



3258 Big Spruce Way
Park City, UT 84098
801-580-9692

February 17, 2017

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

RE: River Bottoms Ranch

Dear Doug,

I have had a chance to complete a review of the engineering drawings for the River Bottoms Ranch project dated January 24, 2017. The applicant is asking for a conditional use permit for group transient lodging. The project is located at 1374 North River Road and is 13.09 acres. The applicant is proposing a lodge for family reunions, weddings, and other events. Additionally, they indicate that camping tents or self-contained trailers may periodically take place on 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 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

Construction activities that disturb one or more acres of land must be authorized under the Utah Pollutant Discharge Elimination System (UPDES). For this permit the applicant needs to provide a Storm Water Pollution Prevention Plan (SWPP). Please have the applicant prepare SWPP Plan and Erosion Control Plan for review prior to the approval.

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: Travis Hair, Wasatch County
Sandy Wingert, Division of Water Quality