Staff Report
Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: May 20, 2019
Re: Wohali Development Rezone/Text Amendment and MPD Application
Review and Discussion
Action: Site Visit and Work Session

Rezone/Text Amendment and MPD

REQUEST

The purpose of this work session is to continue the review and discussion of the updated proposed Wohali Development application. This item is scheduled for a site visit and 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 lots, resort units, support commercial and recreational uses.

BACKGROUND

This is the third work session held with applicant regarding the project. The applicant has responded to the comment and input provided by the Planning Commission at the last work session held in April (see the link below and attachments to this report).

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

The project file includes the on-going following 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

The project site is comprised of 1,525 acres and is proposed as a rural golf resort community.

The applicant is proposing a mixed-use development including development areas surrounded by recreational uses (golf courses) trails 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/ lots 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

<table>
<thead>
<tr>
<th>Total Resort Village Units</th>
<th>324 units</th>
</tr>
</thead>
</table>

- Wohali Cabins 94 lots
- Wohali Estates 277 lots
- Wohali Ranches 5 lots

<table>
<thead>
<tr>
<th>Total Country Lots</th>
<th>376 lots</th>
</tr>
</thead>
</table>

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.

**ANALYSIS**

The proposed submittal package prepared by the applicant and reviewed by the Planning Commission at the last work session included updated conceptual development plans and supporting documentation.

The latest project information can be accessed from the following Dropbox link: [https://www.dropbox.com/sh/eo8j520jeatksog/AAAE1_4sAi7-W6-C9ofvXhna?dl=0](https://www.dropbox.com/sh/eo8j520jeatksog/AAAE1_4sAi7-W6-C9ofvXhna?dl=0)

The information includes the following:
- Wohali Responses to the April work session summary
- Core Amenity Plan with survey points
- Village Public Accessibility Plan with survey points
- Traffic Memo from John Dorny at Horrocks Engineers
- Overall packet of exhibits with all current plans for the project (this packet will be provided in a 11 x 17 to the Planning Commission at the site visit).
Applicant Responses

Attachment A includes the applicant responses to the primary questions, comments and information requests addressed by the Planning Commission and Staff at the April 15th work session.

Attachment B includes the proposed Core Amenity Plan with survey points for reference during the site visit.

Attachment C includes the proposed Village Public Accessibility Plan with survey points for reference during the site visit.

The applicant will be prepared to present and address the responses and associated exhibits in the work session.

Staff Review Responses

Attachment D includes a draft of Title 8 Chapter 6 Master Planned Development (MPD) provisions of the Development Code. Although the applicant has proposed several revisions to the existing MPD provisions, Staff drafted the amendments to be applied city-wide as part of the on-going development code update effort.

The primary focus of the MPD amendments is to produce superior project design through flexible and innovative tools that advance the goals of the General Plan. The amendments are also designed to be quantifiable and provide assurances and benefits to the City beyond a typical development application.

Staff will be prepared to present the draft MPD amendments and address concerns and questions of the Planning Commission at the work session. Also, as additional project information is provided by the applicant on the proposed development, Staff will review and evaluate the applicant’s responses in detail and provide feedback and input to the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission conduct a site visit for orientation and informational purposes then continue the review and discussion of the project with the applicant at City Hall in work session.

For the public record it will be important to not discuss the project on-site with the applicant other than to ask questions regarding the proposed development layout. The project review and analysis discussion should occur at City Hall on the public record.

Depending on the outcome of the project review and discussion, the Planning Commission may either continue the work session to address additional issues or direct Staff to schedule a public hearing.

ATTACHMENTS

A. Applicant Responses to April Work Session
B. Proposed Core Amenity Plan
C. Proposed Village Public Accessibility Plan
D. Draft Title 8 Chapter 6 - Master Planned Development (MPD) Provisions
ATTACHMENT A

Applicant Responses to April Work Session
1. The Planning Commission requested a site visit to the property to better understand the proposed development layout and orientation. As agreed, a site visit will be scheduled as part of the next work session in May. (We have staked 4 points in the village for reference, will provide a village site plan with reference points, will provide a tent and table with large scale plans for discussion. Plan is to meet at City Hall at 6 pm and carpool up to site returning to City Hall at 7 pm.)

2. Public access to an online link including the development plans and documentation was determined to be important for the public to have an opportunity to review the proposed project well in advance of a future public hearing. The link will be made available once all the current drawings are formatted and uploaded. Drawings will also be made available in 11 x 17 size format. (This information will be provided well in advance of a public hearing and will incorporate all of the most current data generated thru the work session and staff review processes)

3. The City will need to have an acknowledgement ability for approval of any amendment to designated building envelopes. (Need to discuss the proper mechanism for this. Staff member sit on the DRC?)

4. Public access trails will be a priority upfront and should be developed in the early phases of the project. (The large loop trail, excluding the trails around the short course, will be provided with the Phase 1 development. The trail will be built within 18 months of the recording of the first development plat)

5. Cross-country skiing trails are planned to be located on the short golf course. (Various winter uses are being contemplated that may include cross country, snowshoeing, sledding, etc but more detailed design will be needed to verify suitability)

6. Workforce housing and ADU’s are planned to be located and provided for on-site. Details yet to be worked-out. (Correct)

7. All roads will be constructed to City standards and will be privately maintained. A traffic impact study will also be required for the entry roads to I-80, including impacts to the Weber River bridge. (A preliminary traffic study completed by Horrocks Engineers has been provided)

8. Staff is in the process of preparing update amendments to Development Code Chapter 6 (MPD provisions) and will present the amendments to the Planning Commission at the May work session as applicable to the proposed development. (Waiting for Don’s initial draft for Wohali review)

9. There appears to be a public perception that the project will be exclusive and not part of the community. The developer should consider ways to involve the community in the development as an amenity to Coalville City. (Unlike other similar second home communities such as Promontory, Glenwild and Victory Ranch, Wohali is providing public access to the property and facilities as identified on the Village Master Plan – Public Accessibility Plan. The public access roadway into the village will have a welcome center, NOT A GATE. In addition to the general public access to the project, the North Summit High School golf team will use Wohali courses as their home course. Those development areas outside of the village core may be gated to provide security for what will be a substantially second home community.)
10. The development should provide adequate parking for all proposed uses, including the general public visiting the village center. (A parking plan has been added to the Village Master Plan - Public Accessibility Plan exhibit. The plan identifies a phased parking plan utilizing adjacent lots to the village plaza with temporary and valet lots available within the project. The parking proposal is to provide temporary road base lots with parking quantity and location adjustments allowed as the project develops allowing Wohali to provide only the amount of parking necessary to serve actual uses and actual parking demand)

Parking Requirements:

<table>
<thead>
<tr>
<th>Use</th>
<th>City Parking Req.</th>
<th>Use Area</th>
<th>Required Parking</th>
</tr>
</thead>
<tbody>
<tr>
<td>Golf House</td>
<td>2/1000 SF</td>
<td>22,000 SF</td>
<td>44 Stalls</td>
</tr>
<tr>
<td>Lodge Rooms</td>
<td>1/Room</td>
<td>130 Rooms</td>
<td>130 Stalls</td>
</tr>
<tr>
<td>Lodge Restaurant</td>
<td>1/110 SF (Gross)</td>
<td>3,500 SF</td>
<td>32 Stalls</td>
</tr>
<tr>
<td>Spa</td>
<td>None</td>
<td>TBD</td>
<td>6 Stalls</td>
</tr>
<tr>
<td>Amphitheater</td>
<td>1/2.5 People</td>
<td>400 People</td>
<td>160 Stalls</td>
</tr>
<tr>
<td>Chapel</td>
<td>1/5 Seats</td>
<td>100 Seats</td>
<td>20 Stalls</td>
</tr>
<tr>
<td>Café/Pub</td>
<td>1/110 SF Gross</td>
<td>1,600 SF</td>
<td>15 Stalls</td>
</tr>
</tbody>
</table>

Total          407 Stalls
Shared Parking Reduction (25%) -102 Stalls

Total Parking Required 305 Stalls

11. The proposed recreational uses need to be defined and clarified.

Proposed Recreation Uses:
- Golf
- Hiking/Running
- Biking
- Cross country skiing
- Snowshoeing
- Skiing
- Skeet Shooting Range
- Archery Range
- Sledding/tubing
- Horseback Riding
- Sleigh Rides (winter and summer)
- Fishing
- Canoeing/Stand up Paddleboard
- Camping/Glamping (yurts and tents)
ATTACHMENT B

Proposed Core Amenity Plan
ATTACHMENT C

Proposed Village Public Accessibility Plan
ACCESS TO LOOP TRAIL SYSTEM
36,170 LF TOTAL
6.85 MILES

SHORT COURSE PATH/WINTER CROSS COUNTRY AND SNOW SHOEING TRAIL

PUBLIC OVERLOOK
PUBLIC ACCESS TO VILLAGE CORE
PEDESTRIAN BRIDGE OVER ENTRY ROAD

PUBLIC PARKING 75 STALLS
WOHALI WALK
WALKWAY NODES: FIRE PIT/ART/BENCHES/WATER FEATURES ALONG WOHALI WALK

VILLAGE PLAZA FEATURES: SPLASH PAD, ART, AND FARMERS MARKETS, ETC
VALET PLAZA PARKING 50 STALLS

18 HOLE CHAMPIONSHIP GOLF COURSE

THE EXHIBITS REPRESENTED HERE REFLECT THE CURRENT DESIGN INTENTIONS AND REPRESENTATIONS OF WOHALI. THE INFORMATION SHOWN IS ACCURATE TO WOHALI’S KNOWLEDGE. WOHALI IS NOT LIABLE FOR ANY MISREPRESENTATIONS.
ATTACHMENT D

Draft Title 8 Chapter 6 – Master Planned Development (MPD) Provisions
CHAPTER 6

MASTER PLANNED DEVELOPMENTS (MPD)

8-6-010: Purpose
The purpose of the Master Planned Development (MPD) is to provide a comprehensive project design strategy to create projects, including mixed use development, that best address site conditions, the characteristics of the surrounding properties, as well as community and market demands. The master planned development process also creates tools to promote the efficient use of land resources as well as efficient public infrastructure and utility services. The goal of this strategy is to produce superior project design through flexibility and innovation so as to advance the goals of the General Plan and this chapter.

8-6-020: Applicability
The master planned development process shall be required in all zones for the following applications:

A. Any application for a rezone.

B. Any application to subdivide at base density resulting in six (6) or more lots or parcels (Major Subdivision).

C. Any application which includes the transfer of base density or uses between zones on a single parcel which results in the creation of six (6) or more lots or parcels.

D. Any application which includes a density bonus within a residential zone.

E. All applications for commercial uses, retail commercial establishments, offices, institutional uses or industrial uses with more than twenty five thousand (25,000) square feet of floor area.
8-6-030: USES
A master planned development shall become supplementary to the provisions of the zones in which the MPD is located, including rezones.

A. Differing Zones: When the project area includes parcels with differing zones, uses may be relocated across zone boundaries so long as the application is for a rezone and the City Council determines that relocation results in a project design that advances the goals set forth in the General Plan.

B. Attached Units: Attached units may be allowed in all residential and commercial zones except the Residential Agricultural (RA) Zone.

C. Types of Developments: Master Planned Developments may include commercial/industrial projects, cluster subdivisions, mixed use planned developments, twin or town homes, condominiums, resort units and mobile and manufactured home parks and subdivisions, combinations of housing types such as single units and multiple units, and zero lot line developments.

D. Zone Use Limitations: Uses permitted in the MPD shall generally be limited to those uses permitted in the Zone District in which the MPD is proposed, with exceptions for support uses in mixed use developments.

8-6-040: PROCESS
The MPD application process has three primary steps:

A. Pre-Application Conference: A required pre-application conference shall be held with staff in order for the applicant to become acquainted with the master planned development procedures and related City requirements and schedules. Staff may give preliminary feedback to the applicant based on information available and may inform the applicant of potential issues or special requirements which may result from the proposal.

B. Master Planned Development Application: A plan for the master planned development shall be submitted with a completed application form supplied by the City. A list of minimum requirements will accompany the application form. The application must include written consent by all owners of the property to be included in the master planned development. Once an application is received, it shall be reviewed for completeness. The applicant will be informed if additional information is necessary to constitute a complete application.

C. Planning Commission and City Council Review and Public Hearings: The City Council is the Land Use Authority for master planned developments. Prior to final action by the County Council, the Planning Commission shall hold a minimum of one (1) public hearing prior to forwarding a recommendation to the City Council. The City Council shall also hold a minimum of one (1) public
hearing and take final action on the application. City Council action shall be in the form of written findings and in the case of approval, conditions of approval.

8-6-050: VESTING OF MPD APPROVAL
Construction within the MPD project area will be required to commence within three (3) years of the date of the City Council approval. After construction commences, the MPD shall remain valid as long as it is consistent with the approved specific project-phasing plan as set forth in the MPD approval and associated documents. It is anticipated that the specific project-phasing plan may require review and re-evaluation of the project at specified points in the development of the project.

A. Final Subdivision Plat: Master Planned Development associated with a final subdivision plat must be recorded within three (3) years of the date of the City Council approval. In the event that the required final subdivision plat recordation and construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the final subdivision plat shall be void.

B. Final Site Plan: Master Planned Developments associated with a final site plan will be required to commence within three (3) years of the date of the City Council approval. In the event that construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the final site plan shall be void.

C. Rezone: Master Planned Developments associated with a rezone will be required to commence within three (3) years of the date of the City Council approval. In the event that the required construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the zone(s) shall revert to the previous zone designation(s).

D. Phasing and Density Bonus: For phased developments, it shall be necessary to record the phase 1 final subdivision plat within the prescribed three (3) year timeframe to vest the entire master planned development and density bonus.

8-6-060: MPD MODIFICATIONS
Modifications to an MPD shall be processed as a minor or major amendment as follows:

A. Minor Amendment: A minor amendment is defined as an amendment that does not increase square footage, density, or intensity of the previously approved master planned development. A minor amendment shall be processed as a minor permit.

B. Major Amendment: A major amendment is defined as an amendment that increases square footage, density, or intensity of the previously approved master planned development. A major amendment shall be processed as a master planned development.
8-6-060: MPD REQUIREMENTS

All applications for a master planned development shall meet the following minimum requirements. Additional project information necessary for the project analysis may be required at the discretion of the Community Development Director, Planning Commission, or City Council.

A. **Density:** The maximum density permitted on the project site will be determined as a result of a site analysis. The maximum density shall not exceed that set forth in the proposed or existing zone, except as otherwise provided in this section. In cases where a project site contains more than one (1) zone, the City Council may permit the clustering of density irrespective of zone boundaries so long as the relocation results in the project advancing the goals set forth in the General Plan.

B. **Density Bonus:** A density bonus may be permitted in accordance with the following:

1. **Deed Restricted Open Land.** Deed restricted open land consists of land in a subdivision or MPD that is left undeveloped and is deed restricted for public or private agricultural, scenic, or recreational purposes. Deed restricted open land does not include open areas in private individual residential lots, public roads, private roads, parking spaces and drive aisles in parking lots, land covered by structures not designated for active civic recreational use, and outdoor storage areas.
   
   a. Deed restricted open land is not a requirement for the development of base density, except in those instances where due to the number of lots an MPD is required.
   
   b. Deed restricted open land is a requirement for the development of bonus density.

2. **Bonus Density Calculation.** If the proposed number of lots in an MPD is greater than the base density, the applicant shall be entitled to the increased number of lots in excess of base density at a one-to-one percentage ratio of the amount of deed restricted open land being set-aside.
   
   a. The amount of bonus density is calculated by multiplying the base density by the percentage of deed restricted open land being set-aside in addition to the ten percent (10%) base requirement of the MPD.
   
   b. The amount of the density bonus cannot exceed more than fifty percent (50%) of base density. The base density in each zone for Master Planned Developments shall be as follows:
Agriculture Zone (AG) 1 Dwelling Per Twenty Acres
Residential Agriculture Zone (RA) 1 Dwelling Per Five Acres
Low Density Residential (R-1) 1 Dwelling Per Acre
Medium Density Residential (R-2) 2 Dwellings Per Acre
High Density Residential (R-4) 4 Dwellings Per Acre
Very High Density Residential (R-8) 8 Dwellings Per Acre

c. No more than twenty-five percent (25%) density bonus of the deed restricted open land can consist of undevelopable lands (steep slopes, wetlands, etc.)

Example for a ten (10) acre parcel in the R-1 Zone:
R-1 Zone base density (1U/AC) = 10 lots
10% + 30% (3 acres) deed restricted open land being set-aside = 3 bonus density lots

C. **Setbacks:** The minimum setback around the exterior boundary of an MPD shall match the setbacks of the more restrictive/larger abutting zone setback. In some cases, that setback may be increased to create an adequate buffer to adjacent uses. The City Council may reduce or increase setbacks within the project from those otherwise required provided the project meets minimum Building Code and Fire Code requirements.

D. **Building Height:** The maximum building height for all structures within a master planned development shall not exceed the zone standard. The City Council may grant additional building height beyond the maximum zone standard up to forty five feet (45') based on demonstrated good cause, related but not limited to, structured parking, affordable housing, deed restricted open land, community outdoor common area improvements, superior architectural design or provision of community support services.

E. **Reduction of Minimum Lot Size Requirements:** The City Council may reduce the minimum lot size specified in a zone (minimum 0.10 acre) if it finds the proposed decrease in minimum lot size improves the site design, clustering of buildings, and/or preservation of open land and natural resources.

F. **Open Land:** Master planned developments shall provide for open land of at least ten percent (10%) of the site area.

G. **Off-Street Parking:** Master planned developments shall meet the following off-street parking standards:
### a. Residential uses:

<table>
<thead>
<tr>
<th>Use</th>
<th>Minimum Parking Spaces/Unit</th>
</tr>
</thead>
<tbody>
<tr>
<td>Single family dwelling unit</td>
<td>2 spaces/unit</td>
</tr>
<tr>
<td>Duplex dwelling unit</td>
<td>2 spaces/unit (total of 4/unit)</td>
</tr>
<tr>
<td>Accessory dwelling unit</td>
<td>1 space/unit</td>
</tr>
<tr>
<td>Guest house</td>
<td>1 space/unit</td>
</tr>
<tr>
<td>Multi-unit (3 or more units)</td>
<td>1 space/unit</td>
</tr>
</tbody>
</table>

### b. Non-residential uses:

<table>
<thead>
<tr>
<th>Use</th>
<th>Parking Spaces/1,000 sq. ft.</th>
</tr>
</thead>
<tbody>
<tr>
<td>Commercial/retail</td>
<td>3 spaces</td>
</tr>
<tr>
<td>Commercial/restaurant-cafe</td>
<td>3 spaces</td>
</tr>
<tr>
<td>Hotel/lodging</td>
<td>1 space/guest room or suite; 2 spaces/1,000 sq. ft. support commercial</td>
</tr>
<tr>
<td>Offices</td>
<td>2.5 spaces</td>
</tr>
</tbody>
</table>

The off-street parking requirements for any other uses not listed above shall be determined by the City Council based on a project-specific parking study.

The City Council may reduce or increase the overall parking requirement for a master planned development based upon the applicant demonstrating reasonable justifications for the increase/decrease in parking spaces.

The City Council may grant additional exterior/surface parking provided such parking is designed to include permeable surfaces, additional landscaping and buffering.

**H. Designing With The Topography:** Master planned developments shall be designed to fit into the topography of the site. The City Council may consider flexibility in the siting of development so as to best fit into the natural terrain, minimize excessive site grading and mitigate impacts on the natural environment and resources of the surrounding area. The project design shall demonstrate the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas.
I. **Designing With Adjacent Uses:** The master planned development shall take adjacent land uses into consideration. Development along the project perimeter shall adequately mitigate any potentially adverse effects, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances.

J. **Access:** All master planned developments shall have vehicular access from a public road. All projects shall have a secondary point of access to the satisfaction of the City Engineer and/or Fire Marshal. All roads/streets shall follow the natural contours of the site wherever possible to minimize the amount of grading.

K. **Utilities:** Existing or proposed utilities, including private and public services for master planned developments will be adequate to support the proposed project at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources. Unless otherwise permitted by this chapter, all master planned developments shall comply with all requisite infrastructure standards found in Chapter 4 of this title.

L. **Building Locations:** All buildings shall be located to avoid, to the extent practicable, wetlands, riparian areas, steep slopes and ridgelines. Building locations and associated lot configurations should be oriented to encourage active and passive solar design principles wherever practicable.

M. **Connectivity:** Internal and external vehicular/pedestrian/bicycle circulation should be demonstrated at the time of application as deemed necessary by the City Council. Pedestrian/equestrian/bicycle circulation should be separated from vehicular circulation wherever reasonable.

N. **Snow Storage:** Master planned developments shall include adequate areas for snow removal and snow storage. An appropriate form of landscaping plan shall allow for snow storage areas. Structures shall be set back from any hard surfaces so as to provide adequate areas to remove and store snow. The assumption is that snow should be able to be stored on site and not removed to an off-site location.

O. **Outdoor Lighting:** All outdoor lighting shall be down directed and fully shielded. All outdoor lighting shall be designed and installed to prevent light trespass on adjacent properties. Lighting of the United States flag is exempt from this provision.

P. **Compliance With Development Evaluation Standards:** Unless otherwise permitted by this chapter, all master planned developments shall comply with all requisite development evaluation standards found in this title.
Q. **Site Design Narrative:** An application for a master planned development shall include a written explanation of how the project plan addresses the following design questions:

1. **Community Connectivity:** How does the proposed development interconnect and the surrounding properties, neighborhood, and area? Including but not limited to:
   a. Where will vehicles enter and exit the site?
   b. Where will new streets be developed?
   c. Is there a need for pedestrian and bicycle routes (including trails and sidewalks) through the project area? If so, how are such needs addressed?
   
   d. **Availability of Neighborhood Facilities and Services:** Is the location of the proposed development within reasonable proximity (including walking and biking) to community facilities such as schools, retail centers, parks, etc.?
   
   e. **Meeting Housing Needs:** How does the proposed development advance the community need for a mix of housing types and affordability?
   
   f. **Character:** What are the architectural design character objectives of the proposed development? How do these design objectives address the local context, climate, and/or community needs?
   
   g. **Site Design:** How is the proposed development designed to take advantage of the existing topography, landscape features, trees, wildlife corridors, existing structures, minimize site grading, etc.?
   
   h. **Complete Street Design:** How is the proposed development street/circulation system designed to accommodate a variety of transportation modes (where appropriate), easy route finding, and safe speeds?
   
   i. **Parking Areas:** How does the proposed development balance the need for parking with the need to design parking areas in a manner that minimize visibility, site grading, and exterior lighting?
   
   j. **Public And Private Outdoor Spaces:** What are the proposed development’s need(s) for outdoor space, open space, habitat/wildlife areas, parks, or outdoor amenity areas?
k. How does the proposed development address these needs?

l. External Storage: How does the proposed project address needs for garbage collection, equipment storage, etc.?

m. How does the project preserve and protect critical wildlife habitat, riparian areas, water recharge zones and other natural resources?

8-6-080: REQUIRED FINDINGS
The City Council must find sufficient evidence that supports the following conclusions to approve a master planned development. In most cases, conditions of approval will be attached to the final action to ensure compliance.

A. The master planned development is designed to fit well into the natural terrain, minimize excessive site grading and protect and preserve the surrounding area.

B. The master planned development makes suitable provisions for the protection, preservation, and enhancement of wildlife habitat, watercourses, riparian areas, drainage areas, wooded areas, rough terrain and similar natural features.

C. The master planned development takes adjacent land uses into consideration and mitigates potential impacts, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances, through careful planning.

D. The master planned development has direct vehicular access from a public road or suitable private road or driveway access meeting all requirements of the City Engineer and Fire Marshal.

E. The master planned development has a secondary point of access/emergency access or other mitigation satisfactory to the City Engineer and Fire Marshal.

F. All roads/streets within master planned development follow the natural contours of the site wherever possible to minimize the amount of grading.

G. Existing or proposed utility and public services are adequate to support the proposed master planned development at normal service levels and are designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.

H. The proposed structures within the master planned development are located on reasonably developable portions of the site. The open areas within the master planned development are designed so that existing significant vegetation can be maintained to the greatest degree possible.
The master planned development includes adequate internal vehicular and, where deemed necessary, pedestrian/equestrian/bicycle circulation.

The master planned development includes adequate areas for snow removal and snow storage.

All exterior lighting within the master planned development is down directed and fully shielded.

The master planned development, as conditioned, complies with all the requirements of this chapter.

The master planned development, as conditioned, is consistent with the General Plan.

The master planned development has been noticed and a public hearing held in accordance with this chapter.