22, 2008 or later.

In September 2008 it was recommended by Earthtec that soils in the vicinity of Test Pit 4 (appears to be near Lot 247 in revised plat) be protected from potential erosion due to possible flooding from the Provo River. It was suggested that rip-rap, erosion control geotextile, or cementitious material be placed at the base of the slope to reduce erosion potential. It should be noted that prior to any type of material being placed in close proximity to the river that approval needs to be given by various regulatory agencies.

However, in subsequent reports Earthtec recommended that a 50-foot setback of buildings from the crest of the slope would be adequate to maintain stability of the slopes. It appears that the Plat provides building pad areas where construction of buildings can occur. As long as these building pads are set 50-feet from the crest of the slope the slopes should be stable, according to Earthtec.

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The Earthtec documentation is good in it addresses stability and safety concerns for potential buildings on the lots. However, these documents do not address other work on the lots that may also effect erosion. The County may want to consider limiting disturbance within the 50-foot setback also so that the natural vegetation is not disturbed either through construction of structures, landscaping, or other related activities.

Also, there is on discrepancy that was never resolved. Two of the geotechnical reports referenced a Victory Ranch Erosion Potential Report prepared by Earthtec Engineering dated June 10, 2008. I asked to see this document before I finished my review. I never received the document.

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  
Sandy Wingert, Division of Water Quality