



September 10, 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: Victory Ranch The Barn

Dear Doug,

I have had a chance to complete a review of the construction drawings for the Victory Ranch The Barn dated July 28, 2015.

For this project VR Acquisitions LLC is requesting a Conditional Use Permit to construct a barn and recreational amenities within Victory Ranch. This amenity is located on the amended Phase 1C1 Parcel 2 within an area of 7.34 acres. This Conditional Use Application for The Barn consists of a Spa and Fitness Center, a Bistro, a Kids Barn to include a Basketball Court, an Event Lawn, a Swimming Pool, two Platform Tennis Courts and two Tennis Courts.

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:

- Drainage Plans
- Erosion Control Measures
- Landscaping, revegetation and restoration

At this time I have no comments or questions. The plans are well done and appear to be complete. 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