



March 20, 2020

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

RE: Cove Point Resort

Dear Doug,

I have had a chance to complete a preliminary review of the documents for the Cove Point Resort Master Plan. The Master Plan was prepared by Berg Engineering in February 2020. Supporting reports and maps have been submitted for review in conjunction with the master plan.

The property encompasses an area of approximately 110 acres and consists of undeveloped land. Camping and RV areas are planned to be developed in portions of the property. Access roads are planned to be constructed between these areas. An office building/restaurant is planned to be constructed in the central portion of the property. Storage units and a clubhouse are planned in the south portion of the property. Several residences are planned in the northeast portion of the property.

The review and recommendations that I have prepared are based mainly on issues that could have a detrimental effect on the water quality of that area, as that is the main concern for the Provo River Watershed Council (PRWC). As such I focused the review on the following areas.

- Wetland
- Soils
- Sensitive Lands
- Steep Grades
- Flood Zones
- Areas of Shallow Groundwater

The proposed site layout overall has very few sensitive areas that will cause concern for development. There are some steep slopes that limit development. There are no areas of shallow groundwater, alluvial fans, wetlands, or floodplains within the property.

However, I do have some comments regarding future designs:

1. A geologic hazards assessment and its recommendations is valid for up to seven years Wasatch County Development Code (DC 16.17.13) Provide updated geologic hazards assessment report.
2. A detailed geotechnical report for each phase should be provided as the areas are designed for development.
3. Provide storm water master plan and map to include proposed piping and detention system. Proper drainage and detention facilities will need to be designed during the preliminary plan phase.
4. With the close proximity to Jordanelle Reservoir, it will be imperative that a good erosion control plan, storm water pollution prevention plan, and revegetation plan be prepared to minimize impact to surrounding water ways.

If you have any questions, please feel free to contact me at 801-580-9692.

Sincerely,

Alane E. Boyd, P.E.
Principal

Cc: Sandy Wingert, Division of Water Quality
Austin Corry, Wasatch County Planning