



November 9, 2018

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: North Village Crossings

Dear Doug,

I have had a chance to review some of the items highlighted in the Watershed Oversight 2018 OneNote document that is prepared by Metropolitan Water District of Salt Lake and Sandy. I have reviewed the items highlighted for October. Below are my observations. I appreciate Metropolitan Water District's efforts gathering the information. It makes my job much less time consuming when following up on potential development issues.

I was unable to obtain information on 2 developments in Kamas, but will continue to try and coordinate with Kamas City on those.

Midway

Epic Engineering, agent for Michael LaBarge, is requesting approval of a large-scale subdivision. The proposal is for a three-lot subdivision that is 4.2 acres in size. The property is located at 922 North Pine Canyon Road and is partially in the R-1-15 zone and partially in the R-1-22 zone.

This is generally an in-fill project. This subdivision only contains three lots, but it is a large-scale subdivision because a new road (the cul-de-sac on Swiss Farm Way) will be constructed as part of the proposal.

A wetlands study prepared by Wise Earth was submitted to the City that states "There are no wetlands or waterways on site." This study is dated April 2018. The City is also has an earlier wetland report from Wise Earth that showed a clear majority of the property as wetlands. However, the recent study explains that because of development in the area and the change from flood irrigation to pressurized irrigation the site has changed from wetlands to a drier state.

Heber

Consider Approval of the Park View Place Preliminary Plat and Ordinance 2018-58 Amending the Nichol Annexation Agreement, at Approximately 1000 South Southfield Road (Baron)

The development contains 30 town homes, 6 twin homes, and 13 single family cottage lots. The property is bordered by the future Bypass on the West and South. The developer is requesting one modification from the Nichols Annexation Agreement, to remove the open space requirement along the railroad right of way. The General Plan Map identifies this area as High Density Residential. The zone change agreement limits the development to 6 units per acre.

Item 13 in the Nichols Annexation Agreement requires a 30' wide strip of open space that includes a berm and trail along the rail road. During the Nichols Annexation, the concept was multi-family buildings. The developer is requesting a change to this requirement in order to preserve the single-family lots at the end of the development and the public park acreage. If the requested change to the agreement is not made, it would force the developer to use more twin homes and town homes or reduce the public park area.

Requesting C-4 General Commercial Development approval of Wasatch Town Center, located at 550 West 100 South.

The request is to close in the drive-up teller lanes of the old bank at the Wasatch Town Center Development, located at 580 East 100 South. With conditions, the application Can Comply with the development code.

November 9, 2018
Page Two
Doug Smith

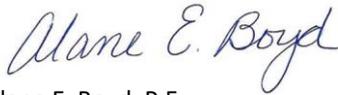
*Consider Approval of Ordinance 2018-52 Applying the Clustered Open Space Zone (COSZ) to 1.06 Acres
Located at 954 South Southfield Road (Baron) - Tabled Item*

Following the Southfield Station Zone change, the Beck property has become surrounded by the COSZ with the Spring Creek Development to the North, Southfield Station to the East, and the future bypass to the West. Given the two adjacent zone changes to apply the COSZ and the bypass, Mr. Beck feels that it makes sense for his property to have the COSZ applied.

The property is currently zone as R-3 Residential which is the High-Density Residential Zone. The request is to overlay the COSZ on the property, which would not change the underlying zone or the General Plan Land Use designation. The property is currently zoned for about 6 units/acre. The application of the COSZ with a base zoning of R-3 would permit a density of 12 units/acre. As this property is only 1.06 acres in size, the maximum density possible would be 12 units.

If you should have any questions, please feel free to give me a call 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: Annalee Munsey, Blake Bowles, Metropolitan Water District of Salt Lake and Sandy
Sandy Wingert, Division of Water Quality