



Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: March 18, 2019
Re: Wohali Development Rezone/Text Amendment and MPD Application
Review and Discussion
Action: Work Session Only

Rezone/Text Amendment and MPD

REQUEST: The purpose of the work session is to receive an update and overview of the proposed Wohali Development application. This item is scheduled for a work session only (public comment will be taken at a future noticed public hearing). No action on the application is requested at this time. The proposed application includes the following:

1. Property rezone from Agriculture (AG) to the combined zone districts of Residential Agricultural (RA), Low Density Residential (R-1) and High Density Residential (R-4).
2. Development Code Text Amendment for Master Planned Developments (MPD) Title 8, Chapter 6.
3. MPD Concept Plan including residential, support commercial and recreational uses.

RECOMMENDATION: Staff recommends the Planning Commission consider the project update and overview for review and discussion of the proposed application and associated plans, exhibits and documentation.

BACKGROUND: In 2018 the City annexed several properties west of the city limit line which included the Wohali property shown on Attachment A (Annexation Declaration Boundary Map). Last fall the Wohali applicant applied for a new planned unit development overlay zone and development agreement for a master plan approval of the property. A public hearing was held before the Planning Commission on November 19, 2018. No action was taken at the meeting.

The applicant has since restructured and updated the application which includes a property rezone, development code text amendment, and MPD concept plan. Staff has met with the applicant on several occasions to address issues and concerns with the application and is now requesting input and direction from the Planning Commission.

The current application is in conceptual form and will require additional detailed review, evaluation and analysis as the project moves forward in the review process.

ANALYSIS: The applicant has prepared a submittal package comprised of the proposed conceptual development plans and supporting documentation. The information is assembled in an online storage file for easy access and viewing. The following Dropbox Link includes the proposed conceptual development plans, exhibits and documentation of the application:

<https://www.dropbox.com/s/f2zso093nitnlyd/Wohali%20Development%20Exhibits%20to%20Coalville%20030619.pdf?dl=0>

Due to the size of the property and associated drawing files, the detail information in site plan view is not legible in 8½ x 11 or 11 x 17 formats. The Dropbox link provides zoom-in and zoom-out viewing capability of the submittal drawings which can also be downloaded as a PDF file.

The file includes the following project information as required by the development code for the application submittal:

- Property Annexation Plat
- Proposed Zoning Plan
- Proposed Master Development Plan
- Sensitive Lands Analysis Mapping
- Proposed Roadway Plan
- Proposed Roadway Standards
- North Summit Fire District Letter
- Wildlife and Endangered Species Study
- Standards for Decision Responses
- Preliminary Infrastructure Impact Analysis
- Development Phasing Plan
- Roadway Right-of-Way Use Documentation and Mapping
- Water Supply and Quality Assessment
- Proposed MPD Amendments

Project Description

The project site is comprised of 1,525 acres and is proposed as a rural golf resort community. The development plan includes a core resort village, custom cabins, cottages, and estate lots surrounding by dedicated open space and community amenities. The total proposed number of units of all types is 700 as described below in the Master Plan Development analysis.

Proposed Zoning Plan

As shown on proposed zoning plan, the applicant is proposing a rezone of the property consistent with the existing zone districts of the City. No new zone district designation is being requested. The zone districts include the following:

- Residential Agriculture (RA) (1 lot per 5 acres). Proposed 645 acres for 129 eligible lots.
- Low Density Residential (R-1) (1 lot/unit per acre). Proposed 832 acres for 832 eligible lots or units.
- High Density Residential (R-4) (4 lots/units per acre). Proposed 48 acres for 192 eligible lots or units.

The applicant compared the proposed core density units per acre of the project to existing core density zoning within the City.

DISCUSSION REQUESTED

Master Development Plan

The applicant is proposing a mixed-use development plan including development areas surrounded by recreational uses (golf courses) and open space. A village core is proposed as the focal point of the development offering resort residential uses, commercial support services and community amenities. The total proposed development includes 700 units as follows:

Wohali Lodge Suites (B and B)	101 units
Golf House Suites	20 units
Village MF Cottages	85 units
Village SF Cottages	109 units
Golf Cabin Suites	9 units

<u>Total Village Units</u>	<u>324 units</u>
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Wohali Cabins	94 units
Wohali Estates	277 units
Wohali Ranches	5 units

<u>Total Country Units</u>	<u>376 units</u>
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The applicant will be prepared to present and address the conceptual development plan in the work session.

Staff will need to review and evaluate the details of the development plan for compliance with the development code, the associated amendments under consideration and other City ordinances and regulations as the project moves forward in the review process.

The total approved density will be determined from an in-depth analysis of the property constraints, appropriate zone district classifications, consideration of proposed MPD amendments, mitigation measures provided, community benefits and amenities offered, and other factors.

DISCUSSION REQUESTED

Sensitive Lands Analysis

The project site includes sensitive lands as defined in Chapter 22 of the Development Code, Section 10-22-030. The applicant has provided the required information and mapping addressing the sensitive lands criteria.

The development will be required to comply with the sensitive lands regulations identified in Section 10-22-070 of the Code which may be a determining factor on the total number of lots or units allowed.

The proposed conceptual layout appears to be respectful of sensitive lands. However, a thorough analysis of impact will be conducted as the project moves forward in the review process with detailed site plans.

DISCUSSION REQUESTED

Roadway Access Plan

The applicant has provided a Roadway Access Plan showing the access to the property via two points of access from Icy Springs Road. A main collector road is proposed as the primary access to the property with the existing Icy Springs Road serving as the secondary access. Emergency access roads are also proposed down to West Hoytsville Road as shown on the Roadway Plan.

The North Summit Fire District provided a letter indicating the proposed plans have adequate provisions for emergency access and provide a primary and secondary means of ingress and egress.

The roadway cross sections proposed by the applicant will need to be reviewed by the City Engineer for compliance with the Development Code and Engineering Standards and Construction Specification of the City.

The applicant has also provided Roadway Right of Use Documentation that will need to be reviewed by the City Attorney for verification.

DISCUSSION REQUESTED

Preliminary Infrastructure Impact Analysis

An infrastructure impact analysis has been conducted and prepared by the applicant describing the proposed water and sewer improvements and associated demand estimates for the development. A phasing plan for the development and associated infrastructure is also included in the submittal.

The City Engineer and Public Works Director will need to review and evaluate the proposed infrastructure plan in accordance with the Development Code and Engineering Standards and Construction Specifications of the City.

DISCUSSION REQUESTED

Water Supply and Quality Assessment

The applicant submitted a water supply and quality assessment for the proposed development addressing the culinary and secondary water demand. Water quality findings and recommendations are also included in the assessment addressing drinking water source protection (DWSP).

The City Engineer and Public Works Director will need to review and evaluate the water supply and quality assessment in accordance with the Development Code, Engineering Standards and Construction Specifications, and other applicable ordinances of the City.

DISCUSSION REQUESTED

MPD Amendments

The applicant is requesting amendments to the Master Planned Development (MPD) provisions in Title 8 Chapter 6 of the Development Code. The amendments are being requested to address the proposed village core design program including the following:

- Reductions in lot size, frontage, height and setbacks.
- Provisions for commercial support and accessory uses.
- Provisions for nightly rentals.

- Clarification on density calculations, allowed uses, parking standards and other MPD considerations.
- Applicability for implementing a Development Improvement Agreement (DIA) or other agreements.

The City is currently in the process of updating the development code, including the Master Planned Development provisions. Staff will need to review and evaluate the proposed amendments for consideration and recommendation to the Planning Commission.

DISCUSSION REQUESTED

Standards for Decision

Title 10-3-080 of the Development Code sets forth procedures for amending the zoning map or text provisions of the code. Subsection E describes the Standards for Decision in consideration of any proposed amendment.

The applicant has responded to each of the following factors stated in the Standard for Decision:

1. Consistency of the proposed amendment with the General Plan goals, objectives and policies.
2. Compatibility of the proposed amendments with the overall character of existing development and surrounding property.
3. Consistency of the proposed amendment with the standards of any applicable overlay zone.
4. Impact of the proposed amendments on adjacent properties.
5. Adequacy of facilities and services to serve the proposed development.

Staff has initially reviewed the applicant responses and has several observations, concerns and questions which will be addressed in the Staff comments at the work session. As additional information is provided by the applicant on the proposed development, Staff will need review and evaluate the applicant's responses in more detail and provide feedback and input to the Planning Commission.

DISCUSSION REQUESTED

MOTION: Due to the size, scale and complexity of this development application Staff recommends the Planning Commission thoroughly understands the baseline impact and mitigation measures associated with the project prior to conducting a public hearing.

A possible motion may include: *Based on the complexity of the proposed application and work session discussion before the Planning Commission, I move that the Planning Commission continue the work session to a subsequent meeting to further review and discuss the project.*

ALTERNATIVES: As an alternative to the motion stated above, the Planning Commission may also elect to do one or more of the following:

1. Direct the applicant and/or staff to address items regarding the application and present at a subsequent work session for review and discussion.
2. Schedule a public hearing on the proposed development at a future meeting for public review and comment.
3. Other appropriate action(s) as determined by the Planning Commission at the meeting.



ATTACHMENT A

Annexation Declaration Boundary Map

Annexation Declaration Boundary

Coalville City, UT

January 2019

-  Annexation Declaration Boundary
-  Coalville City

0 0.75 1.5
Miles



Wohali Annexation Area
Zoned AG

ECHO DAM RD

MAIN ST

CHALK CREEK RD

HOLYSMITH RD

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