



Project: Proposed Resort Development – Ruby Resort
Subject: Conditional Permit Application

Reeve and Associates has prepared the following project narrative for the proposed Ruby Resort Development to be located at 10909 UT-39, in Huntsville, Utah. The total project area consists of 35.04 acres. Improvements will include 7 lodge buildings each with 16 resort-type units, a 50-seat restaurant, and on-site caretaker's dwellings with associated drive aisles and parking stalls. Additional amenities such as a pool, sports facilities, horseshoe area, etc. will also be part of the site.

The existing site has historically been a campground and meeting area and has minimal improvements in place. The existing access from UT-39 will be improved and utilized for site access. The South Fork Ogden River divides the planned areas for development. An existing bridge will be utilized for access between the two sides.

An existing on-site spring will provide the water demand for the development. A separate conceptual water report has been prepared and included with this submittal. Please refer to this document for additional information on the design flows, system layout, etc. Wastewater will be treated onsite through the use of a Large Underground Wastewater Disposal System (LUWDS). A separate conceptual wastewater report has been prepared and included with this submittal. Please refer to this document for additional information on the design flows, system layout, etc. Storm water infrastructure will be installed to collect and convey stormwater runoff generated from the site. The final site design will determine the swales, pipes, and grading needed to convey the stormwater flows to the planned basin areas. An area on each side of the river has been designated for the 100-yr detention storage volume that will be discharged in South Fork Ogden River at a reduced rate.

A preliminary site plan has been prepared and included with this submittal. Please refer to this document for additional information on the site layout. If you have any questions, or we can be of further assistance, please let us know.

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