



Staff Report

Coalville City
Project Coordinator

To: Coalville City Mayor and City Council
From: Don Sargent, City Project Coordinator
Date of Meeting: December 16, 2019
Re: Wohali MPD, Property Rezone and Phase I Preliminary Plan
Action: Adoption Consideration - Findings of Fact, Conclusions of Law and Conditions of Approval

Wohali Property MPD, Rezone and Phase I Preliminary Plan

REQUEST

The purpose of this agenda item is to review, discuss and possibly adopt the findings of fact, conclusions of law and conditions of approval for the proposed Wohali Master Planned Development (MPD), Property Rezone and Preliminary Plan for Phase I.

BACKGROUND

On December 9, 2019 a continued public hearing was held before the city council to receive additional public comment, review, discuss and consider an action on the proposed Wohali development. By majority vote the city council approved the Wohali MPD, Property Rezone and Preliminary Plan for Phase I.

Attachment A includes the motion that was adopted by Ordinance 2019-7, as amended at the meeting.

ANALYSIS

The motion of the city council included direction to city staff to prepare findings of fact, conclusions of law and conditions of approval for review and approval at a subsequent city council meeting.

Attachment B includes the draft findings, conclusions, and conditions for the Wohali MPD, property rezone and preliminary plan for phase I. Staff compiled the findings, conclusions and conditions from staff analysis of the project, recommendation of the planning commission and the review and discussion of the proposed development with the city council. The highlighted conditions of approval address those specifically identified in the motion.

RECOMMENDATION

Staff recommends the city council review and discuss the attached draft findings of fact, conclusions of law and conditions of approval for consideration of adoption by Ordinance 2019-8 or as amended at the meeting.

ATTACHMENT A

12/09/19 City Council Motion

12/09/2019 Coalville City Council Meeting

A motion was made by Council Member Adrienne Anson to approve the Wohali Master Planned Development, Property Zone Amendment, and Phase I Preliminary Plan by Ordinance No. 2019-7 as revised by the City Attorney and Council Member Cody Blonquist's aforementioned conditions as follows:

1. The Applicant shall provide replacement water, water rights, water source, and water infrastructure sufficient to meet the demand of the Wohali annexation area.
2. Water is subject to the State Water Engineer approval and shall be turned over after 76 units to the City's satisfaction.
3. A Cap on the maximum number of primary units shall be 20% so Coalville can realize the second home tax revenue.
4. Affordable Housing shall be provided sufficient to meet the demands created by the Developer as determined by Staff as set forth in Development Agreement.
5. The development agreement shall stipulate that the requirements adopted now will run with the land and not Applicant or Master Developer.
6. Open Space approximately 66% or 1,000 acres shall be deed restricted or attached to a conservation easement and the open space includes the golf course.
7. The applicant, property owners or master developer is responsible for the cost of any new Infrastructure or upgrades required for both on-site and off-site improvements and shall run with the land.
8. The development agreement shall clearly define and specify all public access areas, including roads, common areas, commercial venues, golf course areas, trails, parking, etc. and shall remain open to public use indefinitely.
9. A provision for land preservation contributions shall be included in the development agreement.
10. Finding of fact, conclusions of law and conditions of approval shall be prepared by staff for review and approval by the city council at a subsequent city council meeting.

Council Member Arlin Judd seconded the motion. Motion Carried.

Roll Call Votes:

Judd – Aye

Anson – Aye

Robbins – Nay (Questions have not been answered and the general public hasn't expressed support of the project)

Blonquist – Aye

Rowser - Absent

ATTACHMENT B

Draft Findings of Fact, Conclusions of Law and
Conditions of Approval

Wohali MPD and Zone Amendment

The following are proposed findings of fact, conclusions of law and conditions of approval for the Wohali MPD application and the zone amendment petition, with its accompanying petition for zoning map amendment.

Findings of Fact:

1. In 2018 the City annexed several properties west of the City limit line which included certain real property known as the Wohali property. (A legal description and plat of the “**Wohali Property**” is attached as **Exhibit A.**)
2. The Wohali Property is currently zoned Agriculture (AG) which allows 1 dwelling unit/20 acres as base density.
3. The owner of the Wohali Property, Wohali Partners, LLC, (“**Applicant**”) duly applied for a property Zone Amendment and Master Planned Development (MPD) on November 1, 2018 for the Wohali Property. The Applicant is also the Master Developer.
4. The Zone Amendment and MPD applications were determined complete, with all required information, on March 18, 2019.
5. The Planning Commission reviewed and discussed the proposed Zone Amendment and MPD in work sessions on March 18, 2019, April 15, 2019 and May 20, 2019.
6. Following a public hearing on the proposed Zone Amendment and MPD on July 15, 2019, the Planning Commission recommended approval of the Zone Amendment and MPD to the City Council on July 29, 2019 and authorized the Applicant to proceed forward with a Preliminary Plan application for Phase I of the MPD.
7. The City Council conducted a public hearing on the proposed Zone Amendment and MPD on November 18, 2019 and reviewed and discussed the project issues in a work session on December 2, 2019.
8. Following a continued public hearing on the proposed Zone Amendment and MPD on December 9, 2019, the City Council approved the Zone Amendment and MPD subject to the review and approval of findings of fact, conclusions of law and conditions of approval (Ordinance No. 2019-7).

Conclusion of Law:

1. The proposed Wohali development is being processed as an MPD as required by the City Development Code which is intended to produce superior project design through flexible and innovative development provisions that advance the goals of the City’s General Plan.

2. No new zone district or overlay designation is being requested that is not already existing in the development code and on the zoning map of the City.
3. A rezone of property associated with an MPD requires an associated proposed conceptual development plan to be submitted with the application, which the applicant has provided.
4. The Applicant has submitted responses to Staff, Planning Commission and the public comments addressing question and concerns of the proposed MPD, and Title 10-3-080, Subsection E of the Development Code addressing the Standards for Decision for a zone amendment.
5. The Applicant responses were reviewed by Staff and the Planning Commission and expressed several observations, concerns and questions to the applicant that were addressed in the work sessions.
6. The Applicant compared the proposed Wohali core density units per acre of the project to existing core density zoning units per acre within the City, which was determined to be consistent.
7. In considering the zoning amendment, the City Council applied and considered the Standards for Decision in Title 10-3-080, Subsection E of the Development Code.
8. As for the MPD request, the City Council made the following conclusions:
 - a. The proposed Wohali MPD site design integrates well into the natural terrain, minimize excessive site grading and protects and preserves surrounding natural areas. **[8-6-080(A)]**
 - b. The proposed Wohali MPD makes suitable provisions for the protection, preservation, and enhancement of wildlife habitat, watercourses, riparian areas, drainage areas, wooded areas, steep terrain and similar natural features and sensitive lands. **[8-6-080(B)]**
 - c. The proposed Wohali MPD 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 site planning. Integration of connectivity with adjacent properties, as applicable, has also been considered and provided. **[8-6-080(C)]**
 - d. The proposed Wohali MPD has direct vehicular access from suitable public and private roads meeting all the requirements of the city engineering, development code and fire district standards. **[8-6-080(D)]**
 - e. The proposed Wohali MPD has a secondary point of access/emergency access or other mitigation satisfactory to the City Council and fire district. **[8-6-080(E)]**

- f. All roads/streets within the proposed Wohali MPD follow the natural contours of the site wherever possible to minimize the amount of grading and balance cut and fill. **[8-6-080(F)]**
 - g. Existing or proposed utility and public services are adequate to support the proposed Wohali MPD at normal service levels and are designed in a manner to avoid adverse impacts on existing adjacent land uses, public services, and utility resources. **[8-6-080(G)]**
 - h. The proposed structures within the proposed Wohali MPD are located on reasonably developable portions of the site as determined by the site analysis and sensitive lands determinations. The open areas within the proposed Wohali MPD are designed so that existing significant vegetation can be maintained to the greatest degree possible. **[8-6-080(H)]**
 - i. The proposed Wohali MPD includes adequate internal vehicular and pedestrian/equestrian/bicycle circulation in accordance with the City Transportation and Trails Master Plans. **[8-6-080(I)]**
 - j. The proposed Wohali MPD includes adequate and designated areas for snow removal and snow storage. **[8-6-080(J)]**
 - k. All exterior lighting within the proposed Wohali MPD is downward directed and fully shielded in compliance with the City Outdoor Lighting standards. **[8-6-080(K)]**
 - l. The proposed Wohali MPD, as conditioned, complies with all the requirements of chapter 6 of the City Subdivision Ordinance. **[8-6-080(L)]**
 - m. The proposed Wohali MPD, as conditioned, is consistent with the City General Plan. **[8-6-080(M)]**
 - n. The Planning Commission conducted the required public hearing on the proposed Wohali MPD on July 15, 2019. The City Council conducted the required public hearing on the proposed Wohali MPD on November 18, 2019 and December 9, 2019. **[8-6-080(N)]**
9. The proposed Wohali MPD was determined to comply with the applicable development code standards and the property rezone was determined to be consistent with the existing and approved zone district pattern of the Red Rock (Cummings) property in the south end of the City.
10. In accordance with Section 8-6-050 of the Development Code, the rezone of the Wohali Property shall revert to the AG zoning district and the MPD shall terminate if the Phase I final plat is not approved and recorded within three (3) years of the approval of the rezone and MPD.

11. The Wohali MPD, as conditioned below, will satisfy the required findings in Section 8-6-080 of the Development Code with evidence that supports the conclusions for the City to approve a master planned development.

Conditions of Approval:

1. The rezone amendment is subject to the MPD requirements set forth in the development Code and is to be consistent with the overall Wohali MPD Plans on file with the City.
2. The rezone of the Wohali Property will be void and the zoning revert to the AG zoning district if a final plat for Phase I of the MPD is not approved by the City Council and recorded with the County Recorder within three (3) years of the approval of the rezone and MPD.
3. A Development Agreement between the Master Developer, Wohali Partners, LLC, and Coalville City is a condition precedent to the final approval of the MPD and the property rezoning. Upon the negotiation and preparation of a proposed Development Agreement by the City staff and consultants and the Master Developer, the proposed Development Agreement shall be submitted to the City Council for approval by a vote of the City Council. If the City Council does not approve the Development Agreement within Three (3) years from the date of adoption by the City Council of these findings of fact, conclusions of law and conditions of approval, the approval shall be void and the zoning shall revert to the AG zone.
4. The Development Agreement must be executed by the City and the Applicant prior to final approval and recordation of any subdivision or PUD plat for the Wohali Property. The approved executed Development Agreement must be recorded at the office of the Summit County Recorder, run with the land, and bind all present and future owners of the Wohali Property in the Wohali MPD.
5. The Development Agreement shall implement the MPD and reflect the uses and densities allowed by the rezone and shall be executed by the mayor on behalf of the City and an authorized representative of the Master Developer. The development agreement shall be recorded with the Summit County Recorder after recordation of the Phase I plat.
6. The specific land uses and project elements of the MPD shall be set forth in the Development Agreement, including ranges of dwelling units, non-residential square footages and accessory resort support uses and facilities.
7. Density allowed for the Development shall be set forth and specified in the Development Agreement.
8. The potential total number of dwelling units allowed on the project site is 570 dwelling units subject to the review and approval of phasing project applications.
9. The potential total number of nightly rental resort units allowed on the project site is 130 nightly rental units subject to the review and approval of phasing project applications.

10. The total square feet of non-residential development allowed on the project site shall be addressed and specified in the development agreement.
11. Expansion parcels surrounding and adjacent to the project site may be included within the MPD during the build-out period of the project subject to the process and standards set forth in the development agreement and the Development Code.
12. The master developer shall prepare and submit an annual report for review of City Council confirming the number of dwelling units and amount of nonresidential development square footage that have been developed within the MPD.
13. The MPD project specific design standards and guidelines shall be reviewed and approved by the City prior to final plat approval of Phase I.
14. Specific lot standards, setbacks and building height shall be identified and included within the development agreement and shall comport with the MPD approval.
15. Parking shall be provided within the Village Center depicted in the MPD and as set forth in the development agreement and all other areas shall comply with the parking standards prescribed in the development code in effect at the time of phasing project applications.
16. The development agreement shall reference the standards for the design, configuration, maintenance and performance of all public and private designated roads within the Wohali MPD.
17. The main collector roadway (Wohali Way) to its intersection with Icy Springs Road and the Weber River Bridge and an alternative secondary access located near Icy Springs Road and leading to the Weber River Bridge shall be improved or constructed to city standards prior to occupancy of any phasing project.
18. The Wohali MPD shall provide a total 1,006.96 acres (66%) of the total project site in open space comprising 49% or 747.17 acres of primary open space and 17% or 259.8 acres of secondary open space as described in the development agreement. Open space shall be deed restricted or attached to a conservation easement. Open space includes the golf course(s).
19. The Wohali MPD Phasing Plan shown in the Phase I Preliminary Plan application shall be incorporated by reference in the development agreement and describe the phasing and timing of infrastructure within and outside of the MPD.
20. Prior to issuance of a building permit for the Wohali MPD, the Master Developer shall provide and construct a connecting pathway for public pedestrian and biking access along the main entry road (Wohali Way).
21. Details of open space protection and/or dedication shall be identified with each Phasing Project during the final plat or site plan review and approval process.

22. Prior to preliminary plan approval of each Phase of the Wohali MPD, the Master Developer shall prepare an analysis of Workforce (employee) housing required for the development to-date and submit to the City for review and acceptance. The Developer shall satisfy all reasonable requirements of the City to implement Workforce housing needs for the Development.
23. The development review process for all phasing projects within the Wohali MPD, including the building envelope review process, shall be described within the Development Agreement.
24. The Master Developer shall prepare and submit a Construction Waste Management Plan for review and approval with the Phase I final plat application.
25. A single Master Developer (or Master Developer Transferee) shall be maintained throughout the build-out period of the MPD and associated development agreement.
26. The allowance by the City of the use of contract water available to the City from Weber Basin Water Conservancy District, is only for an interim period not to exceed three (3) years. The Development Agreement shall set forth a process for the Applicant to dedicate water rights and shares, acceptable to the City, or to pay a fee in lieu to the City, for water rights and shares acquired by the City, sufficient to meet the water right demands of the project. The City reserves the right to determine the acceptability of water rights, shares or contract water from Weber Basin Water Conservancy District.
27. A Water Source Protection Plan shall be adopted by ordinance and referenced in the Development Agreement prior to final plat approval of Phase I of the MPD.
26. The master developer shall drill, equip and dedicate to the City a culinary water well with production quantity and water quality acceptable to the City and the Utah Department of Drinking Water prior to approval of a building permit for the 77th lot/unit in the MPD.
27. The master developer is aware that contract water from Weber Basin Water Conservancy District is disfavored by the City to meet the water dedication requirements of the City and the City has reserved the right to determine the acceptability for dedication of water rights, shares and contract water.
28. A Storm Water Drainage Plan for the MPD shall be prepared by the Master Developer and reviewed and approved by the City prior to final plat approval of Phase I.
29. Right to Farm Provisions, including livestock trailing rights, fence maintenance and nuisance claims protections, shall be described in the Development agreement and reviewed and approved by the City prior to final plat approval of Phase I.
30. Details of open space protection and/or dedication shall be identified with each phasing project during the final plat or site plan review and approval process.

31. The development review process for all phasing projects within the Wohali MPD, including the building envelope review process, shall be described within the Development Agreement.

32. A cap on the maximum number of primary units as set forth in the Development Agreement shall be 20% so Coalville City can realize the second home tax revenue generated from the development.

33. The Development Agreement shall stipulate that the requirements adopted now will run with the land and not be limited in any way to the Applicant or Master Developer.

34. The applicant, property owners or master developer is responsible for the cost of any and all new Infrastructure or upgrades required for both on-site and off-site improvements and such improvements shall run with the land. The City and its residents shall not be required to participate in nor have responsibility for any costs associated with the Development. The Developer shall have financial responsibility for costs, expenses and liabilities that are incurred in any way with the Development.

35. The Development Agreement shall clearly define and specify all public access areas, including roads, common areas, commercial venues, golf course areas, trails, parking, etc. and shall remain open to public use indefinitely.

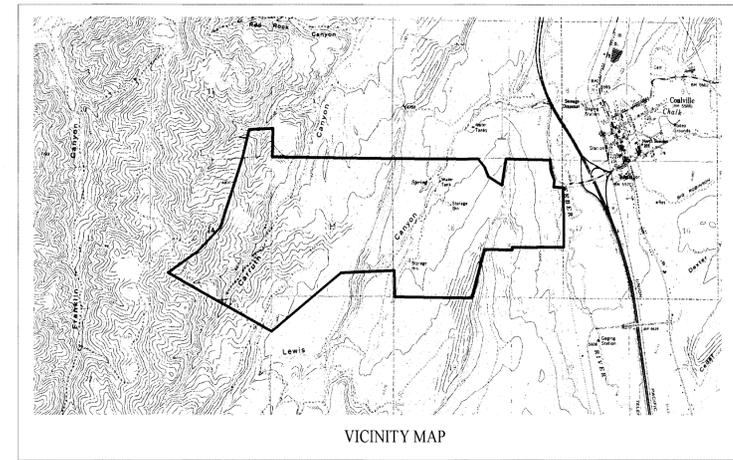
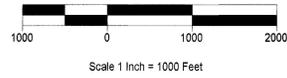
36. A provision for land preservation contributions shall be included in the Development Agreement.

EXHIBIT A

Wohali Property Legal Description and Plat

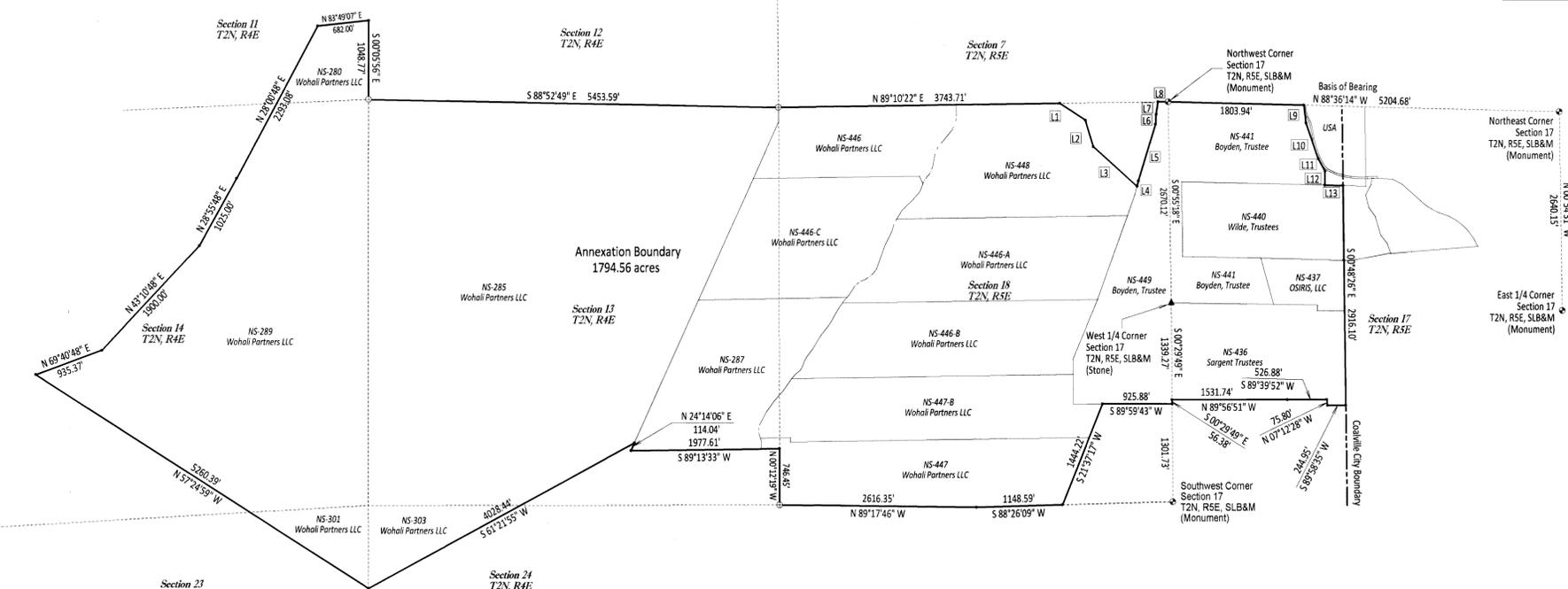
WOHALI ANNEXATION PLAT

Including Parcels: Owned by Wohali Partners: NS-280, NS-289, NS-301, NS-303, NS-285, NS-446, NS-446-C, NS-287, NS-448, NS-448, NS-446-A, NS-446-B, NS-447-B & NS-447; owned by Boyden Trustees NS-449, NS-441; owned by Wilde Trustees NS-440; owned by Sargent Trustees NS-436; owned by OSIRIS LLC NS-437
 Being part of the SE 1/4 of Section 11, Section 14, NE 1/4 Section 23, NW 1/4 Section 24, Section 13 of Township 2 North, Range 4 East, SLB&M, Also Section 17 and 18, Township 2 North, Range 5 East, SLB&M
 Coalville, Summit County Utah



HIGH MOUNTAIN SURVEYING, LLC
 P.O. Box 445
 1325 South Hoytville Road
 Coalville, Utah 84017
 (435) 336-4210

SHEET 1 OF 1



Annexation Description
 A tract of Land being part of Sections 11, 14, 23, 24, and 13 of Township 2 North, Range 4 East and Sections 17 & 18 of Township 2 North, Range 5 East having a Basis of Bearing of North 88° 36' 14" West along the North Line of Section 17, T2N, R5E, SLB&M described as follows:

Beginning at the Northwest Corner of Section 17, T2N, R5E, SLB&M and running thence South 88° 36' 14" East 1803.94 Feet along the section line to a point on the common boundary of the USA Property; the next (5) courses are along said common boundary to the USA property, thence South 06° 59' 54" East 237.06 Feet; thence South 18° 53' 54" East 502.00 Feet; thence South 28° 19' 54" East 190.60 Feet; thence South 01° 08' 06" West 182.65 Feet; thence South 00° 48' 26" East 2916.10 Feet along said City Boundary Line to a division fence; the next (4) courses are along and existing line of fence on the southerly line of Parcel NS-436, thence South 89° 58' 35" West 244.95 feet; thence North 07° 12' 28" West 75.80 feet; thence South 89° 39' 52" West 526.88 feet; thence North 89° 56' 51" West 1531.74 feet to the Section Line; thence South 00° 29' 49" East 56.38 feet to a fence corner marking the southerly line of Parcel NS-449; thence South 89° 59' 43" West 925.88 Feet along the southerly line of Parcel NS-449; thence South 21° 37' 17" West 1444.22 Feet to the Section Line; the next (2) courses are along the Section Line, thence South 88° 26' 09" West 1148.59 Feet; thence North 89° 17' 46" West 2616.35 Feet; thence North 00° 12' 19" West 745.45 Feet along the Westerly Line of Section 18; thence South 89° 13' 33" West 1977.61 Feet along the Southerly Line of Parcel NS-287; thence North 24° 14' 06" East 114.04 Feet; thence South 61° 21' 55" West 4028.44 Feet; thence North 43° 10' 48" East 1900.00 Feet; thence North 28° 55' 48" East 1025.00 Feet; thence North 28° 00' 48" East 2293.08 Feet; thence North 83° 49' 07" East 682.00 Feet; thence South 00° 05' 56" East 1048.77 Feet to the northwest corner of Section 13, T2N, R4E, SLB&M; thence South 88° 52' 49" East 5453.59 Feet along the north line of said Section 13; thence North 89° 10' 22" East 3743.71 Feet along the north line of Section 18, T2N, R5E, SLB&M; the next (3) courses are along an old fence as previously surveyed and filed in the Office of the Summit County Surveyor, thence South 56° 35' 28" East 404.90 Feet; thence South 17° 04' 21" East 371.32 Feet; thence South 48° 08' 25" East 780.00 Feet; thence North 13° 28' 41" East 71.32 Feet; thence North 16° 55' 22" East 788.00 Feet; thence North 03° 10' 22" East 128.00 Feet; thence North 08° 20' 22" East 168.00 Feet; thence North 89° 10' 22" East 138.00 Feet; thence South 06° 59' 54" East 237.06 Feet; thence South 18° 53' 54" East 502.00 Feet; thence South 28° 19' 54" East 190.60 Feet; thence South 01° 08' 06" West 182.65 Feet; thence North 88° 40' 16" East 244.43 Feet to the POINT OF BEGINNING; said described tract containing 1794.56 Acres, more or less.

COMMENTS:

DRAWN BY: PCF
 SURVEYED BY: PCF
 DATE: March 5, 2018
 PROJECT NO: Boyden Wilde Annex, 2017-PCS

Narrative

1. Jim and Dave Boyden requested a survey of Parcels NS-441, NS-440 and NS-449 for the purpose of including them in an Annexation for Wohali Partners. The Wohali Partners Property to be included was previously surveyed under two separate surveys. One of the prior surveys is primarily located in Section 18 and was performed by Wade Wilde of High Mountain Surveying. The other survey is mostly located in sections 13 & 14 and was performed by C. David McKinney of Horrocks Engineers. The Survey performed by High Mountain Surveying is on file as survey S-5963 in the Office of the Summit County Recorder/Surveyor. At the time this annexation map was prepared, the Horrocks Survey was not filed. Both surveys were used to prepare this annexation map. The perimeter fence of Parcel NS-436 was used for this annexation map.
2. The Basis of Bearing used for this survey is North 88° 36' 14" West along the North Line of Section 17, T2N, R5E, SLB&M. This orientation matches the Utah North State Plane Coordinate System, NAD83.
3. The Coalville City Boundary Line was identified from a Metes and bounds description provided by the City. This description places the City Boundary 290.40 feet west of the 1/4 Section Line running southerly through sections 5, 8 and 17 of T2N, R5E, SLB&M.

Id	Bearing	Distance
L1	S 56° 35' 28" E	404.90
L2	S 17° 04' 21" E	371.32
L3	S 48° 08' 25" E	780.00
L4	N 13° 28' 41" E	71.32
L5	N 16° 55' 22" E	788.00
L6	N 03° 10' 22" E	128.00
L7	N 08° 20' 22" E	168.00
L8	N 89° 10' 22" E	138.00
L9	S 06° 59' 54" E	237.06
L10	S 18° 53' 54" E	502.00
L11	S 28° 19' 54" E	190.60
L12	S 01° 08' 06" W	182.65
L13	S 88° 40' 16" E	244.43

Surveyor Certificate

I Paul Ferry, a Licensed Professional Land Surveyor as prescribed by the Laws of the State of Utah and holding License No. 368358, do hereby certify that I have made a survey, or a field survey was made under my direction of the described property and that the plat hereon is a true and correct representation of said survey.



FINAL LOCAL ENTITY PLAT APPROVAL

APPROVED AS TO FORM Summit County Surveyor	COUNTY SURVEYOR FILING State of Utah County Summit
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Approved in compliance with Section 17-23-20 of the Utah Code this 7th day of JUNE, 2018.

Summit County Surveyor
 BY: Wade Wilde
 Acting Summit County Surveyor

COALVILLE CITY ATTORNEY

Reviewed and Approved by the Coalville City Attorney this 4th day of June, 2018.

Shelley Bennett
 City Attorney

COALVILLE CITY COUNCIL

Reviewed and Approved by the Coalville City Council this 4th day of June, 2018.

Shelley Bennett Mayor
Nathaniel Sargent Attest City Recorder

COUNTY RECORDER

NO. 1093898
 State of Utah, County of Summit, Recorded and filed at the request of Coalville City
 Date: 6-25-2018 Time: 12:20pm Book: - Page: -
 Fee \$ 0-
Becky Darnard deputy County Recorder

Coalville City Annexation Survey
 Prepared For: *Wohali Partners, Boyden Trustees and Wilde Trustees*
 Part of Sections: 11, 13, 14, 23, 24, T2N, R4E & 17, 18 T2N, R5E
 Coalville, Summit County, Utah

Wohali MPD Phase I Preliminary Plan

The following are proposed findings of fact, conclusions of law and conditions of approval for the Wohali MPD Phase I Preliminary Plan.

Findings of Fact:

1. The applicant duly applied for a Preliminary Plan application for Phase I of the MPD on August 16, 2019.
2. The Planning Commission reviewed and discussed the proposed Phase I Preliminary Plan in work session on August 19, 2019 and directed the applicant to provide additional required information for a complete submittal.
3. The Preliminary Plan application for Phase I of the MPD was determined complete with all required information on October 19, 2019.
4. On October 21, 2019 the Planning Commission conducted a public hearing on the Preliminary Plan for Phase I of the MPD and requested an additional meeting to address the project issues
5. The Planning Commission recommended approval of the Phase I Preliminary Plan to the City Council on November 4, 2019.

Conclusions of Law:

1. The applicant submitted responses to Staff, Planning Commission and Public Comments addressing question and concerns of the proposed Phase I Preliminary Plan.
2. The applicant responses were reviewed by Staff and the Planning Commission and expressed several observations, concerns and questions to the applicant which were addressed in work sessions.
3. The proposed Wohali Phase I Preliminary Plan was determined to comply with the applicable development code standards of the City.

Conditions of Approval:

1. A Development Agreement between the Master Developer, Wohali Partners, LLC, and Coalville City shall be executed by both parties with the final plat approval of Phase I.
2. The MPD project specific design standards and guidelines shall be reviewed and approved by the City with the final plat approval of Phase I.
3. Specific lot standards, setbacks and building height of the MPD shall be identified and included within the Development Agreement with the final plat approval of Phase I.

4. The main collector roadway (Wohali Way) to its intersection with Icy Springs Road and the Weber River Bridge and an alternative secondary access near Icy Springs Road and leading to the Weber River Bridge shall be constructed prior to occupancy of any lot/unit of Phase I.
5. The Wohali MPD Phasing Plan, as shown in the Phase I Preliminary Plan application, shall be incorporated by reference in the Development Agreement and describe the phasing and timing of infrastructure within and outside of the MPD.
6. Prior to construction on the Phase I final plat, a more detailed implementation schedule for any required construction or upgrades of off-site infrastructure improvements supporting Phase I and all other subsequent Phases shall be submitted to the City for approval.
7. In connection with issuing permits for the installation of improvements associated with the Phase I final plat within the Wohali MPD, the Master Developer shall provide and construct a connecting pathway for public pedestrian and biking access along the main entry road (Wohali Way).
8. Details of open space protection and/or dedication shall be identified during the final Phase I plat review and approval process.
9. The Master Developer shall prepare an analysis of Workforce (employee) housing required for Phase I of the development and submit to the City for review and acceptance with the Phase I final plat application.
10. The Master Developer shall prepare and submit a Construction Waste Management Plan for review and approval with the Phase I final plat application.