

### **The Location**

The proposed site is in a good location to serve the high school students from the west side of Heber City, Midway and Charleston. The proposed school site will have access from 500 North, 300 North, 600 West and 1000 West. The school site is in close proximity to State Road 113 and South Field Road, an arterial street per the Heber City Master Plan. The site is also close to essential utilities such as water, sewer, power and gas. Critics of this site have compared the land values to recent sales in the North Fields. The North Fields has gravel roads, limited access points and no sewer, water or gas utilities.

### **Bypass Route**

UDOT has released a plan showing three (3) possible routes around the west side of Heber City. The Wasatch School District has met with UDOT to discuss the possible routes and the potential impact of the high school site on the bypass road. The proposed high school site would only affect Option C and not the preferred routes of Option A or Option B. The proposed high school would have access from the proposed 1000 West. This street would be separated from the proposed bypass road by almost 800 feet.

### **Traffic Study**

A traffic impact study has been completed by Hales Engineering for the site as part of the property due diligence. The study identifies current traffic conditions, 2022 conditions, 2030 conditions, 2022 conditions with the school on opening day and 2030 conditions with the school. The study also recommends needed improvements to State Road 113, 600 West and the proposed 1000 West. In addition to the traffic study, Berg Engineering has met with the Heber City Engineer to review street master plans and to discuss the streets needed to serve the school project.

### **Wetlands**

A wetlands delineation of the site that complies with *1987 Corp of Engineers Wetlands Delineation Manual* and the *2008 Regional Supplement to the Corps of Engineers Wetlands Delineation Manual: Arid West Regions* has been completed by Chuck Easton, Environmental Specialists with CRS Engineers. A total of 0.73 acres consisting of Emergent Marsh (0.02 acres), Wet Meadow (0.33 acres) and Open Water (0.38 acres) was identified on the 63 acre site.

### **Environmental Studies**

In addition to the wetlands delineation, other environmental studies were completed for the site including a Cultural Resource Study which found that there were no adverse effect to historic properties and a Biological Evaluation Study found no federally listed species, critical habitat, migratory birds of conservation concern or eagles were identified.

### **Flood Zone**

Only a small portion of this property is located in the 100 Year FEMA Flood Zone associated with Spring Creek. This portion of the site will be landscaped area only and will be north of the proposed athletic play fields.

### **Failure of the Jordanelle Dam**

The Bureau of Reclamation (BOR) prepared a map dated January 1993 that shows the overflow limits from a sudden failure of the Jordanelle Dam. A note on the map states: *"The inundation areas shown on this map reflect events of an extremely remote nature. These results are not in anyway intended to reflect on the integrity of the dam"*.

The proposed school site is not in the major flood way if the dam were to fail. The BOR map shows that the school site is about 3/4 of a mile away from the major flood way. The site however, is on the eastern edge of what the BOR defines as the overflow limits of a dam failure. The main floor of the proposed high school building will be approximately two feet (2') above the overflow elevation estimated by the BOR. In case of such an "extremely remote" event, the proposed main floor elevation will keep the building main floor above possible flood waters.

According to the BOR map, it would take almost an hour for flood waters to travel the 6.5 miles from the failed dam to Heber City. In case of such an "extremely remote" event, the school district would have more than adequate time needed to evacuate the school.

Although both Wasatch County (Section 16.28.08) and Heber City (Section 18.109) have codes that regulate flood prevention, neither entity has a code that regulates flooding from a dam failure.