



February 25, 2016

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

RE: Wasatch Springs Preliminary Plans Lots 7 and 8

Dear Doug,

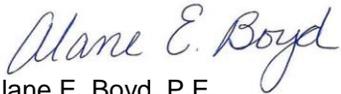
I have had a chance to complete a review of the preliminary plans for the Wasatch Springs Lot 7 and Lot 8 development. The plans were prepared by Gateway Consulting and IBI Group dated January 22, 2016. A couple of areas where I would like to make comment:

1. The erosion control plans need to incorporate the following components
 - a. Proposed temporary soil storage pile areas need to be noted on the plan. Also, a note needs to indicate that storage piles will be placed behind a sediment fence, a 10-foot-wide vegetative strip, or covered with a tarp to prevent soil spillage.
 - b. Straw wattles are not to be used in place of silt fence. Please remove that note on sheet ER-2. Please indicate on the overall erosion control plans areas that will have silt fence and those areas where straw wattles will be placed.
 - c. A note stating that sediment will be removed from behind sediment fences and barriers before it reaches a depth that is equal to half the height of the barrier.
 - d. A note stating that proper disposal of building material waste so that pollutants and debris are not carried off-site by water or wind.
 - e. A note indicating that all installed erosion control practices will be maintained until the disturbed areas they protect are stabilized.
 - f. A note stating that disturbed areas and soil piles left inactive for extended periods of time be stabilized by seeding (between April 1 and September 15), or by other cover, such as tarping or mulching.
 - g. A note stating that all sediment that moves off-site due to construction activity will be cleaned up before the end of the same workday.
 - h. A note stating that all sediment that moves off-site due to storm events will be cleaned up before the end of the next workday.
2. The landscaping plans reference a native seed mix. Please provide details on the seed mix including species, application rates and application methods.
3. I have spoken with Gateway Consulting and Luke Robinson about setback distances. For the roadway adjacent to the wetlands in Lot 8 Gateway Engineering will modify the plans to move the roadway further away from the wetlands. We are trying to achieve an average setback of 50-feet for the 400+ feet of roadway adjacent to the wetlands. Buildings B, C, and D will be moved towards the north and the roadway shortened. The Pickle Ball court will be removed and in its place a small recreational gathering spot will be designed with benches and/or picnic tables. Additionally, I requested that the rail trail be extended to the wetland area gathering spot to bring some additional connectivity, from a recreational standpoint, to the development.

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I look forward to reviewing the revised plans. 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

Cc: Sandy Wingert, Division of Water Quality
Luke Robinson, Wasatch County Planning
Paul Watson, Gateway Consulting