



COALVILLE CITY COUNCIL MEETING NOTICE AND AGENDA

Notice is hereby given that the Coalville City Council will hold its regular meeting on **Monday, August 12, 2019** at the Coalville City Hall, 10 North Main, Coalville, Utah. This meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
3. City Council Agenda Items:
 - A. Summit County Power Works Solar Program And Community Renewable Energy Act Presentation – Jeff Bousson
 - B. Discussion And Possible Approval Of Participation In A Recovery Facility For Sex Abuse Victims –Roger Armstrong Summit County Council
 - C. Update, Review, And Discussion Of The Proposed Conceptual Wohali Property Rezone and Master Planned Development Application
 - D. Continued Review, Discussion And Possible Adoption of Master Planned Development (MPD) Development Code Update Amendments – Ordinance No. 2019-4
 - E. Discussion And Possible Approval Of An Account To Handle The Funds For The Veteran's Memorial Project
 - F. Review And Possible Approval Of The Water Treatment Plant Well Drilling Project Bid
 - G. Planning Consultant Updates
 - H. Public Works Updates
 - I. Community Development Updates
 - a. Business Licenses
 - J. Legal Updates
 - K. Council Updates
 - L. Mayor Updates
 - M. Executive Session
4. Review And Possible Approval Of Accounts Payable
5. Review And Possible Approval of Minutes
6. Adjournment

Mayor

Trever Johnson

Council

Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

** Coalville City reserves the right to change the order of the meeting agenda as needed.*

Dated this 9th day of August, 2019.


Nachele D. Sargent, City Recorder

****In compliance with the Americans with Disabilities Act, individuals needing special accommodations during this meeting should notify the City Hall (435-336-5981) at least three days prior the meeting.**

Posted: August 9, 2019 City Hall, Coalville City Website, Utah Public Notice Website

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Coalville City Council
Regular Meeting
HELD ON
August 12, 2019
IN THE
CITY HALL

Mayor Pro Tem Arlin Judd opened the meeting at 6:00 P.M.

COUNCIL PRESENT: Mayor Trever Johnson
Council: Arlin Judd, Tyler Rowser,
Cody Blonquist, Adrienne Anson
Rodney Robbins (excused)

CITY STAFF PRESENT:

Sheldon Smith, City Attorney
Shane McFarland, Engineer
Zane DeWeese, Public Works Director
Don Sargent, Consultant
Nachele Sargent, City Recorder

PUBLIC IN ATTENDANCE:

Eric Langvardt, Dave Boyden, John Kaiser,
Jim Boyden, Debbie Robinson, Jim
Robinson, Tom Rees, Sheryl Rees, Jeff
Bousson, Lisa Yoder, Roger Armstrong,
Margaret Olson

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge Of Allegiance:

Mayor Pro Tem Arlin Judd led the Council, Staff, and Public in the Pledge of Allegiance.

**Item C – Update, Review, And Discussion Of The Proposed Conceptual Wohali Property
Rezone and Master Planned Development Application:**

Don Sargent reviewed the Staff report (Exhibit A) for the Wohali Concept Plan. He stated tonight was for information only to allow the Applicant to present what they had been working on. He verified the proposed Zoning would not change until the project had been approved and recorded. Eric Langvardt presented the Concept plan and stated the information was included in the drop box link on the City website. He showed the proposed Rezone map (Exhibit B) and the roadway plan (Exhibit C). Mr. Langvardt stated they weren't asking for any variation to the roadway standards. He stated the main access to the project would be through the haul road of the former gravel pit which would protect

the existing Icy Springs road. He stated they would have a seasonal emergency access on the current County road that ran South through the property to Coal Hollow on West Hoytsville Road. He stated the biggest emergency concern would be for fire evacuation in the Summer months and they would use the "shelter in place" plan for evacuation plans for any Winter issues. He stated the North Summit Fire Department had reviewed the plan and was comfortable with the proposal. He stated all existing access for the surrounding property owners would be maintained. Eric stated Phase I would include the village core and the golf course. He stated they were proposing to have a welcome center, but not a gated community. They were working on being able to allow the City residents to use the amenities including the golf course and the trail system. Mr. Langvardt showed the open space plan for the project. He stated the Code currently required 15% to be open space, but with the benefit of the MPD and their clustering plan, they would have around 65% as dedicated open space with up to 80% of undisturbed open space. He stated they would like the City to consider allowing them the flexibility to minimize the parking impact with Valet parking services instead of a paved parking area. The village core would be assessable with pedestrian walkways and alleys. Eric stated the wildlife study had showed miniscule affect from this project. He stated they would be meeting with the City Staff tomorrow morning to start the discussion of water and other infrastructure needs that the Development would need to meet. He stated they had provided conceptual studies for water, traffic, slopes, and wildlife and they were available in the drop box link. Don Sargent stated the Planning Commission had went on a site visit for this project and recommended for the Council to schedule one. He stated it was very helpful to see the parameters for the project and the proposed layout. Don stated he and Sheldon would be working on a Development Agreement for the project which would give assurance to the City for what was expected from the project.

Mayor Trever Johnson arrived at the meeting at 6:55 P.M.

Item A – Summit County Power Works Solar Program And Community Renewable Energy Act Presentation – Jeff Bousson:

Jeff Bousson and Lisa Yoder with Summit County presented a PowerPoint (Exhibit D) about the passage of HB-411 and the Summit County Power Works solar program. They discussed opportunities for becoming energy efficient through simple actions. Mr. Bousson informed the Mayor and Council HB-411 passed the State Legislature in March 2019. He stated it authorized communities, through Rocky Mountain Power, to become net 100% renewable electricity by 2030. He stated communities would still be connected to the broad grid, but RMP would build enough renewable energy sites to meet the City demands. Mr. Bousson reviewed the six steps the City would need to complete if they were interested in participating in the program including adopting a resolution by December 31, 2019. Lisa Yoder stated this was groundbreaking legislation and nowhere else in the Country had a program like this. She stated if the community agreed, then

every consumer still had the option of opting out of the program. Jeff Bousson stated he would email Sheldon Smith a sample resolution for the City to consider.

Lisa Yoder stated Summit County was offering the solar energy program again to help make solar options affordable and available to the community. She stated community members would select a contractor to work with to install the solar system and they would receive a discount of 20-30% depending on the option selected. Ms. Yoder stated Summit County Power Works would be holding workshops around the County for those interested to learn about the program from now through September 26, 2019.

Item B – Discussion And Possible Approval Of Participating In a Recovery Facility For Sex Abuse Victims – Roger Armstrong, Summit County Council:

Mayor Trever Johnson stated Roger Armstrong had contacted him to discuss the opportunity for Coalville City to participate in funding a new facility for the Children's Justice Center. Roger Armstrong stated he was asking for help from each City in the County of a donation toward the new Children's Justice Center. He stated the purpose of the Center was to conduct investigations for sexual or physical abuse. He stated currently, the CJC was located in the Sheldon D Richins building right next to the DMV which made privacy very difficult. He stated when cases came in, they would have to be sent to different locations and one case took up to 14 hours for the initial process. He stated the County knew they had to do better with these situations. Mr. Armstrong stated a group called Community For Children's Justice was able to raise money to purchase a house which would be a safe environment for children. All of the services involved in the process would be brought to the child instead of the child being farmed out to all of the services. Mr. Armstrong stated this property still needed funds to bring it up to ADA standards and he was asking for each City to donate to the project. He stated he felt all of the cities should have a stake in the Center and should show their support by helping to make this facility happen. He stated Kamas City and Francis City had both agreed to donate \$10,000. He stated as he spoke with Mayor Johnson, he had informed him the City had just donated to a Veteran's Memorial project and didn't have a lot of room in the budget this year, but Mr. Armstrong stated he still hoped they would consider finding the funds to contribute to this project. Margaret Olson stated approximately 60 kids a year that went to the CJC were from the North Summit area which was more than one child per week. She stated we lived in a very safe place, but there were still several cases from this area. She stated the beauty of this facility was that it was centrally located for all of Summit County and when abuse was discovered, this would be a private, secure place for a traumatized child. Ms. Olson stated they had received many private donations for this facility and they were really hoping to receive support from everyone. She stated children could lead normal lives with an amazing support system. It mattered and it made an impact. It would make a difference. Mayor Trever Johnson and the Council acknowledged the need for the facility

and stated they would take a closer look at the budget to see what funding could be possibly be made available for a donation.

Item E – Discussion And Possible Approval Of An Account To Handle The Funds For The Veteran’s Memorial Project:

Mayor Trevor Johnson stated the Veteran’s Memorial Committee had asked if Coalville City could handle the donations for the project. He stated he had spoken with Tim Rees and had been informed the City could set up an account to receive donations and pay for the items for the project. The Committee had received the bid for the stone and needed an avenue to pay for the product. Mayor Johnson stated having the City handle this would be a benefit since they were tax exempt and also had to comply with transparency regulations. Sheldon Smith stated the City could set up an account, but the Council would need to decide if this was something they wanted to do. They would basically be taking on the responsibility of the project instead of just donating money to the project which was different than what was originally presented. Council Member Tyler Rowser stated he was behind this project, but thought it would be better for the Committee to set up their own non-profit group. He stated then the patrons could write off their donation as tax deductible and they could set up a perpetual care fund for maintenance. Sheldon Smith stated people would be able to write off a donation made through the City, but the City originally agreed to only donate \$30,000 to the project. He stated there were questions of what would happen if all of the money didn’t come in and who would be taking care of the monument long term. Sheldon stated the structure of the agreement needed to be clear before any decisions were made. He stated by setting up the account, the implication was the City would take over the project. Council Member Cody Blonquist stated it was presented as the City was donating \$30,000 toward the Monument and when it was built, the City would take ownership of the Monument, but the Committee would exist perpetually to take care of the engraving, etc. He stated other than general mowing in the Cemetery by the City, someone else would be taking care of the rest of the items. The Council decided to see if the Committee would pursue other avenues to handle the money and the perpetual care fund.

Mayor Johnson was excused from the rest of the meeting. Mayor Pro Tem Arlin Judd conducted the rest of the meeting.

Item D – Continued Review, Discussion, And Possible Adoption Of The Master Planned Development (MPD) Development Code Update Amendments – Ordinance No. 2019-4:

Don Sargent stated this was a continued discussion to review the MPD revisions. He referred to the Staff report (Exhibit E) and reviewed the redlined items. The Council discussed the possible changes to the deed restricted open space and verified if 10% would be the smallest amount that would be allowed. Don Sargent stated he and Sheldon Smith

had reviewed the numbers and 5% worked better for the high-density Zones. The Council discussed the options of changing the number for R-4 to 10% and leaving R-8 as 5%.

A motion was made by Council Member Tyler Rowser to approve the Master Planned Development (MPD) Development Code Update Amendment, Ordinance 2019-4, with the change on the Deed Restricted Open Land base percentage for R-4 to 10%. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.

Roll Call:

**Council Member Anson – Aye
Council Member Rowser – Aye
Council Member Blonquist – Aye**

Item F – Review And Possible Approval Of The Water Treatment Plant Well Drilling Project Bid:

Shane McFarland stated as part of the continued Water Updates project, this was the shallow well bid for the Water Treatment Plant. He referred to the bid document (Exhibit F) and stated there was only one bidder, High Plains Drilling, and they came in lower than the estimate. Shane recommended for the Council to approve High Plains Drilling for the contract.

A motion was made by Council Member Tyler Rowser to approve the bid from High Plains Drilling at \$70,895 for the Water Treatment Plant Well. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.

Item G – Planning Consultant Updates:

Don Sargent stated the Wohali project would be coming to the Planning Commission for a work session at their next meeting. He stated they would be meeting with Staff tomorrow morning to start working on the details of what would be needed for the infrastructure for the project.

Don Sargent stated he was continuing work on Phase III of the Code Revisions which included Beekeeping, Trails and Open Space, Hearing Officer, and Enforcement Provisions.

Item H – Public Works Updates:

Zane DeWeese stated the construction crews for the water line upgrades were working on 100 North and were making steady progress. He stated they had three crews in town right now and they were getting ready to pour the concrete on 100 South. He stated there

would be one corner of the street left open until the water lines were completed. Zane stated there was still a fair amount of work to be done and he thought it would go into the end of October. He stated the Contractor had been really good to work with and especially with the needs this last week for the Summit County Fair.

Zane DeWeese stated the new water tank was complete and they were filling it right now. He stated they would be testing it for water quality and if it passed, they would drain it and refill it to be put in use.

Zane DeWeese stated the City would be paving in Walker View Estates around the first of September. He stated they would patch the entrance, but it would not be a permanent fix at this time.

Zane DeWeese stated the City had received a visit from OSHA and did well with their inspection. There were some paperwork items that the City needed to meet. He stated the State of Utah didn't do any fines, but they did have corrective action that needed to be completed.

Zane DeWeese stated the film crew for Yellowstone would be filming up above the City shop. He stated he didn't see any issues for the project in that area.

Council Member Adrienne Anson questioned if the City could pull the rocks out next to the road for the football season. Zane DeWeese stated it was on their agenda to get that taken care of before the first game.

Item I – Community Development Updates:

Shane McFarland stated there was business license for approval for Wade Knudsen, WiFi Cow. He stated he didn't have a physical address in Coalville, but he provided wireless internet services in the area.

A motion was made by Council Member Tyler Rowser to approve the business license for WiFi Cow, Wade Knudsen. Council Member Cody Blonquist seconded the motion. All Ayes. Motion Carried.

Shane McFarland stated the final plan for Chalk Creek Estates Phase II would be coming to the Planning Commission for a public hearing on August 19th. He stated they ended up eliminating one lot because of the 100-year set back from Chalk Creek. He stated they would be stubbing in the road for 50 North. Council Member Cody Blonquist stated he wanted to make sure they had the footpath for pedestrians to walk to town as they originally agreed.

Shane McFarland stated he had been contacted by a potential buyer for the Cummings property and the Cedar Crest property in Allen Hollow. He stated the buyer was interested in expanding his operation and Jeff Jones with Summit County had encouraged them to look at Coalville for their new site. Shane stated they specialized in concrete block building and would be constructing a plant that would create 250 jobs. He stated he would keep the Council informed if they moved forward.

Shane McFarland stated Counterpoint Construction was planning on mobilizing in October for the Sewer Force Main project. He stated they were able to come to an agreement for the easement, but it still needed to be finalized.

Item J – Legal Updates:

Sheldon Smith stated there was some interest by Escapod Trailers to purchase the Crandall building and move their business to that location. He stated the City would possibly be looking at expanding the Enterprise Zone to give them the benefits allowed.

Item L– Mayor Updates:

The Mayor was excused from the meeting and there were no updates tonight.

Item K – Council Updates:

Council Member Tyler Rowser stated he thought the Summit County Fair went well. He stated there seemed to be a good turnout.

Item J – Executive Session:

There wasn't an executive session tonight.

Item 4 – Review And Possible Approval Of Accounts Payable:

The Council reviewed the Accounts Payable for August 2019. Council Member Cody Blonquist noted he had a conflict of interest as his personal business had a payment for approval.

A motion was made by Council Member Tyler Rowser to approve the Accounts Payable for August 2019. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item 5 – Review And Possible Approval Of Minutes:

The Mayor and Council reviewed the minutes of the July 8, 2019 meeting.

A motion was made by Council Member Tyler Rowser to approve the minutes of July 8, 2019 as written. Council Member Adrienne Anson seconded the motion. All Ayes. Motion Carried.

Item 5 – Adjournment:

A motion was made by Council Member Cody Blonquist to adjourn the meeting. Council Member Tyler Rowser seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 9:35 P.M.

Mayor Pro Tem Arlin Judd

Attest:

Nachele D. Sargent, City Recorder



"Exhibit A"
Council 8/12/19

Staff Report

Coalville City
Project Coordinator

To: Coalville City Mayor and Council
From: Don Sargent, City Project Coordinator
Date of Meeting: August 12, 2019
Re: Wohali Property Rezone and Conceptual Master Plan
Action: Update, Review and Discussion

Wohali Property Rezone and MPD Application Update

REQUEST

The purpose of this meeting is to update the Mayor and City Council on the Conceptual Wohali Property Rezone and associated Development Master Plan. The applicant will be prepared to present an overview of the proposed conceptual master plan and property rezoning at the meeting.

It is important to note that the property rezoning cannot take effect until the development master plan (MPD) receives an approval with a development agreement and phase I of the master plan receives final plat/site plan approval and is recorded.

The current development 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. MPD conceptual master plan including residential lots, resort units, support commercial and recreational uses.

BACKGROUND

Project Description

The 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, and estate lots surrounded 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.

Project Review Status

Following several work sessions before the Planning Commission, a public hearing was conducted on July 15th to receive initial public comment and input on the proposed MPD conceptual plans and property rezoning.

At a special meeting held on July 29th The Planning Commission determined the conceptual master plans were complete and authorized the applicant to prepare and submit a preliminary plan application for the proposed development.

In addition, the Planning Commission recommended that the City Council receive an update on the proposed development and review the proposed rezoning of the property in consideration of the conceptual master plan.

The applicant has prepared the following information as required by the development code for the conceptual master plan and rezone application submittal:

- Property Annexation Plat
- Proposed Zoning Plan
- Proposed Master Development Plan
- Sensitive Lands Analysis
- Proposed Roadway Plan and Standards
- North Summit Fire District Review 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
- Responses to Staff and Planning Commission Questions and Concerns
- Public Trails and Open Space Plan
- Typical Lot Feature Map
- Proposed Village Master Plan
- Preliminary Traffic Study
- Visual Impact Analysis

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

ANALYSIS

Planning Commission Public Hearing Comment and Input

The public comment and input received by the Planning Commission at the public hearing on July 15th included the following issues:

1. *The proposed project hasn't changed since the initial 2018 application.*
2. *Golf course water usage and contamination to the water shed?*
3. *Density too high.*
4. *Coalville City vs. Wohali Development appears to be Coalville 1 and Coalville 2.*
5. *Wildlife impacts.*
6. *Second access concerns and questions on the proposed Coal Hollow route.*
7. *Water demand and availability? (this item was the most repeated concern)*
8. *Property value impact of other properties in the City.*
9. *Demand on City Staff and associated costs to the City.*
10. *Conscientious developer that will ensure a positive project result. (this comment was favorable to the application)*
11. *Will the existing county road through the property remain open to the public?*

12. *Impact on the Icy Springs Bridge over the Weber River.*
13. *Need more benefit package for community integration.*
14. *City agreements regarding the development assurances will be important.*

Attachment A includes responses from the applicant for each of the comments expressed by the public at the hearing. The applicant addressed each of the items listed above at the Planning Commission special meeting.

The Planning Commission determined that the applicant responses were satisfactory in addressing the public comment at the conceptual stage of the development application. Therefore, the Planning Commission authorized the application to proceed forward in the project review process with the filing of a preliminary plan application for the proposed development.

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:

1. *Concept Plan Application* (current stage of the Wohali Development review)
 - a. Requires conceptual project information necessary to understand the proposed development and associated possible impacts.
 - b. A public hearing is not required but may be held at the discretion of the Planning Commission (a public hearing was conducted by the Planning Commission on July 15, 2019).
2. *Preliminary Development Plan Application* (applicant authorized to proceed with this step by the Planning Commission on July 29th)
 - 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.
3. *Final Development Plan Application*
 - a. 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.
 - b. A public hearing is required with both the planning commission and city council prior to an action being taken.

The required process and procedures per Section 10-3-080 of the Coalville City Development Code that apply to the proposed Rezoning of the Wohali property are as follows:

1. *Zoning Map and Text Amendment Application* (current stage of the Wohali property rezoning review)

- a. Requires review and consideration of Standards for Decision as outlined below in the Zoning Plan Analysis.
- c. A public hearing is required with both the planning commission and city council prior to an action being taken (a public hearing was conducted by the planning commission on July 15, 2019).
- d. A rezone of property requires an associated proposed development plan to be submitted with the application. The rezone cannot take effect until the overall development plan receives approval and a final plat/site plan for the initial phase of the development is recorded.

Project Information Submittals

The conceptual plan and rezone submittal package prepared by the applicant and reviewed by the Staff and Planning Commission at the work sessions and public hearing included on-going updated conceptual development plans and supporting documentation to address the requirements of the development code.

The complete list of the project information files for the application can be accessed from the following Dropbox link: <https://www.dropbox.com/sh/iws3u6tci0r8vb7/AACDHDIfk01I-f6nzgwa7Kg9a?dl=0>

The information includes the following files:

- Annexation Plat
- Fire Access Letter
- Master Planning Exhibits
 - Sensitive Lands Analysis
 - Zoning Plan
 - Roadway Plan
 - Roadway Standards
 - Mater Plan
 - Public Trails Plan
 - Open Space Plan
 - Lot Features Map
 - Village Master Plan
 - Public Accessibility Plan
 - Core Amenity Plan
 - Residential Typology
 - Rural Development Patterns
 - Visual Analysis
- Meeting Summaries and Work Session Responses
- Preliminary Infrastructure Impact Analysis
 - Phasing Plan
 - Water System Schematic
 - Sewer System Schematic
- Roadway Right-of Use Documentation
- Traffic Impact Analysis Memo

- Water Supply and Quality Assessment
- Wildlife Impact Study

Zoning Plan Analysis

As shown on proposed Zoning Plan, the applicant is proposing a rezone of the property which appears to be generally consistent with the existing zone district pattern of the Red Rock (Cummings) property in south end of the City. No new zone district or overlay designation is being requested. The zone districts include the following:

- Agricultural (AG) Zone (existing) (1 lot per 20 acres). Proposed 300 acres.
- Residential Agriculture (RA) Zone (1 lot per 5 acres). Proposed 665 acres.
- Low Density Residential (R-1) Zone (1 lot/unit per acre). Proposed 498 acres.
- High Density Residential (R-4) Zone (4 lots/units per acre). Proposed 62 acres.

The applicant compared the proposed core density units per acre of the project to existing core density zoning within the City. The existing AG zone designation of the property would allow 76 lots to be developed on the property.

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 reviewed the applicant responses and expressed several observations, concerns and questions which were addressed at the work sessions.

As additional information is provided by the applicant on the proposed development, Staff will need to review and evaluate the proposed zone amendment in more detail and provide feedback and input to the Planning Commission and City Council.

A rezone of property requires an associated proposed development plan to be submitted with the application. The rezone cannot take effect until the overall development master plan receives approval and a final plat/site plan for the initial phase of the development is recorded.

Master Development Plan Analysis

Master Planned Development (MPD) Provisions

The applicant is requesting considerations of the Master Planned Development (MPD) provisions in Title 8 Chapter 6 of the Development Code. The considerations 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.
- Parking requirements and standards.
- 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 MPD provisions. Staff will review and evaluate the new MPD provisions for applicability to the proposed development and make a recommendation to the Planning Commission as the project moves forward in the review process.

The applicant is proposing a mixed-use rural golf resort development on a 1,525-acre site 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 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
<u>Total Residential Units</u>	<u>570 Units</u>
<u>Nightly Rentals (Commercial)</u>	
Wohali Lodge Suites (B and B)	101 units
Golf House Suites	20 units
Golf Cabin Suites	9 units
<u>Total Nightly Rental Units (Commercial)</u>	<u>130 Units</u>

Staff and the Planning Commission will continue to review and evaluate the details of the development master plan for compliance with the development code 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, application of MPD provisions, mitigation measures provided, community benefits and amenities offered, impact on water resources, sewer capacity, roads and other infrastructure.

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 land 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 preliminary plan review process with the required detailed information.

Roadway Access Analysis

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 through the former gravel pit area is being proposed as the primary access to the property. The existing Icy Springs Road is proposed as the secondary access. Emergency access roads are also proposed from the upper end of the property down to West Hoytsville Road as shown on the Roadway Plan.

The North Summit Fire District has provided a letter indicating the proposed roadway plan includes adequate provisions for emergency access and provides a primary and secondary means of ingress and egress.

The roadway cross-sections proposed by the applicant have been reviewed by the City Engineer for compliance with the Development Code and Engineering Standards and Construction Specification of the City. The proposed roadway standards appear to comply at this conceptual stage of the project review.

The applicant has also provided Roadway Right of Use Documentation that has been reviewed by the City Attorney for initial verification.

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 information files.

The City Engineer and Public Works Director have conducted an initial review and evaluation of the proposed infrastructure plan in accordance with the Development Code and Engineering Standards and Construction Specifications of the City.

A Development Improvement Agreement (DIA) will be required for the project to assure the proposed infrastructure, including any water, sewer, road or other infrastructure extensions, will be constructed to city standards and at the cost of the developer for the development proportionate share of impact to the city systems.

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 have conducted an initial review and evaluation of the water supply and quality assessment in accordance with the Development Code, Engineering Standards and Construction Specifications, and other applicable ordinances of the City. Additional review will be required as more detailed

information is provided by the developer regarding systems capacities, proposed new source development and impact on the existing systems of the city.

A Development Improvement Agreement (DIA) will be required for the project to assure the proposed water infrastructure and demand will be phased so as not to impact the existing service capacities in the system and be at the cost of the developer for the proportionate share of impact to the city systems.

Public Benefit Opportunities and Provisions

The applicant is proposing public access and benefit opportunities and provisions within the proposed development as indicated in the Village Master Plan - Public Accessibility Plan included in the project file information in the Dropbox link.

Staff and the Planning Commission have addressed public benefits with the applicant at the work sessions for clarification and the public accessibility plan was prepared to identify the opportunities and provisions for public access to the property amenities.

According to the applicant, the public access roadway into the Wohali Village area is proposed as a welcome center, not a gate, and will provide general public access to the project. The North Summit Golf Team will have access to the Wohali Golf Courses as their home course. A Public Trails Master Plan is also included in the project files comprising approximately 7 miles of proposed public trails.

The public accessibility plan includes public parking, short course golfing, cross-country and snow shoeing trails, public access and participation in village plaza festivals, splash pad area, art and farmers markets, fire pits, benches, water features, amphitheater lawn and pathways.

The development master plan findings and conditions and Development Improvement Agreement (DIA) will be required for the project to assure the proposed public access opportunities and provisions will be provided by the developer as represented.

RECOMMENDATION

Staff recommends the City Council consider the information presented by Staff, Planning Commission and the Applicant and provide any input and direction as the project moves forward in the Preliminary Plan Application review process.

The information requirements of the preliminary plan application will provide additional detail for determining compliance of the proposed project with development code standards.

The recommendation of the Planning Commission to the City Council regarding the Property Rezoning associated with the Conceptual Development Master Plan included the following findings of fact, conclusions of law, and conditions of approval:

Findings of Fact:

1. The applicant duly applied for a property zone amendment on November 1, 2018.
2. The zone amendment application was determined complete, with all required information, on March 18, 2019.
3. The Planning Commission reviewed and discussed the proposed zone amendment in work sessions on March 18, 2019, April 15, 2019 and May 20, 2019.
4. The Planning Commission conducted the required public hearing on the proposed zone amendment on July 15, 2019.

Conclusion of Law:

1. The applicant submitted responses to Title 10-3-080, Subsection E of the Development Code addressing the Standards for Decision for a zone amendment.
2. The Standards for Decision were reviewed by Staff and the Planning Commission and expressed several observations, concerns and questions to the applicant which were addressed in the work sessions.
3. The proposed rezone of the property appears to be generally consistent with the existing zone district pattern of the Red Rock (Cummings) property in south end of the City.
4. The applicant compared the consistency of the proposed Wohali core density units per acre of the project to existing core density zoning units per acre within the City.
5. No new zone district or overlay designation is being requested that is not already existing in the development code and zoning map of the City.
6. A rezone of property requires an associated proposed conceptual development plan to be submitted with the application, which the applicant has provided.
7. The rezone of the property cannot take effect until the development plan receives final approval and a plat is recorded.

Conditions of Approval:

1. The rezone amendment is subject to the current conceptual development plan on file with the City.
2. The rezone of the property will not take effect until a final development plan is approved by the City Council and a plat is recorded.
3. In the event a final development plan is not approved, the proposed zone amendment shall be void.
4. Staff shall continue to review and evaluate the proposed zone amendment in more detail through the preliminary and final review process and provide feedback and input to the Planning Commission and City Council.

The Planning Commission recommendation to the City Council for an update on the proposed property rezone was intended to provide the Mayor and City Council an opportunity to be informed and understand the implications of the proposed development at a conceptual review level.

ATTACHMENT(S)

- A.** Applicant Responses to Public Comment received at the July 15, 2019 Planning Commission Public Hearing

ATTACHMENT A

Applicant Responses to Public Comment Received at
the July 15, 2019 Planning Commission Public Hearing

Coalville City Planning Commission Public Hearing Comments – Wohali Responses

1. The proposed project hasn't changed since the initial 2018 application.

The project has gone thru many revisions and refinements since the initial annexation concept plan was proposed. Major revisions and refinements include:

- Development of public access to the project village and it's associated amenities including the 18 hole golf course and 9 hole short course, Lodge, Spa, village plaza and splash pad, All Faiths Chapel, Café/Pub, Amphitheater.
- Addition of almost 7 miles of public access trails with potential future connections to Coalville City Trail networks.
- Refinement of the project open space plan to provide at least 67% of the project in open space (over 1,000 acres).

While the overall density has remained relatively similar to the initial concept plan, the project has prepared or contracted numerous reports and studies and project mapping and documentation as part of the City application and review process to ensure the locations and intensity of the development are consistent with Coalville City codes and ordinances. These studies, maps and exhibits are all available on the dropbox link provided by the City.

2. Golf course water usage and contamination to the water shed?

See the Water Supply and Quality Assessment study that addresses water requirements for the project and possible availability/sourcing as well as Drinking Water Source Protection allowed uses and BMP's for those allowed uses.

3. Density too high.

See the attached proposed zoning exhibit which illustrates our proposed zoning locations and intensities are similar to and consistent with areas within the existing Coalville City Zoning Map.

We have also provided a density comparison with 6 existing golf communities within Summit and Wasatch Counties illustrating that the proposed Wohali density falls in the middle of those comparable resorts while being the only resort project that is not gated and exclusive.

Golf Community Density Comparisons

<u>Project</u>	<u>Project Area</u>	<u>Total Residential Units</u>	<u>Density (Units/Acre)</u>
Victory Ranch	6,700	639	0.10
Glenwild	894	195	0.22
Promontory Ranch Club	6,384	1,901	0.30
Wohali	1,525	570	0.37
Red Ledges	2,000	1,210	0.61
Tuhaye	1,250	900	0.72
Jeremy Ranch	1,608	1,159	0.72

4. Coalville City vs. Wohali Development appears to be Coalville 1 and Coalville 2.

We intend for the project to be a valuable part of the City of Coalville providing a positive impact to the City and its future growth and sustainability. While the project uses are different than most of the current uses within the City we feel that the project promotes the City's General Plan goals and objectives and will be a part of Coalville's long term success story.

5. Wildlife impacts.

See the preliminary Wildlife study provided. Additional studies will be provided when proposed development areas are submitted thru the City approval process for final site plans/final plats.

6. Second access concerns and questions on the proposed Coal Hollow route.

Access Exhibits have been provided illustrating two accesses to the project from the north. Two seasonal accesses have been provided and illustrated on the Roadway exhibit utilizing the existing prescriptive access from the west portion of the site as well as the existing Coal Hollow (County Road) from the east portion of the site. It is understood that these roadways will remain road base and will be improved to insure that they are accessible in a summer emergency evacuation.

7. Water demand and availability? (this item was the most repeated concern)

An initial draft water supply and quality assessment report dated January 5th, 2019 was provided and is located within the dropbox link. A supplemental draft was prepared on July 24, 2019 and is also provided which outlines a summary for the estimated project water needs, methods and opportunities for water to be provided as well as BMP's for the proposed and allowed uses within the drinking water source protection zone.

Wohali is also committed to limiting the turf grass allowed for each residence while also requiring the use of native and waterwise landscaping.

8. Property value impact of other properties in the City.

While we feel Wohali will provide many benefits to the City, the proposed uses within the project are unique in use and scale and will not substantially increase overall costs for those properties within the existing City development areas. For example, Red Ledges in Heber City has not impacted the general fiscal growth of properties within Heber City as the growth there is based on its core uses, amenities and economic bases which are unrelated to Red Ledges.

9. Demand on City Staff and associated costs to the City.

With any growth comes additional demand on a City's staff and therefore costs to the City. But Wohali will primarily be a second home community with as many as 80-85% of the homes being second homes to owners. These second homes are taxed by the City on a much higher rate providing income to the City services such as the Planning and Building Departments, Schools, Fire, Police, Parks, etc. while having a much smaller proportionate impact on these services. For example, very few school children will be generated by the project due to the second home nature of the project.

10. Conscientious developer that will ensure a positive project result. (this comment was favorable to the application)

11. Will the existing county road through the property remain open to the public?

The existing public access will remain available to and thru the project.

12. Impact on the Icy Springs Bridge over the Weber River.

See the Preliminary Traffic Report included in the dropbox link that addresses the existing capacity of the bridge vs. the potential proposed traffic generation of the project.

13. Need more benefit package for community integration.

Wohali is providing public access to the project and substantial open space dedication and the proposed trail networks within the project providing for the potential for future community connectivity. Wohali is also bringing a unique public recreation opportunity to the City in the form of the 18-hole golf and 9-hole short courses. The project is providing far more publicly accessible benefits to the community than a typical project would.

Additional Fiscal Benefits include:

- SCHOOLS will receive over \$6.3 million dollars every year at project build out, estimated.
- The FIRE District will receive almost \$600K dollars every year at project build out, estimated.
- The CITY will receive almost \$3.5 million dollars every year at project build out, estimated.

These funds are for each beneficiary to use at their discretion and are subject to change with each County Assessors property tax rate re-evaluation.

These funds represent property tax generated only from homes sold within Wohali.

Additional tax will be generated through nightly rentals of Wohali Lodge units and Cottages
No estimates have been given for nightly rental tax generation.

The project will provide much needed hookups to the existing sewer and water systems and all infrastructure required for the project will be paid for by the project.

While no official projections have been developed, it is anticipated that the project will provide opportunities for substantial local job growth within the golf community including jobs within the service, maintenance and construction industries among others.

14. City agreements regarding the development assurances will be important.

The project will be required to bond for all proposed improvements. The City has requirements in place such as bonding to ensure that the project will be financially responsible through all phases of development and the bonding provides assurances for any issues that may occur which is common practice with developments and proposed improvements.

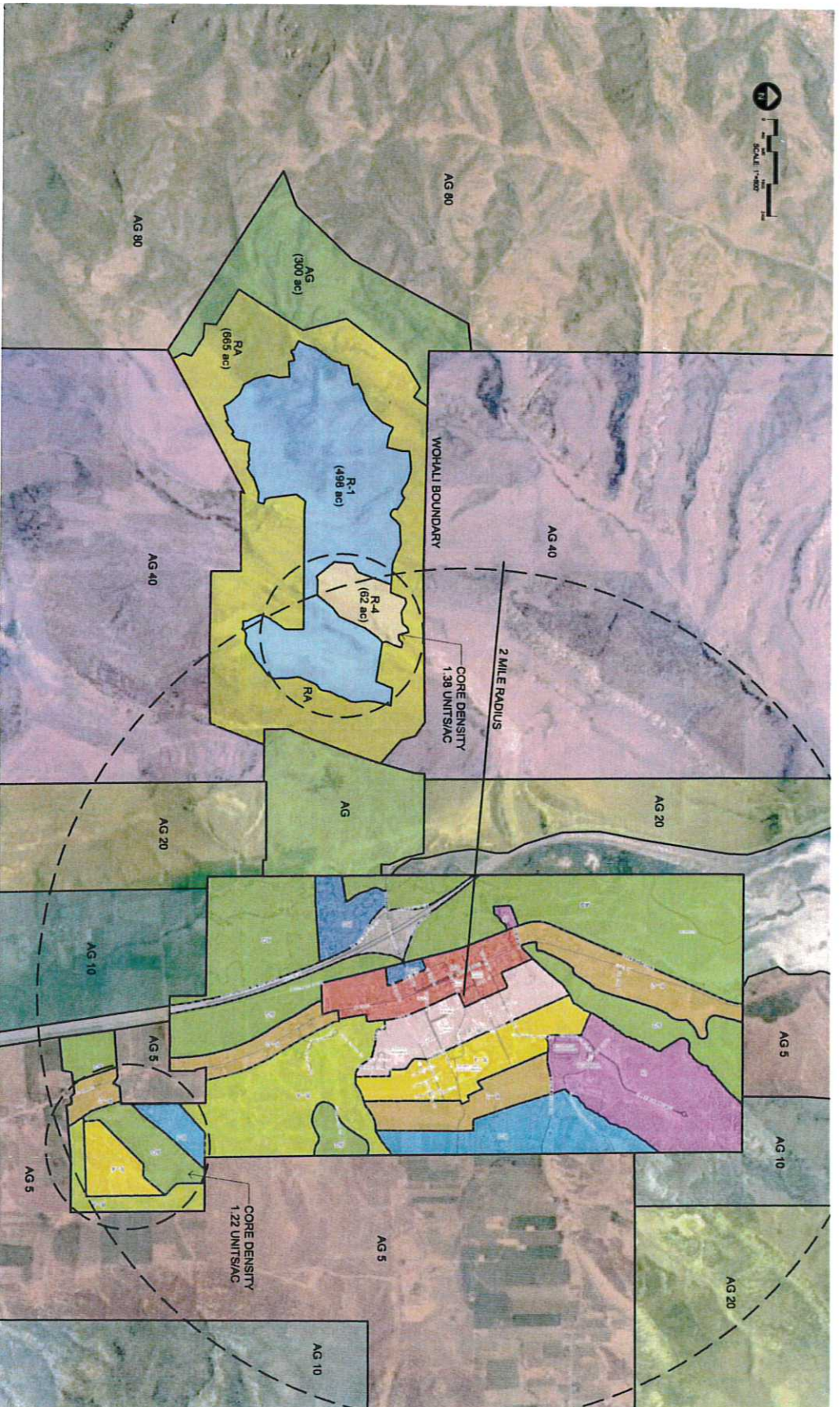
Exhibit B
Council 8/12/19



WOHALI

WOHALI - ZONING PLAN

MAP DATE: MARCH 2019



"Exhibit D"
Jurnal 8/12/19

Power of Choice, Choice of Power

Jeff Bousson – Utah Clean Energy

Introduction

HB-411 - Community Renewable Energy Act

SCPW Solar Program

SCPW Challenge





Energy Efficiency First

Increase comfort

Decrease utility bills

Reduce amount of [renewable] energy needed

SCPWchallenge.org

HB411 -Community Renewable Energy Act





What is the HB-411 Community Renewable Energy Act?

Enables communities* who desire renewable energy to obtain net-100% renewable electricity by 2030

Legislation developed in partnership

Communities (Summit County, SLC, Park City)

Rocky Mountain Power

Office of Consumer Services

Division of Public Utilities

*Communities served by Rocky Mountain Power



Key Terms and Conditions

Net 100% Renewable Energy

Renewable Energy Resources

No Cost Shifting to other customers

Rulemaking and rates set by Public Service Commission



STEP 1

Community adopts a Resolution

By December 31st, 2019

Goal to achieve net-100% renewable energy by 2030



STEP 2

Community's governing body signs Agreement with Rocky Mountain Power to:

- Determine renewable energy demand
- Determine renewable resources needed
- Pay costs of regulatory services & fees



STEP 3

**Rocky Mountain Power files Renewable
Energy Program Regulatory Filing with Public
Service Commission (PSC)**



STEP 4

Projected Rates and Terms defined by PSC
Estimated rate impacts to customers determined



STEP 5

IF PROJECTED RATES ARE AGREEABLE

Community adopts ordinance to obtain net 100% clean, renewable electrical energy for all customers in the community



STEP 6 - Choice

Customer Opt-Out Noticing w Rates

Each and every customer has a choice:

Standard electricity rate

Standard renewable energy rate



Closing and Questions

Communities, utility & regulatory agencies and Utah Legislature

Provided residents with choice of power

Provided power of choice for electric rates

Communities choosing renewable energy

Summit County Salt Lake City Park City

Cottonwood Heights Moab

SCPW Solar



- ▶ Community Bulk Purchase Program
- ▶ Substantial discount on solar installations
- ▶ Simplified and streamlined solar process
- ▶ Pre-screened installer: Creative Energies

Discount Solar Pricing & Tax Incentives

Description	50% of average Utah home energy use	100% of average Utah home energy use
System Size	3 kW	6 kW
Average Utah Price Before Incentives*	\$10,900	\$20,800
SCPW Solar Price Before Incentives*	\$7,900 to \$9,100	\$14,800 to \$17,200
Percent Discount	18% - 30%	18% - 30%
SCPW Solar Price After Incentives*	\$4,230 - \$5,070	\$9,060 - \$10,740

Outreach – Upcoming Workshops

Solar Made Simple

LEARN HOW YOU CAN GO SOLAR

SCPW Solar is a new community program bringing Summit and Wasatch County homeowners a discounted solar and streamlined installation process.



SOLAR
A PROGRAM OF UTAH CLEAN ENERGY

Come to a free workshop to learn more!

7/30 Launch Party 6p-8p **8/29 Workshop #2 6p-7p**
Alpine Distilling Trailside Park Room

8/13 Workshop #1 6p-7p **9/11 Workshop #3 6p-7p**
Kamas Services Building Ledges Event Center

9/26 Workshop #4 6p-7p
Richins Building (large auditorium)



Take the Solar Survey at SCPWSolar.org



"Exhibit E"
Council 8/12/19

Staff Report

Coalville City
Project Coordinator

To: Coalville City Council
From: Don Sargent, City Project Coordinator
Date of Meeting: August 12, 2019
Re: MPD Development Code Amendment – Title 8 Chapter 6
Action: Possible Adoption

MPD - Development Code Update Amendments

REQUEST:

Continued review, discussion and possibly adoption of Amendments to the City Development Code addressing updated Master Planned Development (MPD) provisions. This item is scheduled for a possible action.

BACKGROUND:

The amendments include revisions in whole to Title 8 Chapter 6 of the Development Code. The Planning Commission forwarded a unanimous approval recommendation of the MPD amendments to the City Council on June 16, 2019. On July 8, 2019 the City Council conducted a public hearing on the MPD provisions, closed the public hearing and directed staff to make several revisions for possible adoption of the amendments.

ANALYSIS:

Attachment A includes the revised draft of Title 8 Chapter 6 Master Planned Development (MPD) provisions. The MPD amendments are 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, objectives and policies 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 updated draft MPD amendments and address concerns and questions of the City Council at the meeting.

RECOMMENDATION:

Staff recommends the City Council review the revised language and consider adoption of the proposed amendments.

ATTACHMENTS:

- A. Draft Title 8 Chapter 6 - Master Planned Development (MPD) Provisions

ATTACHMENT A

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

CHAPTER 6

MASTER PLANNED DEVELOPMENTS (MPD)

Commented [DS1]: This chapter in the existing development code is replaced in its entirety with the following provisions.

- 8-6-010: Purpose**
- 8-6-020: Applicability**
- 8-6-030: Uses**
- 8-6-040: Process**
- 8-6-050: Vesting of MPD Approval**
- 8-6-060: MPD Modifications**
- 8-6-070: MPD Requirements**
- 8-6-080: Required Findings**

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 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, including accessory 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 Agriculture (AG) Zone and 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 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 be limited to those uses permitted in the Zone District in which the MPD is proposed, with exceptions for support accessory 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-City 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

Commented [DS2]: The existing MPD application form will need to be updated for consistency with the final adopted amendments.

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, including the installation and placement of infrastructure such as roads and utilities, within the MPD project area will be required to commence within five (5) 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 project-phasing plan as set forth in the MPD approval and associated documents. It is anticipated that the specific project-phasing plan may require periodic review and re-evaluation of the project during the development of the project. Extensions will not be considered for an MPD approval that does not meet the prescribed timeframes as specified in this section.

- A. **Final Subdivision Plat:** The initial final subdivision plat associated with a Master Planned Development must be recorded within three (3) years of the date of the City Council MPD approval and construction of the project must begin within five (5) years of the date of City Council MPD 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:** The initial final site plan associated with a Master Planned Development must be approved within three (3) years of the date of the City Council MPD approval and construction of the project must begin within five (5) years of the date of City Council MPD approval. In the event that required final site plan approval and 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 construction within five (5) years of the date of the City Council MPD 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. Thereafter, subdivision plats associated with subsequent phases of the master planned development shall be recorded in accordance with the overall phasing plan for the development.

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 (traffic or parking demand,

service demand, etc.) of the previously approved master planned development. A minor amendment shall be processed as a Minor Permit.

Commented [D53]: Need to draft and include a process and approval criteria for Minor Permits in the development code.

- B. **Major Amendment:** A major amendment is defined as an amendment that increases square footage, density, or intensity (traffic or parking demand, service demand, etc.) 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 design, sensitive lands and infrastructure impact 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 and objectives set forth in the General Plan.~~

Commented [D54]: This provision is stated in Section B.1.C

- 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 natural, undeveloped or unimproved (except public recreation areas) and is deed restricted for public or private purposes including agricultural production, scenic, historic, or cultural resources and active or passive ~~or recreational uses such as trails, parks, golf courses and similar uses, 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, outdoor storage areas and land covered by structures not designated for active public recreational use.

- a. A base percentage amount of deed restricted open land is required in all master planned developments within each zone district as follows:

i.	Agricultural Zone (AG)	30% <u>20%</u>
ii.	Residential Agricultural Zone (RA)	20% <u>15%</u>
iii.	Low Density Residential (R-1)	15% <u>10%</u>
iv.	Medium Density Residential (R-2)	15% <u>10%</u>
v.	High Density Residential (R-4)	10% <u>5%</u>
vi.	Very High Residential (R-8)	10% <u>5%</u>

Commented [D55]: The required base percentages were reduced to make the ratio of open land to density bonus calculation work (examples will be presented at the meeting)

- b. The City Council may consider a reduction in the base amount of deed restricted open land when the reduction results in the project advancing the ~~goals and objectives~~ goals, objectives and policies of the General Plan.
 - c. Where an MPD contains more than one (1) zone, the City Council may consider the location of deed restricted open land irrespective of zone boundaries to advance the project design or use, accessibility and quality of the open land. This exception may only be considered if the project advances the goals, objectives and policies of the General Plan.
 - d. At the discretion of the City Council, Deed Restricted Open Land may be applied on different property better suited for restricted open land which is not associated with the proposed development and owned by the applicant.
 - e. Deed restricted open land, in addition to the base requirement of an MPD, 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 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 and minimum lot size in each zone for Master Planned Developments shall be as follows:

Agriculture Zone (AG)	1 Unit/20 Acres: <u>1-acre min.</u>
Residential Agriculture Zone (RA)	1 Unit/5 Acres: <u>3/4-acre min.</u>
Low Density Residential (R-1)	1 Unit/Acre: <u>1/2-acre min.</u>
Medium Density Residential (R-2)	2 Units/Acre: <u>1/3-acre min.</u>
High Density Residential (R-4)	4 Units/Acre: <u>1/4-acre min.</u>
Very High Density Residential (R-8)	8 Units/Acre: <u>1/8-acre min.</u>

~~(Refer to the zone district sections in the development code for allowed minimum lots sizes in each zone).~~

- c. No more than ~~twenty-five~~^{fifty} percent (~~25~~⁵⁰%) density bonus of the deed restricted open land may consist of ~~undevelopable lands (steep slopes, wetlands, etc.)~~ sensitive lands.

Example for a ten (10) acre parcel in the R-1 Zone with 2 acres of sensitive lands:

R-1 Zone base density (1U/AC) = 10 lots/minimum lot size ½ acre
~~105%~~(~~1.5~~ acres) base requirement + ~~230%~~ (~~2.3~~ acres) deed
 restricted open land being set-aside = ~~23~~ bonus density lots
50% of 2 acres of sensitive lands=1 acre
Total of 12 lots on 6 acres at ½ acre minimum size.

- 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 as determined by the overall density configuration, clustering, open land, and proposed product types within the development 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) for density purposes if it finds the proposed decrease in minimum lot size:
1. Improves the development site design;
 2. Results in the clustering of buildings or lots;
 3. Preserves contiguous open land and natural resources;
 4. Provides efficiency of infrastructure, and;
 5. Produces unique product type development.
- ~~F. **Open Land:** All m~~Master planned developments shall provide a base percentage of for open land within each zone district per Subsection 8-6-060 b.1.a. of at least ten percent (10%) of the site area.
- ~~F.~~
- G. **Off-Street Parking:** Master planned developments shall meet the following off-street parking standards:

a. Residential uses:	
(1) Single family dwelling unit	Minimum 2 spaces/unit
(2) Duplex dwelling unit	Minimum 2 spaces/unit (total of 4/building)
(3) Accessory dwelling unit	Minimum 1 space/unit
(4) Guest house	Minimum 1 space/unit
(5) Multi-unit (3 or more units)	Minimum 1 space/unit
b. Non-residential uses:	
(1) Commercial/retail	3 spaces/1,000 sq. ft. of net leasable floor area
(2) Commercial/restaurant-cafe	3 spaces/1,000 sq. ft. of net leasable floor area
(3) Hotel/lodging	1 space/guest room or suite; 2 spaces/1,000 sq. ft. of net support commercial floor area
(4) Offices	2.5 spaces/1,000 sq. ft. net leasable area

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 provided by the developer and prepared by a qualified traffic engineer .

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 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-steep~~ terrain and ~~similar-other~~ 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 in compliance with the city engineering, development code and fire district standards 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 and balance the cut and fill of the roadway.
- K. **Utilities:** Existing or proposed utilities, including private and public services for master planned developments ~~shall 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, and existing 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~~ slopes, ridgelines and other similar areas in accordance with the sensitive land regulations of the title. Building locations and associated lot configurations should be oriented to encourage active and passive solar design principles wherever practicable.~~
- ~~L.~~ M. **Connectivity:** Internal and external vehicular/pedestrian/bicycle circulation should be demonstrated at the time of application per the City Transportation and Trails Master Plans and 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 designated snow storage areas. Structures shall be set back from any hard surfaces to provide adequate areas to remove and store snow. ~~The assumption is that S~~ snow should be able to be stored on site or hauled to a location within the MPD and not removed to an off-site location.
- O. **Outdoor Lighting:** All outdoor lighting shall be downward directed and fully shielded per the City Outdoor Lighting requirements of this title. 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. **Project 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 or connection with adjacent properties per the City Trails Master Plan? If so, how are such needs and routes addressed?
 - d. Is the location of the proposed development within reasonable proximity (including walking and biking) to community facilities and services such as schools, retail centers, parks, etc.?
 2. Housing Needs: How does the proposed development advance the community need for a mix of housing types and affordability, as prescribed in the General Plan?
 3. 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?
 4. Site Design: How is the proposed development designed to integrate with the existing topography, landscape features, riparian areas, vegetation, wildlife corridors, existing structures, etc.?
 5. 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 and avoidance of vehicle/pedestrian conflicts?

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6. 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?
7. Public and Private Outdoor Spaces: What is the proposed development's need(s) for outdoor space, open space, habitat/wildlife areas, parks, or outdoor amenity areas? How does the proposed development address these needs?
8. External Storage: How does the proposed project address needs for garbage collection, equipment or vehicle storage, etc.?
9. Natural Resources: How does the project preserve and protect critical wildlife habitat, riparian areas, water recharge zones and other natural resources and sensitive lands?

8-6-080: REQUIRED FINDINGS

The City Council ~~must~~ shall make findings ~~sufficient with~~ 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 ~~site design is designed to fit~~ integrates well into the natural terrain, minimize excessive site grading and protects and preserves ~~the~~ surrounding natural areas.
- 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 steep~~ terrain and similar natural features and sensitive lands.
- 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 site planning. Integration of connectivity with adjacent properties, as applicable, has also been considered and provided.
- 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 ~~c~~City Engineering, development code and fire district standards. ~~Fire Marshal~~.
- E. The master planned development has a secondary point of access/emergency access or other mitigation satisfactory to the City ~~Engineer~~ Council and ~~Fire fire~~ Marshal ~~district~~.

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08/12/2019

- F. All roads/streets within master planned development follow the natural contours of the site wherever possible to minimize the amount of grading and balance cut and fill.
- 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 existing 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 as determined by the site analysis and sensitive lands determinations. The open areas within the master planned development are designed so that existing significant vegetation can be maintained to the greatest degree possible.
- I. The master planned development includes adequate internal vehicular and, where deemed necessary, pedestrian/equestrian/bicycle circulation, in accordance with the City Transportation and Trails Master Plans.
- J. The master planned development includes adequate and designated areas for snow removal and snow storage.
- K. All exterior lighting within the master planned development is down directed and fully shielded in compliance with the City Outdoor Lighting standards.
- L. The master planned development, as conditioned, complies with all the requirements of this chapter.
- M. The master planned development, as conditioned, is consistent with the General Plan.
- N. The master planned development has been noticed and a public hearing held in accordance with this chapter.



J-U-B ENGINEERS, INC.

"Exhibit F"
8/12/19 Council

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

August 2, 2019

Mayor Trever Johnson
10 N. Main Street
Coalville, Utah 84017

Re: WTP Well Drilling Project

Dear Trever,

Enclosed is a bid tabulation of the bids opened on Thursday July 18, 2019 for the WTP Well Drilling Project and three copies of the Notice of Award. The apparent Low Bidder and Bid Amount are as follows:

Apparent Low Bidder:	High Plains Drilling, Inc. P.O. Box 756 Rexburg, ID 83440
	Telephone: (208) 356-5582
	Fax: (208) 356-0806
Total Bid Amount:	\$70,895.00

Based upon the criteria we have established and the information received, we recommend that the project be awarded to High Plain Drilling, Inc. We trust this information will meet your needs.

Sincerely,
J-U-B ENGINEERS, Inc.

Shane McFarland
Project Manager

COALVILLE CITY CORPORATION
WTP Well Project

J-U-B Project No. 55-16-123

7/17/19

				Engineer's Estimate		High Plains Drilling	
Bid Item	Description	Unit	Bid Quantity	Unit Price	Amount	Unit Price	Amount
1	Mobilization	LS	1	\$ 4,400.00	\$ 4,400.00	\$ 6,300.00	\$ 6,300.00
2	Drilling - conductor casing borehole (0-10 ft bgs)	LF	10	\$ 110.00	\$ 1,100.00	\$ 360.00	\$ 3,600.00
3	22" temporary conductor casing	LF	11	\$ 165.00	\$ 1,815.00	\$ 90.00	\$ 990.00
4	Drilling - surface casing borehole (10-60 bgs)	LF	50	\$ 192.50	\$ 9,625.00	\$ 220.00	\$ 11,000.00
5	18" surface casing	LF	62	\$ 132.00	\$ 8,184.00	\$ 98.00	\$ 6,076.00
6	12" well casing	LF	23	\$ 110.00	\$ 2,530.00	\$ 63.00	\$ 1,449.00
7	12" well screen	LF	40	\$ 275.00	\$ 11,000.00	\$ 176.00	\$ 7,040.00
8	Surface seal (0-10 ft bgs)	CF	15	\$ 93.50	\$ 1,402.50	\$ 76.00	\$ 1,140.00
9	Filter pack (0-60 ft bgs)	CF	90	\$ 38.50	\$ 3,465.00	\$ 70.00	\$ 6,300.00
10	Well development	HR	20	\$ 220.00	\$ 4,400.00	\$ 300.00	\$ 6,000.00
11	Install and remove test pump	LS	1	\$ 8,250.00	\$ 8,250.00	\$ 3,800.00	\$ 3,800.00
12	Pump testing and monitoring	HR	36	\$ 330.00	\$ 11,880.00	\$ 300.00	\$ 10,800.00
13	Water quality sampling, collection and testing	LS	1	\$ 3,850.00	\$ 3,850.00	\$ 4,200.00	\$ 4,200.00
14	Well recovery monitoring	HR	4	\$ 137.50	\$ 550.00	\$ 100.00	\$ 400.00
15	Well television inspection	LS	1	\$ 1,100.00	\$ 1,100.00	\$ 1,800.00	\$ 1,800.00
Total				\$ 73,551.50		Total	\$ 70,895.00