



# Staff Report

Coalville City  
Project Coordinator

To: Coalville City Planning Commission  
From: Don Sargent, City Project Coordinator  
Date of Meeting: October 21, 2019  
Re: Wohali MPD-Phase I Preliminary Plan  
Action: Public Hearing and Possible Recommendation

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## Wohali Property MPD-Phase I Preliminary Plan

### REQUEST

The purpose of this meeting is to review, discuss and conduct a public hearing on Phase I Preliminary Plan of the Wohali Master Planned Development (MPD). The applicant will be prepared to present the proposed preliminary plans and supporting documentation to the Planning Commission at the meeting.

The Preliminary Plan Application for Phase I of the MPD includes the following:

1. 18-hole golf course
2. 102 residential units (lots)
3. Public loop trail comprising 5.10 miles
4. 393.82 acres of open space (25.80% of total MPD)
5. Staging Parcel B (1.09 Acres) for property owners to the west
6. Maintenance Parcel A (4.69 acres) for golf course maintenance facilities and workforce housing
7. Temporary trailhead parking Parcel G for 10-12 parking stalls

### BACKGROUND

#### MPD Project Description

The overall MPD application, which has already been reviewed, includes a 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).

The MPD project site is comprised of 1,525 acres and is proposed as a rural golf resort community. The development master plan includes a core resort village, custom cabins, cottages, support commercial and recreational community amenities and estate lots surrounded by dedicated open space. The total proposed number of units of all types is 700 as described below.

The total proposed development includes the following:

<u>Residential Density</u>	
Village Multi-Family Cottages	85 units
Village Single Family Cottages	109 units
Wohali Cabins	94 units
Wohali Estates	277 units
Wohali Ranches	5 units
<b><u>Total Residential Units</u></b>	<b><u>570 Units</u></b>
<u>Nightly Rentals (Commercial)</u>	
Wohali Lodge Suites (B and B)	101 units
Golf House Suites	20 units
Golf Cabin Suites	9 units
<b><u>Total Nightly Rental Units (Commercial)</u></b>	<b><u>130 Units</u></b>
<b>OVERALL TOTAL</b>	<b>700 Units</b>

### Project Review Status

The Planning Commission and City Council have held several work sessions and conducted public hearings on the proposed overall MPD conceptual plans and property rezoning. It was determined that the conceptual master plan and rezone applications were complete, and the applicant was authorized to prepare and submit a preliminary plan application for Phase I of the proposed development.

It is important to note that the property rezoning will take effect when the development master plan (MPD) receives an overall approval with a development agreement and phase I of the master plan receives preliminary approval by the City Council.

### **ANALYSIS**

The applicant has prepared a Phase I Preliminary Plan Submittal Package including the following information as required by the development code for preliminary plan approval consideration:

- Preliminary Plan Application Form and Fees
- Master Declaration of Covenants, Conditions, Restrictions and Easements
- Preliminary Plan Phase I Plans
- Water Development Status
- Design Guidelines
- Preliminary Infrastructure Impact Analysis
- Statement of Intent

The following Drop Box link includes the entire submittal package:

Wohali MPD Phase I Submittal Plans and Supporting Documents

[https://www.dropbox.com/sh/lav28ln2p57a87p/AACx6LhveXF199\\_MeJfAMLoqa?dl=0](https://www.dropbox.com/sh/lav28ln2p57a87p/AACx6LhveXF199_MeJfAMLoqa?dl=0)

## Project Review Process and Procedures

The required project review process and procedures per Sections 8-5-010, 080, 090 and Sections 10-3-050, 080 of the Coalville City Development Code that apply to the proposed Wohali Master Planned Development (MPD) are as follows:

***Preliminary Development Plan Application*** (applicant authorized to proceed with this step by the Planning Commission on July 29<sup>th</sup>)

- a. Requires detailed project information and analysis necessary to evaluate the impact of the proposed development and determine applicable mitigation measures for compliance with the development code and consistency with the general plan.
- b. Requires preliminary development improvement agreements, project phasing schedules, covenants, conditions and restrictions, and any associated plat(s) for Phase I of the development.
- c. A public hearing is required with both the planning commission and city council prior to an action being taken.

***Final Development Plan Application*** (required following the approval of the preliminary plan)

- d. Requires final development improvement agreements, project phasing schedules, certificate of survey, owners' certificate of dedication, covenants, conditions and restrictions, and associated recordation of applicable plat(s) for Phase I of the development.
- e. A public hearing is required with both the planning commission and city council prior to an action being taken.

## Staff Analysis

The City Staff has reviewed the Phase I Preliminary Plan submittal information and has the following comments for discussion with the Planning Commission:

### **General Comments**

1. A public trail connection should be provided along the entry road into the project site for access to the public trails loop.
2. Lodging Units for the MPD should be clarified as nightly rental units to quality as a commercial use.
3. Roads should be labeled as either private or public roads for clarification of maintenance responsibilities.
4. A Development Agreement will be required prior to final plan approval to assure the proposed infrastructure, phasing, public access opportunities and provisions and other standards and requirements for the project will be provided by the developer as represented. Staff is currently coordinating the draft DA with the applicant. Attachment A includes the draft Table of Contents for the Development Agreement.

5. An exhibit showing two-points of access and emergency access will be required for the approval of the preliminary plan.
6. Findings of fact, conditions of approval and conclusions of law will be required for the approval of the Preliminary Plan.

### **Comments Per Plan Sheet**

#### Sheets E 1.1 – E 1.7 Existing Conditions

1. The required information regarding slopes on sensitive lands has been provided. Additional information related to the sensitive lands provisions will need to be provided prior to final plan approval. This information may include additional reports as outlined in 10-22-050.
2. The developer will need to ensure they meet Section 10-22-070 regarding road construction on hillsides. It doesn't not appear that any road crossed a slope of greater than 30%.
3. The proposed shared driveways will need careful consideration upon construction as some slope are above 30%.

#### Sheets S 1.1 – S 1.8 Site Plan

1. The proposed 40' cul-de-sac radius and cul-de-sac lengths will need to be approved by the fire marshal for emergency vehicle turn around.
2. The proposed shared driveways will need to be approved by the fire marshal for vehicle access and turn around.
3. It may prove beneficial to consider a concrete edge on the detail for the Wohali Roadway section. This would help prevent the asphalt edge from breaking during heavy snow plowing.

#### Sheets G 1.1 – G 1.8 Grading Plan

1. No comments at this time in the review

#### Sheets L 1.1 – L 1.7 Landscape Plan

1. The fire marshal should review the proposal for a landscaped island in the cul-de-sac for any turn around requirements.

#### Sheets I 1.1 – I 1.7 Irrigation Plan

1. The city will not be maintaining the golf course irrigation in the development. No additional comments.

#### Sheets C – 201 – C-203 Overall Utility Plans

1. Low pressure sewer systems are proposed on a small portion of phase 1. There will be a note on the plat when recorded notifying the purchaser. This has been coordinated with the developing engineer.
2. The existing Coalville City sewer lift station will require upgrades from the developer in order to handle the proposed flows. The details will be coordinated upon final approval.

3. Details for the water pump station #1 will be coordinated as to ensure the Icy Springs tank functions appropriately for all distribution within Coalville city. The max daily demand should be the limit.
4. Landscaping for residential units will be watered by the culinary system. The proposed demands and storage accounts for this water use.
5. Staff agrees with the general alignment and configuration of the proposed utilities.

## **RECOMMENDATION**

Staff recommends the Planning Commission review, discuss and consider the information presented by Staff and the Applicant. Staff also recommends the Planning Commission conduct a public hearing to receive input, comment or questions from the public.

Depending on the comments received and issues discussed, Staff recommends the Planning Commission consider an action on the Phase I Preliminary Plan.

Staff will be prepared to present draft findings of fact, conditions of approval and conclusions of law for determining compliance of the proposed project with the development code and possible recommendation to the City Council.

## **ATTACHMENT(S)**

- A.** Draft Development Agreement Table of Contents

**WOHALI MASTER PLANNED DEVELOPMENT  
DEVELOPMENT AGREEMENT  
BETWEEN  
COALVILLE CITY, UTAH and  
WOHALI PARTNERS, LLC**

**A. Parties, Date, Recitals, and Mutual Consideration ..... 1**

**B. Terms ..... 0**

**1.0 Definitions and Consistency ..... 0**

        1.1 Definitions..... 0

        1.2 Consistency with Law..... 0

**2.0 Project Description ..... 0**

        2.1 Project Zoning and Development Envelopes..... 0

        2.2 Project Elements..... 0

        2.3 MPD Site Plan and Property Boundaries ..... 0

**3.0 Prior Agreements ..... 0**

        3.1 Effect of Development Agreement ..... 0

**4.0 Land Use and Project Elements ..... 0**

        4.1 MPD Overall Site Plan ..... 0

        4.2 Total Number of Dwelling Units ..... 0

        4.3 Total Amount of Non-Residential Development..... 0

        4.4 MPD Site Plan Amendment Process ..... 0

        4.5 Interface with Adjoining Properties ..... 0

        4.6 Expansion Parcels ..... 0

        4.7 Additional Use Standards ..... 0

        4.8 Process to Track Total Dwelling Units and Floor Area..... 0

        4.9 Developer Improvements..... 0

        4.10 Public Benefit Opportunities and Provisions ..... 0

**Wohali Master Planned Development  
Development Agreement**

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<b>5.0</b>	<b>Building Pad, Landscape and Sign Standards.....</b>	<b>0</b>
5.1	DRC Review Required for Design Guidelines and Standards.....	0
5.2	Dimensional Standards .....	0
5.3	Parking Standards .....	0
5.4	Signage Standards.....	0
5.5	Landscape Standards .....	0
<b>6.0</b>	<b>Internal Street Standards Within the Wohali MPD.....</b>	<b>0</b>
6.1	Purpose .....	0
6.2	Applicability .....	0
6.3	Street Design.....	0
6.4	Street Connectivity .....	0
6.5	Ownership and Maintenance .....	0
<b>7.0</b>	<b>Water, Sewer and Stormwater Utility Standards .....</b>	<b>0</b>
7.1	General Requirements.....	0
7.2	Water System Standards .....	0
7.3	Sanitary Sewer Design Standards .....	0
7.4	Stormwater Management Standards .....	0
<b>8.0</b>	<b>Sensitive Land Standards .....</b>	<b>0</b>
8.1	Sensitive Lands Ordinance Applicability .....	0
8.2	Sensitive Lands Determinations .....	0
<b>9.0</b>	<b>Open Space and Trail Standards .....</b>	<b>0</b>
9.1	Overall Open Space Requirement .....	0
9.2	Open Space Plan .....	0
9.3	Trails Plan.....	0

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**Wohali Master Planned Development  
Development Agreement**

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9.4	Trail Standards.....	0
9.5	Ownership and Maintenance.....	0
<b>10.0</b>	<b>Determinations, Amendments &amp; Property Expansion Review Process.....</b>	<b>0</b>
10.1	Reserved .....	0
10.2	Applicability .....	0
10.3	Determinations .....	0
10.4	Amendments .....	0
10.5	Property Expansion .....	0
<b>11.0</b>	<b>Project Phasing .....</b>	<b>0</b>
11.1	MPD Phasing Plan Approved .....	0
11.2	Phasing of Improvements.....	0
11.3	Phasing and Construction of On-site Facilities .....	0
11.4	Phasing and Construction of Off-Site Infrastructure Improvements.....	0
11.5	Transportation Facilities .....	0
11.6	Off-Site Pedestrian Improvements.....	0
11.7	Phasing of Development.....	0
11.8	Housing Types.....	0
<b>12.0</b>	<b>Development Review Process.....</b>	<b>0</b>
12.1	Purpose.....	0
12.2	Applicability .....	0

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**Wohali Master Planned Development  
Development Agreement**

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12.3	Design Review Committee .....	0
12.4	Application Review Procedures.....	0
12.5	Notice Requirements.....	0
12.6	Amendments to Implementing Approvals .....	0
12.7	Applicability, Decision Criteria and Approval Specific Requirements .....	0
12.8	Bonding for Improvements .....	0
<b>13.0</b>	<b>Miscellaneous Additional Standards and Requirements.....</b>	<b>0</b>
13.1	Construction Waste Management Plan .....	0
13.2	Construction Traffic Management Plan .....	0
13.3	Fire Mitigation .....	0
13.4	Fiscal Impacts Analysis .....	0
13.5	Reserved .....	0
<b>14.0</b>	<b>Definitions .....</b>	<b>0</b>
<b>15.0</b>	<b>General Provisions .....</b>	<b>0</b>
15.1	Binding Effect & Vesting .....	0
15.2	Duties of Master Developer .....	0
15.3	Assignment .....	0
15.4	Governing Law .....	0
15.5	Severability and Waiver.....	0
15.6	Authority.....	0
15.7	Exhibits.....	0
15.8	Time is of the Essence.....	0
15.9	Interpretation.....	0
15.10	Integration.....	0
15.11	No Third-Party Beneficiary .....	0

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Wohali Master Planned Development  
Development Agreement

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15.12 Other Necessary Acts..... 0  
15.13 Remedies ..... 0  
15.14 Notice..... 0  
15.15 Counterparts..... 0  
15.16 Term..... 0

**Exhibits**

Exhibit "A" Project Boundaries and Annexation Plat  
Exhibit "B" Legal Description and Parcel Map  
Exhibit "C" Zoning Plan  
Exhibit "D" MPD Overall Site Plan Approval  
Exhibit "E" Phase I Site Plan Approval  
Exhibit "F" MPD Phasing Plan  
Exhibit "G" Roadway Plan  
Exhibit "H" Sensitive Lands Analysis  
Exhibit "I" Coalville City Planning and Engineering Standards  
Exhibit "J" Construction Waste Management Plan  
Exhibit "K" Public Trails Plan  
Exhibit "L" Open Space Plan  
Exhibit "M" Lot Features Map  
Exhibit "N" Village Master Plan  
Exhibit "O" Stormwater Plan  
Exhibit "P" Public Accessibility Plan  
Exhibit "Q" Core Amenity Plan  
Exhibit "R" Traffic Impact Analysis  
Exhibit "S" Utility Plan  
Exhibit "T" Infrastructure Impact Analysis

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**Wohali Master Planned Development  
Development Agreement**

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- Exhibit "U" Wildlife Impact Study
- Exhibit "V" Water Supply and Quality Assessment
- Exhibit "W" Wildfire Mitigation Plan

**DRAFT**