



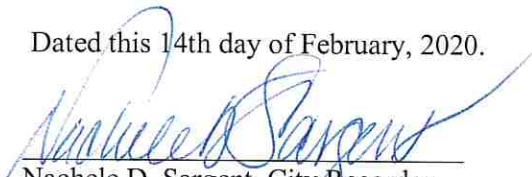
COALVILLE CITY PLANNING COMMISSION MEETING AND WORK SESSION NOTICE AND AGENDA

Notice is hereby given that the Coalville City Planning Commission will hold its Regular Meeting and a Work Session on **Tuesday, February 18, 2020** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. The meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
- Regular Meeting Agenda:**
3. **Public Hearing:** Planning Commission Bylaws: Updates And Inclusion Of Language As Title 10-1-190 In The Development Code, Ordinance No. 2020-1
4. Discussion And Possible Approval Of The Escapod Site Plan
5. Discussion And Possible Approval To Adjust Phase Boundaries For Fair View Subdivision, Courtney Richins
6. Consultant Updates
7. Planning Commission Updates
8. Review and Possible Approval of Minutes
- Work Session Agenda:**
9. Review And Discussion Of The New Wohali Existing Zoning/Permitted Use MPD Application To Understand And Address Issues In Preparation For A Public Hearing
10. **Parks, Trails, And Open Space:** Continued Review And Discussion Of Existing And Proposed Code Language And Mapping In Preparation For A Public Hearing
11. Adjournment

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

Dated this 14th day of February, 2020.


Nachele D. Sargent, City Recorder

Mayor

Trever Johnson

Council

Cody Blonquist
Philip B Geary
Rodney Robbins
Tyler Rowser
Don C Winters

****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: February 14, 2020 City Hall, Coalville City Website, Utah State Public Notice Website

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Coalville City Planning Commission
Regular Meeting & Work Session
HELD ON
February 18, 2020
IN THE
CITY HALL

Chair Linda Vernon called the meeting to order at 6:00 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Chair: Linda Vernon

Commissioners:

Tonja Hanson, Tim Bristow,
Jeff White, Dusty France

CITY STAFF PRESENT:

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

PUBLIC IN ATTENDANCE:

John Kaiser, Jim Boyden, Dave Boyden,
Jen Langvardt, Eric Langvardt, Tom
Rees, Sheryl Rees, Courtney Richins,
Gretchen Klein, Debbie Robinson, Jim
Robinson, Jay Wood, Lynn Wood, Paula
McGee, Kelly Ovard, Doug Porter,
Sheryl Porter, Laurie Hirzel

Item 1 – Roll Call:

A quorum was present.

Item 2 – Pledge of Allegiance:

Chair Linda Vernon led the Commissioners, Staff, and Public in the Pledge of Allegiance.

Regular Meeting:

**Item 3 – Public Hearing: Planning Commission Bylaws Updates And Inclusion Of Language
As Title 10-1-190 In The Development Code, Ordinance 2020-1:**

Don Sargent stated the Bylaws for the Planning Commission needed to be updated and included in the current Code. He referred to the Staff report (Exhibit A) and stated the Mayor and Council had requested for the Bylaws to change the number of Planning Members back to a five-member Commission. He stated with the current climate, it had been difficult to maintain a six-member group. Don stated the Bylaws also needed to be

updated to be in compliance with the current State and industry standards. The Commissioners discussed the Bylaws including adding language to address if a member left in the middle of their term, if the chair and vice chair were both absent from the meeting, if terms and eligibility should be limited to three terms, if no one expressed interest then the members would continue until someone was appointed, to consider having the Commission review the final plat prior to signing to ensure conditions had been met, and the Chair already reviewed and signed the final plat mylar as part of the subdivision approval process.

Chair Linda Vernon opened the public hearing at 6:21 P.M.

There was no public comment.

Chair Linda Vernon closed the public hearing at 6:22 P.M.

The Commissioners discussed how the five member terms would be staggered and decided it would be the schedule of two-two, and one, the Chair and Vice Chair would be appointed at the next meeting if they left the Commission, and on page 5 "disapproval" would be changed to deny.

A motion was made by Commissioner Jeff White to forward a positive recommendation for approval to the City Council for the Planning Commission Bylaws Updates And Inclusion Of Language As Title 10-1-190 In The Development Code, Ordinance 2020-1 as amended. Commissioner Tonja Hanson seconded the motion. All Ayes. Motion Carried.

Item 4 – Discussion And Possible Approval Of The Escapod Site Plan:

Shane McFarland stated Escapod had received a Conditional Use Permit approval back in September for their business located at the old Crandall building, 627 South Main, and was here with the Final Site Plan for the property. He referred to the Staff report (Exhibit B) and stated the site plan would be tied to the CUP. The Commissioners reviewed the site plan including landscaping with a campfire type setting and trailer set up for display, the dumpsters would be screened, the grading of the lot would be sloped to the South toward the existing storm drain, the landscaping would have curb inlets to allow for additional storm water mitigation, and all employee parking would be located at the back of the property and was sufficient for their Staff. The Commissioners expressed their approval of the updates planned for the property and wished the business owner much success.

A motion was made by Commissioner Tonja Hanson to forward a positive recommendation for approval to the City Council for the Escapod Site Plan. Commissioner Dusty France seconded the motion. All Ayes. Motion Carried.

Item 5 – Discussion And Possible Approval To Adjust the Phase Boundaries For Fair View Subdivision:

Shane McFarland referred to the Staff report (Exhibit C) and stated Courtney Richins wanted to change the boundary for Phase I of the Fair View Subdivision. He stated he didn't have any concerns or issues with the change as it wouldn't change the density. It would still be 24 lots for Phase I. Shane stated there wasn't an approval process for changing the boundary of a project, but wanted the Commissioners to be able to weigh in on the decision. He stated Courtney had worked with the City on the water line infrastructure and more material had been hauled in for the water line and it had disturbed the property. Shane stated Courtney would like to complete the road since that area had been disturbed and had ruined the open space of the field. He stated Courtney would add in the single-family lots to Phase I and remove some of the Town Homes. Shane stated he believed the new boundary better utilized the property and would make it a better project. It would allow for the cul-de-sac to be built and allow the traffic flow to be cleaner. Shane stated the second egress of the bridge would still be required for Phase II. The Commissioners discussed the project including the timeline for when Phase II would have to be completed, allowing the boundary change could remove the incentive to build the required bridge in the future, the density allowed was the same as it would have been on the property before the Zone change, the project didn't receive any density bonus; but it was rezoned to allow more density, and the boundary change wouldn't affect the bridge.

A motion was made by Commissioner Tonja Hanson to give a positive recommendation to the City Council for approval of the Boundary Change for Phase I for the Fair View Subdivision. Commissioner Jeff White seconded the motion. The Ayes won the vote. Motion Carried.

Roll Call:

Commissioner Bristow – Aye

Commissioner Hanson – Aye

Commissioner France – Abstain – He felt the change would give a more complete area and remove the leverage for having the bridge built.

Commissioner White – Aye

Chair Vernon – Aye

Item 6 – Consultant Updates:

Don Sargent stated he was continuing work on the Code, the new Wohali application, and coordinating with the Staff on supplemental project reviews.

Item 7 – Planning Commission Updates:

Sheldon Smith informed the Commissioners the City was working on a Water Source Protection Ordinance for the City and it would be coming to the Planning Commission in the near future. He stated it wouldn't apply to any current applications, but was something recommended for the City to get in place.

Item 8 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the January 21, 2020 meeting.

A motion was made by Commissioner Dusty France to approve the minutes of January 21, 2020 as written. Commissioner Tim Bristow seconded the motion. All Ayes. Motion Carried.

The Planning Commission moved to a work session at 7:00 P.M.

Don Sargent stated there would be a change to the presentation format for all major applications. He stated he would like to have a joint discussion tonight and to have it be very open and informal to be able to discuss any issues of concern that needed to be addressed by the Applicant and Staff. Don stated when it was time for a public hearing, he would give a summary overview with the Applicant only giving clarification for any Commission questions. They would not present their project. Don stated following the public hearing, the Commissioners and Applicant would be given the opportunity to respond to the comments made by the public. He recommended for the hearing to then be closed and if needed it could be reopened to address any new information.

Item 9 – Review And Discussion Of The New Wohali Existing Zoning/Permitted Use MPD Application To Understand And Address Issues In Preparation For A Public Hearing:

Don Sargent referred to the Staff report (Exhibit D) and stated the application was for 125 residential lots, 303 detached nightly rentals, a Master Planned Development with 50% Open Space for density lots, and a Golf Course with resort amenities for primary use of the Golf Course. Don summarized the differences outlined in his email (Exhibit D). The Commissioners discussed the project including:

-Page 7, attached units may be allowed in all zones except the Agricultural Zone. Don explained he felt this referred to something like a multi-family unit. Sheldon stated it was saying an attached dwelling wasn't allowed in the Agriculture Zone. Don stated it needed to be clarified and whether the project would have attached or detached units hadn't been

addressed yet. Commissioner Dusty France read the definition of a nightly rental from the Code. Don stated he would define and clarify this item.

- The City would be required to provide water to the project and fire storage would still be required.

- The primary issue with the new application was the number of nightly rentals. The Commissioners had received a letter from the CFRG group's Attorney with her opinion (Exhibit E). Don stated there wasn't anything in the Code that regulated the number of nightly rentals and the Applicant would need to provide industry standards and information to support the number requested. A nightly rental would be its own structure. Sheldon Smith questioned if the nightly rentals would be in addition to the density allowed. He stated the few the City had now were within an existing structure. He stated that wasn't a reason to deny the number of nightly rentals, but it would need to be defined and clarified.

- This was an application with a golf course with resort facilities.

- The roads were the same, but now the project would be gated. Access would be allowed for current users of the public road.

- It had not been decided if memberships would be sold for the Golf Course. City residents were allowed in the previous application, but not this one.

Eric Langvardt handed out an overview of the new application (Exhibit F). He stated the information was included on the link on the website. He reviewed the information for the application. Eric stated they had 125 residential units with 102 on the East bench, 22 on the Wohali Walk, and one large lot at the rear of the project. The 303 nightly rentals were needed to make the village concept work for the resort setting. Eric stated Promontory had around 900 units, Victory Ranch had 300 units, Jeremy Ranch had 1,000 units. He stated Promontory had 300 nightly units, Victory Ranch were residential units that could be used as nightly rentals, and Jeremy Ranch allowed Airbnb and VRBO. He stated the resort world didn't have a typical lodge setting anymore. Eric stated a hidden benefit was the open space which would never be developed. He stated they hadn't reached the level of detail to show exactly what facilities may be included like a restaurant, club, or amphitheater. The Applicant, Staff, and Commissioners discussed the project including the type of accessory structures, the 303 nightly rentals would never have permanent residents, the nightly rentals could possibly be privately owned and may need to be restricted for primary residency, the development agreement would define the nightly rental details, the nightly rentals were an accessory use to support the Golf Course and the Golf Course wouldn't be able to stand on its own without them, trying to do a project and give the City as many benefits and fiscal gain as possible, the General Plan called for diversity and economic growth opportunities which this project would supply, the nightly rentals would be considered a commercial use, this plan would generate significantly less tax revenue, it would be closed to the public, there wouldn't be any new source of water, those items weren't important to some of the public, this application needed to be

reviewed on it's own merit, the City Code and the State Code didn't address the number of nightly rentals allowed, the definition of a structure/unit needed to be clarified and if it would apply to the density allowed, what the minimum square footage would be for the residential units, the definition in the Code of a nightly rental, the use of the nightly rentals was different than the structure definition, nightly rentals were associated with a resort use which was a commercial use accessory to the Golf Course, more details and comparisons needed to be provided to help determine the number of nightly rentals along with the critical mass needed, the complete list of amenities and recreational uses needed to be listed, a draft Development Agreement was listed on the link for this project, the water review for the project would be based on all of the units being single family primary dwellings, and the sewer impact fee would be assessed on all 428 units.

Item 10 – Public Parks, Trails, And Open Space- Review And Discuss Existing Development Code And General Plan Provisions And Identify Updates And Direction For Amendments:

A motion was made by Commissioner Dusty France to table this discussion to the next Planning meeting. Commissioner Jeff White seconded the motion. All Ayes. Motion Carried.

Don Sargent requested for the Commissioners to review the information and edits provided and to email him with any changes or questions for discussion at the next meeting.

Item 11 – Adjournment:

A motion was made by Commissioner Tim Bristow to adjourn the meeting. Commissioner Jeff White seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 8:37 P.M.

Chair Linda Vernon

Attest:

Nachele D. Sargent, City Recorder

"Exhibit A"
Planning 2/18/2020



Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: February 18, 2020
Re: Development Code Amendments – Planning Commission Duties, Responsibilities and Bylaws
Action: Public Hearing

Code Amendment - Planning Commission Duties, Responsibilities and Bylaws

REQUEST

The purpose of this proposed code amendment is to codify the Planning Commission duties and responsibilities as well as the bylaws in the current Code. At their last meeting the City Council directed Staff to prepare updated provisions including amending the membership of the Planning Commission from six (6) members to five (5) members.

This item is scheduled for public hearing and possible recommendation

BACKGROUND

The existing Planning Commission provisions are included in the 2006 version of the development code and are not in the current Code. A code amendment was adopted in 2010 that changed the membership of the commission from five (5) members to six (6) members and clarified several other provisions.

Over the last several years, the Mayor and City Council has had difficulty regularly filling seats on the existing 6-member commission. There is also a lack of clarity regarding the duties, responsibilities and bylaws of the commission. In addition, the adoption of HB 232 in 2017 required all jurisdictions to codify, through the public hearing process, administrative land-use policies and guidelines, including bylaws.

These proposed language amendments will bring the Planning Commission duties, responsibilities and bylaws current with industry standards and codify the language in the current development code of the City.

ANALYSIS

Staff has prepared the proposed language amendments for review and consideration as directed by the City Council. *Attachment A* includes the updated amendments for review. Also included for reference is the 2010 Ordinance amendment language and associated 2006 Planning Commission Duties and Responsibilities code provisions.

Staff applied current industry language applicable to Coalville City in drafting the provisions which incorporate the overall duties and responsibilities of the Planning Commission as well as associated bylaws.

RECOMMENDATION

Staff recommends the Planning Commission review the proposed code amendment language, conduct a public hearing and forward a recommendation to the City Council.

ATTACHMENT

A. Draft Code Amendments with Existing Language

ATTACHMENT A

Proposed Development Code Amendment Provisions
Existing 2010 and 2006 Code Language

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10-1-190 The PLANNING COMMISSION

There is hereby created the Coalville City Planning Commission consisting of ~~six (6)~~ five (5) members recommended by the Mayor and approved by a majority vote of the City Council at a regularly scheduled City Council meeting. Reappointments of existing planning commission members may be made by the City Council. The Coalville City Planning commission, hereinafter referred to as the Planning Commission or Commission shall be organized and have the duties and responsibilities as indicated below.

Commented [DS1]: The existing 2006 and amended 2010 Planning Commission provisions are updated and incorporated into the current development code as Section 10-1-190.

A. Terms, Eligibility and Compensation of Members. Each Member of the Planning Commission shall serve a term of three years. Members shall be appointed in December of the year upon the expiration of a current member. The terms shall be staggered so that no more than three members ~~shall be~~ are appointed at the same time. Terms expire on the last day of the year, but members on the Planning Commission shall continue to serve until their successors are appointed, ~~and qualify.~~ The Mayor shall appoint a new Planning Commission member to fill vacancies that might arise, and such appointments shall be to the end of the vacated term. ~~. No member shall serve more than three (3) consecutive terms, including portions of unexpired terms.~~

Members of the Planning Commission shall be residents of or own property in Coalville, ~~and City and~~ have resided or owned property within the City for at least ninety (90) days prior to being appointed. Members are deemed to have resigned when they move their residences outside the City limits or ~~sale all property owned no longer own property~~ within the City.

Members may be compensated per diem, based upon meetings attended as determined by the City Council.

Commented [DS2]: A compensation provision for Planning Commission members is added as a future consideration at the discretion of the City Council.

B. Absence Deemed Resignation or Grounds for Removal. Any Planning Commission member who is absent from two (2) consecutive regularly scheduled meetings, or a total of four (4) regularly scheduled meetings in a calendar year may be called before the City Council and asked to resign or be removed with cause by the Council. All members of the planning commission shall serve at the pleasure of the City Council and may be removed by a majority vote of the City Council.

C. Duties and Responsibilities. The Coalville Planning Commission, hereinafter referred to as Planning Commission, Commission, or Administrative ~~Body~~ Land Use Authority, organized in accordance to fi 10-9-201 et. seq. of the Utah Code 1996, as amended, shall have the following duties and responsibilities:

1. To prepare a General Plan, any maps required by the plan, and amendments to the General Plan and recommend the plan or amendments to the plan to the City Council.

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2. To prepare ~~this a~~ Development Code including zoning and subdivision regulations, any maps ~~or exhibits~~ required by ~~this the~~ Code, and amendments to ~~this the~~ Development Code and recommend the code or amendments to the code to the City Council.
3. Administer provisions of ~~this the~~ Development Code as provided in ~~this the~~ Code and approved by the City Council.
- ~~3.4.~~ To review and make recommendations to the City Council regarding amendments to the City Zone District Map.
5. To initiate a subpoena to compel documents and testimony required in the normal processing and review of matters pertaining to the planning commission.
6. To hear, review and recommend approval or disapprove of all applications for conditional uses, temporary uses, minor subdivision of property, master planned developments, major development review, development agreements, or other procedures or applications identified in the Development Code in accordance with the rules and regulations established by the City Council.
- 4.7. Recommend approval or denial of project applications including annexation petitions in accordance with this the Development Code or other ordinances of the City.
- 5.8. Advise the City Council on matters as the Council directs and hear or decide any matters that the Council designates.
6. ~~Exercise any other powers found in the adopted bylaws of the Planning Commission after approval by the City Council, or powers that are necessary to enable the Commission to perform its function or those designated to the Commission by the Council.~~
- 7.9. To enter upon any land, under consideration for development approval or which has been given granted a Conditional Use Approval, at reasonable times, to examine and evaluate the conditions of the project or development project ations and surveys.

D. Planning Commission Chair. At the first meeting held in March, after the appointment of any new members, the members of the planning commission shall elect one of its members as chair and one member as vice chair. In the absence of the chair, the vice chair shall act as chair and shall have all powers of the chair. The chair shall serve a term of one year. No member shall serve as chair for more than two (2) consecutive one-year terms.
~~The Planning Commission shall elect a Chair at the first meeting of the Commission each year and shall serve a term of one year.~~

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2. The purpose of joint planning meetings is to provide for discussion among planning commission and city council members, city staff, other public officials, developers and the public on various issues related to the matter in question. Notice of such joint planning sessions shall be for the purpose of discussion and information and are not intended to result in any formal action during the joint planning sessions, although information presented at such sessions may be made part of the record of subsequent proceedings of either planning commission or city council.

H. Planning Commission Staff. ~~In order to assist the Planning Commission with its duties, the Commission may request the assistance of the City Recorder, other City employees, committees or agents of the City may assist the Planning Commission with its duties.~~ The City Staff shall assist the Commission with technical matters and attend Commission meetings to assist and advise the Commission ~~when necessary.~~

The ~~Planning Commission~~ City Council may appoint a secretary to keep minutes and post agendas of meetings and hearings. The secretary may be paid for services rendered as agreed upon by the City Council. ~~The secretary shall keep minutes of all proceedings of the Planning Commission, which minutes shall be a summary of all proceedings before the Planning Commission, attested to by a majority of the members of the Planning Commission voting. In addition, the recording secretary shall maintain all records of the Planning Commission meetings, hearings and proceedings, and the correspondence of the Planning Commission.~~

4.2.6 Adoption of Bylaws

~~The Planning Commission shall adopt bylaws which establish procedures for meetings and hearings governing presentations of projects and public responses, and public input or comment on specific projects or general issues. Planning Commission meetings are open to the public and will conform to the Utah Open Meetings Act. Notice will be provided for as per section 1.6 herein, and an annual meeting schedule will be posted and published at least once a year in a newspaper of general circulation.~~

~~The bylaws will also address the procedures for the keeping of records and minutes of meetings which will be made available, upon request, to the public for inspection. Additionally, the bylaws will provide guidelines for findings of decisions and recommendations, requirements for a quorum, and voting procedures.~~

Commented [DS3]: The existing Adoption Provision is deleted as these 10-1-190 provisions are not in the bylaw language.

I. Planning Commission Project Review. The Planning Commission will review each project application for compliance with all requirements and regulations of this Code, including, but not limited to the following:

1. City Comprehensive Planning and Zoning Review. The Planning Commission shall have the primary responsibility to initiate long-range planning for the City, including streets, parks, trails, and recreation facilities, long-range zoning objectives, and periodic review of existing plans to keep them current. The Commission shall review proposed annexations to the City and recommend action

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The chair, or in the chair's absence the vice chair, shall be in charge of all proceedings before the planning commission, and shall take such action as shall be necessary to preserve order and the integrity of all proceedings before the planning commission. The Chair will direct all commission meetings and may participate in any discussions, be counted for the purpose of forming a quorum, and shall be a voting member of vote according to the Planning Commission bylaws, as adopted and approved by the City Council.

Planning Commission meetings are open to the public and will conform to the Utah Open Meetings Act. Notice will be provided for as per section 10-3-060 herein, and an annual meeting schedule will be posted and published at least once a year in a newspaper of general circulation.

E. Quorum and Necessary Vote. No meeting of the planning commission may be called to order without a quorum consisting of at least three (3) members of the planning commission being present. No business shall be transacted without at least a majority of all members being present. All actions shall require the concurring vote of a majority of the members present. The chair shall be considered for purposes of establishing a quorum and shall act as a voting member. In the event of a tie vote, the agenda item will automatically be continued until the next meeting where a full quorum is present for a vote. If the agenda item cannot be brought to a majority vote due to a member abstaining it shall be equivalent to a majority nay vote.

F. Meetings, Hearings and Procedures.

1. The planning commission shall establish a regular meeting schedule. Special meetings, work sessions and field trips for any purpose, may be held at the call of the City Council, the planning commission or the CDD or designated planning staff member.
2. If a matter is postponed due to lack of quorum, the matter shall be rescheduled to either the next regular meeting or special meeting. The CDD or designated planning staff member shall notify all members and interested parties of the date of the rescheduled matter.

G. Joint Planning Meetings.

1. At the discretion of the City Council at least one joint planning meeting shall be held annually to provide for discussion and coordination among planning commission members, city council members, city staff and members of the public regarding issues of citywide concern.

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and zoning on land to be annexed. The Commission shall initiate, hear or recommend zone changes and review development standards within zoning districts.

2. Subdivision Approval. The Planning Commission shall review all applications for subdivisions and commercial projects for compliance with the provisions of all applicable regulations of this Code. Following such review, the Commission will forward a recommendation for approval or denial of all subdivision plat applications to the City Council.
3. Master Planned Developments (MPD) Approval. All proposals for Master Planned Development approval shall be reviewed by the Planning Commission. Following such review, the Commission shall forward a recommendation for approval or denial of all applications to the City Council.
4. Conditional Use Approval. The Planning Commission shall review all applications for conditional use approval for compliance with the provisions of all applicable regulations of this Code. Following such review, the Commission shall forward a recommendation for approval or denial of all applications to the City Council.

J. Consent Agenda. Applications for approval of uncontested items may be placed on the consent agenda of the Planning Commission. All items on the consent agenda shall be passed or denied by a single motion at the Commission meeting, unless the Commission believes discussion of an item is necessary. When an item is removed from the consent agenda, it shall be acted on at the same meeting at which the removal occurs, unless the applicant requests the item to be tabled in order to prepare additional information.

K. Review of Staff Actions. At any time, an interested party may request that Staff actions on a project application be reviewed by the Planning Commission. The scope of review by the Planning Commission shall be the same as the scope of review at the Staff review level on the matters at issue.

4.2.10 Plat Approval

~~The Commission shall review all plats to be recorded affecting land within the City limits or annexations to the City. The scope of review on plat approval is limited to finding substantial compliance with this Development Code, and that all previously imposed conditions of approval, whether imposed by the Staff or the Commission, have been satisfied. Upon finding that the plat is in compliance with all applicable federal and state laws and this code, and that conditions of approval have been satisfied, the plat shall be signed by the Commission Chair. The City Engineer, City Attorney, City Recorder, City Council, and Mayor shall all review the plat as required by statute before recording. Plats may be approved on the consent agenda.~~

Commented [DS4]: The Plat Approval language was deleted as it is part of the subdivision review process as noted in Subsection 1.2 above.

L. Sensitive Lands Review. Any project containing sensitive lands, may be subject to additional requirements and regulations as outlined in the Sensitive Lands

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Regulations of Title 10-22 of the Code. The Planning Commission shall review required sensitive lands analysis with project applications as prescribed in Section 10-22-050 herein.

M. Right to Farm Review. Any project falling within the scope of Title 10-29 of the Code may be subject to additional requirements and regulations as outlined in the Right to Farm Provisions. The Planning Commission shall review an agriculture impact analysis with project applications as prescribed in Section 10-29-030.

~~4.2.13 Impact on Public Infrastructure~~

~~Any project subject to review and regulations for impact on public infrastructure as outlined in Section 1.13 of this code may require additional requirements and regulations. The Planning Commission shall review a public infrastructure analysis with project applications as described in Section 1.13 herein.~~

Commented [DS5]: Impact on Public Infrastructure review language was deleted as the newly adopted water, sewer and road infrastructure provisions of the current code address impact on infrastructure.

ORDINANCE NO. 2010-~~2~~

AN ORDINANCE TO REVISE THE COALVILLE CITY DEVELOPMENT CODE TO INCREASE THE NUMBER OF COMMISSIONERS ON THE COALVILLE CITY PLANNING COMMISSION FROM FIVE MEMBERS TO SIX MEMBERS.

BE IT ORDAINED AND ENACTED by the City Council of Coalville, Summit County, State of Utah, as follows:

WHEREAS, the Coalville City Council by Ordinance No. 1993-1 created the Coalville City Planning Commission (the "Commission"), and established a five (5) member Commission, provided for terms of appointment and specified the powers of the Commission;

WHEREAS, the Coalville City Council by Ordinance No. 1997-3 adopted the Coalville City Development Code ("Development Code") dated July 14, 1997, which enumerated, among other things, the duties, roles and responsibilities of the Commission;

WHEREAS, the Coalville City Council by Ordinance Nos. 1999-1 and 2001-4 adopted revisions to the Development Code;

WHEREAS, the Coalville City Council by Ordinance No. 2006-2 adopted revisions to the Development Code dated August 14, 2006, which is the current Coalville City Development Code;

WHEREAS, it is contemplated by the Development Code that the same be reviewed from time to time and improved upon to stay viable and useful to the City; and

WHEREAS, following the holding of a public hearing as required by law the City Council approved the following revisions to the Development Code at its regular meeting held March 22, 2010.

NOW THEREFORE, THE CITY COUNCIL OF THE CITY OF COALVILLE, UTAH ORDAINS AS FOLLOWS:

I. REVISION OF THE DEVELOPMENT CODE. Changes to chapter 4 of the Development Code are as follows:

4.2 The Planning Commission

There is hereby created the Coalville City Planning Commission consisting of six (6) members recommended by the Mayor and approved by a majority

vote of the City Council at a regularly scheduled City Council meeting. The Coalville City Planning commission, hereinafter referred to as the Planning Commission or Commission shall be organized and have the duties and responsibilities as indicated below.

4.2.1 Terms and Eligibility of Members. Each Member of the Planning commission shall serve a term of three years. Members shall be appointed in December of the year upon the expiration of a current member. The terms shall be staggered so that no more than three members shall be appointed at the same time. Terms expire on the last day of the year, but members on the Planning commission shall continue to serve until their successors are appointed and qualify. The Mayor shall recommend a new Planning Commission member to fill vacancies that might arise and such appointments shall be to the end of the vacated term. The person(s) recommended by the Mayor to fill a vacancy must be approved by a majority vote of the City Council at a regularly scheduled City Council meeting. Members of the Planning commission shall be residents of or own property in Coalville, and have resided or owned property within the City for at least ninety (90) days prior to being appointed. Members are deemed to have resigned when they move their residences outside the City limits and sale all property owned within the City.

4.2.2 Absence Deemed Resignation or Grounds for Removal. (No changes)

4.2.3 Duties and Responsibilities. (No changes)

4.2.4 Planning Commission Chair. The Planning Commission shall elect one member as a Chair at the first meeting of the Commission each year. The Chair person and shall serve a term of one year. The Chair person will direct all Commission meetings and may participate in any discussions, be counted for purpose of forming a quorum, and shall vote only when necessary to break a tie on a vote by the other Commission members. One member of the Commission shall be elected as a Vice Chair, who in the absence of the Chair person shall act as the Chair person and have all powers and responsibilities of the Chair. If both the Chair person and the Vice Chair person are absent or unable to preside over a meeting, the Commission members shall appoint a temporary Chair person to serve for that particular meeting.

4.2.5 Staff. (No changes)

4.2.6 Adoption of Bylaws. (No changes)

4.2.7 Planning Commission Project Review. (No changes)

4.2.8 Consent Agenda. (No changes)

4.2.9 Review of Staff Actions. (no changes)

4.2.10 Plat Approval. (No changes)

4.2.11 Sensitive Lands Review. (No changes)

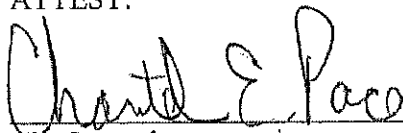
4.2.12 Right to Farm Review. (No changes)

4.2.13 Impact on Public Infrastructure. (No changes)

VIII. EFFECTIVE DATE. This Ordinance shall take effect and the revisions to the Development Code referred to herein shall take effect upon the date of its publication in the Summit County News, a newspaper of general circulation in Coalville City.

PASSED, APPROVED AND ADOPTED by the City Council of Coalville City, Utah this 22nd day of March, 2010.

ATTEST:


City Recorder

COALVILLE CITY:


Mayor Schmidt

Councilmember Boyer
Councilmember Brundy
Councilmember Vernon
Councilmember Richins
Councilmember Hewson

Voted aye
Voted aye
Voted aye
Voted aye
Voted aye

4.1 The City Council or Legislative Body

The Coalville City Council, hereinafter referred to as City Council, Council, or Legislative Body shall have the following duties and responsibilities:

1. The Council shall adopt the Coalville City General Plan and all elements of the Coalville City General Plan.
2. The Council may initiate amendments to the text of this Code, the Zoning Map, the General Plan, and all elements of the General Plan following the procedures listed in section 1.5 herein.
3. The Council shall approve, deny, or amend and approve applications for development approval following a recommendation from the Planning Commission after the commission has completed project review outlined in subsection 4.2.7 herein.
4. The Council shall establish a fee schedule for applications for development approval, amendments to the text of this Code, the Zoning Map, the General Plan and all other approvals, permits, fees, and licenses required by this Code.
5. The Council shall designate and appoint a Community Development Director to decide routine and uncontested matters which otherwise would be heard by the Board of Adjustment.
6. The Council shall take other action not expressly delegated to the Community Development Director, Planning Commission or Board of Adjustment that may be desirable and necessary to implement the provisions of the Coalville City General Plan and this Code.

4.2 The Planning Commission

There is hereby created the Coalville City Planning Commission consisting of five members appointed by the Mayor with advice and consent of the Council. The Planning Commission, hereinafter referred to as the Planning Commission or Commission shall be organized and have the duties and responsibilities as indicated below.

4.2.1 Terms and Eligibility of Members

Each Member of the Planning Commission shall serve a term of three years. Members shall be appointed in December of the year upon the expiration of a current member. The terms shall be staggered so that no more than three members shall be appointed at the same time. Terms expire on the last day of the year, but members on the Planning Commission shall continue to serve until their successors are appointed and qualify. The Mayor shall appoint a new Planning Commission member to fill vacancies that might arise and such appointments shall be to the end of the vacated term. Members of the Planning Commission shall be residents of or own property in Coalville, and have resided or owned property within the City for at least ninety (90) days prior to being appointed. Members are deemed to have resigned when they move their residences outside the City limits or sale all property owned within the City.

4.2.2 Absence Deemed Resignation or Grounds for Removal

Any Planning Commission member who is absent from two (2) consecutive regularly scheduled meetings, or a total of four (4) regularly scheduled meetings in a calendar year may be called before the City Council and asked to resign or be removed with cause by the Council.

4.2.3 Duties and Responsibilities

The Coalville Planning Commission, hereinafter referred to as Planning Commission, Commission, or Administrative Body, organized in accordance to § 10-9-201 et. seq. of the Utah Code 1996, as amended, shall have the following duties and responsibilities:

1. To prepare a General Plan, any maps required by the plan, and amendments to the General Plan and recommend the plan or amendments to the plan to the City Council.

2. To prepare this Development Code including zoning and subdivision regulations, any maps required by this Code, and amendments to this Development Code and recommend the code or amendments to the code to the City Council.
3. Administer provisions of this Development Code as provided in this Code and approved by the City Council.
4. Recommend approval or denial of project applications including annexations in accordance with this Development Code.
5. Advise the City Council on matters as the Council directs, and hear or decide any matters that the Council designates.
6. Exercise any other powers found in the adopted bylaws of the Planning Commission after approval by the City Council, or powers that are necessary to enable the Commission to perform its function or those designated to the Commission by the Council.
7. To enter upon any land, under consideration for approval or which has been given a Conditional Use Approval, at reasonable times, to make examinations and surveys.

4.2.4 Planning Commission Chair

The Planning Commission shall elect a Chair at the first meeting of the Commission each year and shall serve a term of one year. The Chair will direct all commission meetings and may participate in any discussions, be counted for the purpose of forming a quorum, and shall vote according to the Planning Commission bylaws, as adopted and approved by the City Council.

4.2.5 Staff

In order to assist the Planning Commission with its duties, the Commission may request the assistance of the City Recorder, other employees, committees or agents of the City. The City Staff shall assist the Commission with technical matters and attend Commission meetings to assist and advise the Commission when necessary. The Planning Commission may appoint a secretary to keep minutes and post agendas of meetings and hearings. The secretary may be paid for services rendered as agreed upon by the City Council.

4.2.6 Adoption of Bylaws

The Planning Commission shall adopt bylaws which establish procedures for meetings and hearings governing presentations of projects and public responses, and public input or comment on specific projects or general issues. Planning Commission meetings are open to the public and will conform to the Utah Open Meetings Act. Notice will be provided for as per section 1.6 herein, and an annual meeting schedule will be posted and published at least once a year in a newspaper of general circulation.

The bylaws will also address the procedures for the keeping of records and minutes of meetings which will be made available, upon request, to the public for inspection. Additionally, the bylaws will provide guidelines for findings of decisions and recommendations, requirements for a quorum, and voting procedures.

4.2.7 Planning Commission Project Review

The Planning Commission will review each project application for compliance with all requirements and regulations of this Code, including, but not limited to the following:

4.2.7.1 City Comprehensive Planning and Zoning Review

The Planning Commission shall have the primary responsibility to initiate long-range planning for the City, including streets, parks, trails, and recreation facilities, long-range zoning objectives, and periodic review of existing plans to keep them current. The Commission shall review proposed annexations to the City and recommend action and zoning on land to be annexed. The Commission shall initiate, hear or recommend zone changes and review development standards within zoning districts.

4.2.7.2 Subdivision Approval

The Planning Commission shall review all applications for subdivisions and commercial projects for compliance with the provisions of all applicable regulations of this Code. Following such review the Commission will forward a recommendation for approval or denial of all applications to the City Council.

4.2.7.3 Master Planned Developments Approval

All proposals for Master Planned Development approval shall be reviewed by the Planning Commission. Following such review the Commission shall forward a recommendation for approval or denial of all applications to the City Council.

4.2.7.4 Conditional Use Approval

The Planning Commission shall review all applications for conditional use approval for compliance with the provisions of all applicable regulations of this Code. Following such review the Commission shall forward a recommendation for approval or denial of all applications to the City Council.

4.2.8 Consent Agenda

Applications for approval of uncontested items may be placed on the consent agenda of the Planning Commission. All items on the consent agenda shall be passed or denied by a single motion at the Commission meeting, unless the Commission believes discussion of a particular item is necessary. When an item is removed from the consent agenda, it shall be acted on at the same meeting at which the removal occurs, unless the applicant requests the item to be tabled in order to prepare additional information.

4.2.9 Review of Staff Actions

At any time, an interested party may request that Staff actions on a project be reviewed by the Planning Commission. The scope of review by the Planning Commission shall be the same as the scope of review at the Staff level on the matters at issue.

4.2.10 Plat Approval

The Commission shall review all plats to be recorded affecting land within the City limits or annexations to the City. The scope of review on plat approval is limited to finding substantial compliance with this Development Code, and that all previously imposed conditions of approval, whether imposed by the Staff or the Commission, have been satisfied. Upon finding that the plat is in compliance with all applicable federal and state laws and this code, and that conditions of approval have been satisfied, the plat shall be signed by the Commission Chair. The City Engineer, City Attorney, City Recorder, City Council, and Mayor shall all review the plat as required by statute before recording. Plats may be approved on the consent agenda.

4.2.11 Sensitive Lands Review

Any project containing designated sensitive lands, may be subject to additional requirements and regulations as outlined in the Sensitive Lands Regulations contained in Chapter 9 of this Code. The Planning Commission shall review required environmental impact studies with project applications as prescribed in Section 9.2 herein.

4.2.12 Right to Farm Review

Any project falling within the scope of Section 3.31 of this Code may be subject to additional requirements and regulations as outlined in the Right to Farm provisions. The Planning Commission shall review an agriculture impact analysis with project applications as prescribed in Section 3.31 herein.

4.2.13 Impact on Public Infrastructure

Any project subject to review and regulations for impact on public infrastructure as outlined in Section 1.13 of this code may require additional requirements and regulations. The Planning Commission shall review a public infrastructure analysis with project applications as described in Section 1.13 herein.



J·U·B ENGINEERS, INC.

"Exhibit B"
Planning 2/18/2020

J·U·B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: February 18, 2020
TO: Coalville City Council
Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
CC: Sheldon Smith, City Attorney;
FROM: Shane McFarland P.E., City Engineer
SUBJECT: Conditional Use Permit Site Plan Review

Application Information:

Applicant: Escapod Trailers **Applicant Address, Parcel Number:** 627 S. Main Street, CT-360

Applicable Ordinances: Title 10 Chapter 15: Commercial Districts and 10-15-110: Uses Not Listed

Decision to be Made: The Planning Commission recommends conditions for the use of property and the City Council is the authority to approve, approve with conditions, or deny. The site plan approval needs to be tied to the previously approved conditional use permit.

Background: The applicant submitted an application for a conditional use permit to manufacture, assemble, and operate their business at 627 S. Main Street Coalville, UT. The conditional use permit was approved by city council on September 19, 2019. The subsequent submittal of the site plan has been submitted for review.

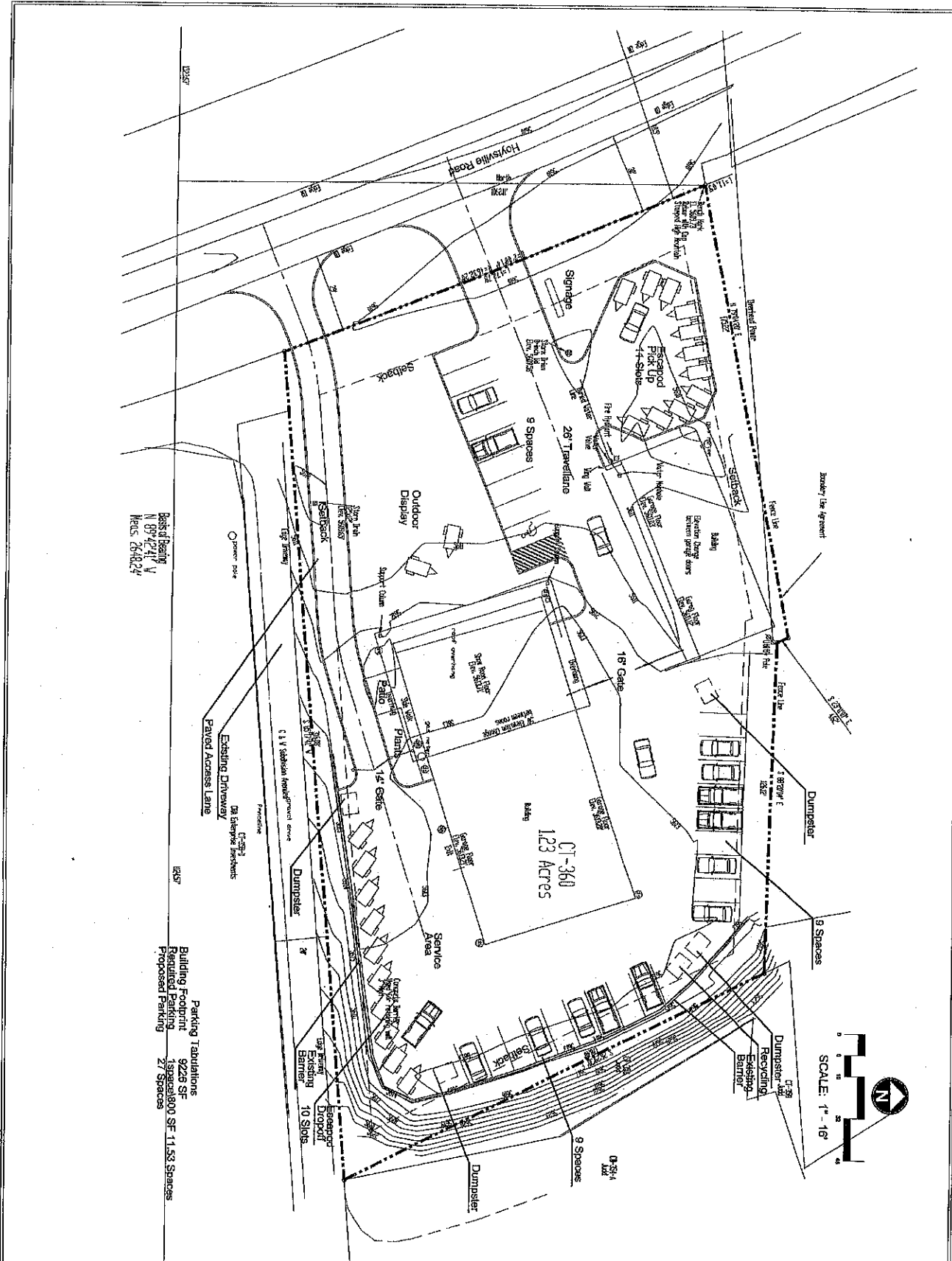
Staff Comments: Staff recommended the following conditions as part of the conditional use permit review (based on the Standards for Review found in 10-3-120-E-10):

1. Provide additional parking for employees and customers. The Applicant should communicate to the Planning Commission how the site will be used and if trailers will be parked on premise for sale or otherwise, where employees and customers (if applicable) would park, and if there is sufficient space.
2. Provide a clear understanding of any proposed building and site modifications to accommodate operations, assembly, parking, customer entrances (if applicable), employee entrances, etc. The Applicant should provide details for outdoor displays, including the sale of trailers, etc.

Both items have been addressed by the applicant on the submitted site plan.

If you have any questions feel free to contact us.





<p>23 October 2019</p> <p>C-1</p>	<p>Escapod</p> <p>123 Acres</p> <p>267' Travel Lane</p> <p>9 Spaces</p> <p>27 Spaces</p> <p>10 Slots</p> <p>18' Gate</p> <p>14' Gate</p> <p>12' Gate</p> <p>10' Gate</p> <p>8' Gate</p> <p>6' Gate</p> <p>4' Gate</p> <p>2' Gate</p> <p>1' Gate</p> <p>0' Gate</p> <p>1" = 16'</p> <p>North Arrow</p>	<p>Escapod</p> <p>123 Acres</p> <p>267' Travel Lane</p> <p>9 Spaces</p> <p>27 Spaces</p> <p>10 Slots</p> <p>18' Gate</p> <p>14' Gate</p> <p>12' Gate</p> <p>10' Gate</p> <p>8' Gate</p> <p>6' Gate</p> <p>4' Gate</p> <p>2' Gate</p> <p>1' Gate</p> <p>0' Gate</p> <p>1" = 16'</p> <p>North Arrow</p>	<p>CONCEPT SITE PLAN</p>
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J-U-B ENGINEERS, INC.

"Exhibit C"
Planning 2/18/2020

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: February 18, 2020
TO: Coalville Planning Commission
CC: Mayor Trever Johnson; Sheldon Smith, City Attorney
FROM: Shane McFarland P.E., City Engineer
SUBJECT: Fairview Final Subdivision Request for new phase boundary

Application Information: Courtney Richins (applicant) has submitted a final subdivision application for single-family and multi-family dwellings in the R-4 Zone on parcels CT-330-A and CT-330-1 at approximately 359 East 100 South, Coalville, UT.

Applicable Ordinances: Title 8, Chapter 2, Section 70 Final Subdivision Plat; Title 10, Chapter 13 R-4 Zone

Decision to be Made: Planning Commission's responsibility is to recommend to deny, recommend approval with conditions, or recommend approval of the final subdivision. City Council's responsibility is to deny, approve with conditions, or approve the subdivision.

Staff Comments:

Fairview subdivision received preliminary approval by city council on April 23, 2018 and Final approval for Phase 1 on October 22, 2018. A conditional use permit was approved on July 9, 2018. The attached exhibit "Fairview Subdivision phase 1" is the current approved phase for the subdivision. As part of the approval process for the conditional use permit only 24 units are allowed in Phase 1. After the 24th unit a bridge is required to be constructed across Chalk Creek to allow for a secondary egress.

Due to increased interest in single family dwellings the developer is requesting approval to re-align phase 1. This requested alignment will add 7 single family lots and remove 7 multi-family units from phase 1 for a total of 24 units. See additional attachment for overview of proposed phase line.

The proposal falls in line with the requirement to not exceed 24 units. Staff has reviewed the construction drawings for the entire roadway and allowed the developer to continue to roadway construction. The developer understands only the approved phase will be allowed to record with the County and have sellable lots.

If you have any questions feel free to contact us.

FAIRVIEW SUBDIVISION PHASE 1
A PART OF THE SOUTH HALF OF SECTION 9,
TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN,
COALVILLE CITY, SUMMIT COUNTY, UTAH



SURVEYOR'S CERTIFICATE

[illegible]

PHASE I BOUNDARY DESCRIPTION

[illegible]

CONTAINING: 146933 SQUAT M-32 ACRES

OWNER'S DEDICATION

FEDERAL SUBVERSIVE ROSTER 1

ALL INFORMATION CONTAINED HEREIN IS UNCLASSIFIED EXCEPT WHERE SHOWN OTHERWISE. DATE 08-20-2010 BY 60322 UCBAW/STP/STP

ACKNOWLEDGMENT

ON THE _____ DAY OF _____ A.D. 20____, PERSONALLY APPEARED BEFORE ME, THE UNDERSIGNED NOTARY PUBLIC, IF AID FOR SAID COUNTY OF SUMMIT IN SAID STATE OF UTAH, THE SISTER () OF THE ABOVE OBTAINERS REGISTRATION _____ IN NUMBER _____ AND FULLY ACKNOWLEDGED TO ME THAT SIGNED IT FREELY AND VOLUNTARILY AND FOR THE USES AND PURPOSES THEREIN MENTIONED.

NOT COMMISSIONED EXPERTS.

JOINTLY PLACED REFLECTIONS IN SAWYER COLONY

FAIRVIEW SUBDIVISION PHASE I
A PART OF THE SOUTHWEST OF SECTION 10, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SAL. CLARK COUNTY AND INDIANA, COALFIELD CTV. MOUNTAIN COUNTY, TENN.

ROCKY MOUNTAIN POWER APPROVED THIS _____ DAY OF _____, 20____ BY A REPRESENTATIVE OF ROCKY MOUNTAIN POWER.		DOMINION ENERGY APPROVED THIS _____ DAY OF _____, 20____ BY A REPRESENTATIVE OF DOMINION ENERGY.		CITY ATTORNEY'S APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE EXECUTIVE CITY ATTORNEY.		PLANNING COMMISSION APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE EXECUTIVE CITY PLANNING COMMISSION.		CITY ENGINEER'S APPROVAL I HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE PLAN AND IS IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES. I HAVE REVIEWED THE THIS OFFICE, SIGNED THIS _____ DAY OF _____, 20____. AFTER: _____ (CITY ENGINEER)		CITY COUNCIL APPROVAL APPROVED THIS _____ DAY OF _____, 20____ BY THE LAUREL CREEK COUNCIL. AFTER: _____ (CITY COUNCIL MEMBER)		SUMMIT COUNTY RECORDER I HEREBY CERTIFY THAT THIS OFFICE HAS REVIEWED THE PLAN AND IS IN COMPLIANCE WITH ALL APPLICABLE ORDINANCES. I HAVE REVIEWED THE THIS OFFICE, SIGNED THIS _____ DAY OF _____, 20____. AFTER: _____ (SUMMIT COUNTY RECORDER)	
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"Exhibit D"
Planning 2/18/2020

Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
 From: Don Sargent, City Project Coordinator
 Date of Meeting: February 18, 2020
 Re: Wohali Development Existing Zoning, Permitted Use, MPD Application Review and Discussion
 Action: Work Session

Wohali Existing Zoning, Permitted Use and MPD

REQUEST

The purpose of this work session is to review and discuss the new proposed Wohali Development application. The project site is comprised of 1,664.04 acres and is proposed as a rural golf resort community. This item is scheduled for a work session only (public comment will be taken at a future noticed public hearing). No action on the application is requested at this time.

The proposed application includes the following:

1. One hundred twenty-five (125) residential lots under the existing Agriculture (AG) Zoning of the property.
2. Three hundred and three (303) detached nightly rental units.
3. Master Planned Development (MPD) including deed restricted open space, residential lots, resort nightly rental units, resort amenities and recreational uses.

BACKGROUND

Following the filing of a citizen referendum opposing the previous approved preliminary MPD, and property rezone, the Wohali developers elected to file a new application under the existing zoning and permitted use for the property. The application overview to date is as follows:

- January 17, 2020 - Pre-Application conference held in-person to confirm required review process of application based on existing zoning with permitted uses (application process previously discussed with applicant).
- January 17, 2020 - Applicant submitted a full preliminary subdivision plan and MPD application with required fees. (Based on the review of the previous Wohali application and associated plans and information on file with the city, a concept plan was not required).
- January 21, 2020 - Staff determined the preliminary plan and MPD application to be complete with required information.

- January 24, 2020 - Staff met with applicant to address several initial review items with the proposed project including note clarifications on plans, required setbacks, and number of nightly rental units' justification.
- February 18, 2020 - The preliminary subdivision and MPD plan scheduled on the Planning Commission meeting agenda for a work session.

The project file link:

<https://www.dropbox.com/sh/klngeb7spmlzjhh/AABnbBlkRr8NRLWv98edKtvja?dl=0> includes the following information as required by the development code and supplemental support documentation for the application submittal (11 x 17 hard copies will be available for the Planning Commission at the meeting):

- Preliminary Development Plan Package
 - Existing Zoning Map
 - Overall Preliminary Plan
 - Right to Farm Analysis
 - Overall Phasing Plan
 - Phase I Master Plan
 - Phase I Preliminary Site Plan
 - Overall Open Space Plan
 - Existing Conditions
 - Water Source Protection Plan
 - Site Details
 - Grading Plans
 - Landscape Plans
 - Irrigation Plans
 - Proposed Roadway Plan
 - Proposed Roadway Standards
 - Preliminary Sewer and Water Infrastructure Plans
- Annual Community Benefit Analysis
- General Plan Consistency Analysis
- Water Quality Study
- Proposed Covenants, Conditions and Restrictions (CC&R's)
- Overall Master Plan
- Project Design Narrative
- Statement of Intent
- Village Master Plan
- Wet Water Development Status
- Proposed Design Guidelines
- Proposed Development Agreement

In addition to the information above the following analysis and studies are already on-file with the City.

- Overall Sensitive Lands Analysis
- Wildlife and Endangered Species Study
- Roadway Right-of-Way Use Documentation and Mapping

ANALYSIS

The following is a summary of the basic differences between the original and current application:

Existing Zone and Permitted Use Submittal – Variations from Original Submittal

1. No Rezone request – applicant is applying under the Existing Zoning of AG (1 unit /20 Acres)
2. Added 138.34 acres of Wohali Partners Property east of the previous MPD application. This is all proposed as open space. Total application is now 1,664.04 acres.
3. Providing a higher percentage of dedicated open space (70.48% vs 50%)
4. Additional Open Space allows for maximum 50% Bonus density per MPD Ordinance.
5. Reduced Residential density from 570 to 125.
6. All 125 units will have potential for ADU's on each lot as allowed per Code.
7. Increased Nightly rentals from 130 to 303.
8. All density and nightly rentals are located in the east portion of the property except for one large parcel located west of the cliffs.
9. All Resort Amenities remain as proposed originally but with only Private Access for Resort members and guests.
10. Entry Cabin will be Gated.
11. All sewer and water services will be provided by Coalville City with Wohali paying for all necessary infrastructure to serve the development and all impact/hookup fees and usage fees. (Same as any project today in Coalville)
12. No culinary wells will be required to be provided.
13. Annual Fiscal impacts have been updated for the new and reduced proposal.

The primary issue regarding the new application is the number of resort nightly rental units being proposed by the applicant. The applicant has provided the following link to other rural resort developments that include nightly rentals as market examples for review and comparison with the proposed Wohali development:

<https://www.dropbox.com/sh/utr2d0fsx3beayl/AACWIOZWn3J2OfByyoFb85hXa?dl=0>

These folders include an aerial photo for each project and then either some web links to their products for rent or in the case of Promontory - a description of their resort units in their original development agreement. Each of these projects are resorts with a hotel/lodge or resort club component. They also have detached single family and multi-family products that are individually owned but are in the nightly rental market.

Promontory was approved for 1,601 Residential units plus another 300 Resort units along with 4 golf courses. That's equates to 475 total units per course. They will likely only build 2 courses, so would have 950 units per course.

The applicants indicate they need a critical mass comprising the proposed 125 lots and 303 nightly rentals to get to a base of 428 members to support the resort.

Staff request input from the Planning Commission on the nightly rental component of the project. In addition, Staff requests input from the commission on the MPD provisions, *Attachment A*, related to the proposed development regarding the following:

- Zone Use Limitations (8-6-030:D)
- Deed Restricted Open Land (8-6-060:B)
- Density Bonus (8-6-060:C)
- Setbacks (8-6-060:D)
- Reduction of Minimum Lot Size Requirements (8-6-060:F)

Total approved density and number of nightly rental units will be determined from an in-depth analysis of the property constraints, consideration of MPD provisions, mitigation measures provided, community benefits offered, and other factors.

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

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

RECOMMENDATION

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

ATTACHMENT

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

ATTACHMENT A

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

CHAPTER 6

MASTER PLANNED DEVELOPMENTS (MPD)

- 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 includes parcels with adjacent differing zones or uses, the MPD may be relocated across zone boundaries so long as the City Council determines that the 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 for the applicant to become acquainted with the master planned development procedures and related City requirements, standards and schedules. Staff may give preliminary feedback to the applicant based on the information available and inform the applicant of potential issues or special requirements which may apply to the proposal.
- B. **Master Planned Development Application:** A concept and preliminary plan for the master planned development shall be submitted with completed application forms 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 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 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 so 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. If 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. If 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 approved 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.

- 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.
- B. **Deed Restricted Open Land:** Deed restricted open land consists of land in a subdivision or MPD that is left natural, undeveloped or unimproved (except recreation areas) and is deed restricted for public or private purposes including agricultural production, scenic, historic, or cultural resources and active or passive recreational uses such as trails, parks, golf courses and similar uses.
1. 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 recreational use.
 2. A base percentage amount of deed restricted open land is required in all master planned developments within each zone district as follows:

a. Agricultural Zone (AG)	20%
b. Residential Agricultural Zone (RA)	15%
c. Low Density Residential (R-1)	10%
d. Medium Density Residential (R-2)	10%
e. High Density Residential (R-4)	10%
f. Very High Residential (R-8)	5%
 3. 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, objectives and policies of the General Plan.
 4. 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.

5. 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.

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

1. Deed Restricted Open Land: In addition to the base requirement of an MPD, additional deed restricted open land is a requirement for the development of bonus density.
2. Bonus Density Calculation. If the proposed number of lots in an MPD is greater than the allowed 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.
 - c. 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: 1-acre min.
Residential Agriculture Zone (RA)	1 Unit/5 Acres: 3/4-acre min.
Low Density Residential (R-1)	1 Unit/Acre: 1/2-acre min.
Medium Density Residential (R-2)	2 Units/Acre: 1/3-acre min.
High Density Residential (R-4)	4 Units/Acre: 1/4-acre min.
Very High Density Residential (R-8)	8 Units/Acre: 1/8-acre min.
 - d. No more than fifty percent (50%) density bonus of the deed restricted open land may consist of sensitive lands.

Example Bonus Density Calculation 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.
10%(1 acre) base requirement + 20% (2 acres) deed restricted open land being set-aside = 2 bonus density lots.

50% of 2 acres of sensitive lands= 1 acre.
Total of 12 lots on 6 acres at ½ acre minimum size.

- D. **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.
- E. **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, workforce housing, deed restricted open land, community outdoor common area improvements, superior architectural design or provision of community support services.
- F. **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.
- 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

1. 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.
2. 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.
3. 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, steep terrain and 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. 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 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 this title.
- L. **Building Locations:** All buildings shall be located to avoid, to the extent practicable, wetlands, riparian areas, steep slopes, ridgelines and other similar areas in accordance with the sensitive land regulations of the title.
- 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. 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. 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, character and/or community preferences?
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, safe speeds and avoidance of vehicle/pedestrian conflicts?
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 shall make findings 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 integrates well into the natural terrain, minimize excessive site grading and protects and preserves 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, 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 city engineering, development code and fire district standards.
- E. The master planned development has a secondary point of access/emergency access or other mitigation satisfactory to the City Council and fire district.
- 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 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 downward 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.

"Exhibit E"
Planning 2/18/2020

Niki Sargent

From: dbsarge123@gmail.com
Sent: Thursday, February 13, 2020 10:33 AM
To: jwhite5174@gmail.com; clrcflr1@gmail.com; hat@allwest.net; Duzzyd3@gmail.com; linda.vernon1@gmail.com
Cc: 'Niki Sargent'; 'Sheldon Smith'; 'Shane McFarland'; 'Zane DeWeese'; mayor@coalvillecity.org
Subject: New Wohali Application Submittal Materials

Hello All,

To provide additional time to review the new application materials for Wohali here is a link to the information we will be discussing in work session on Tuesday:

<https://www.dropbox.com/sh/klngb7spmlzjhh/AABnbBlkRr8NRLWv98edKtvja?dl=0>

Also, here is a summary of the basic differences between the original and current application:

WOHALI

Existing Zone Submittal – Variations from Original Submittal

1. No Rezone request – applicant is applying under the Existing Zoning of AG (1 unit /20 Acres)
2. Added 138.34 acres of Wohali Partners Property east of the previous MPD application. This is all proposed as open space. Total application is now 1,664.04 acres.
3. Providing a higher percentage of dedicated open space (70.48% vs 50%)
4. Additional Open Space allows for maximum 50% Bonus density per MPD Ordinance.
5. Reduced Residential density from 570 to 125.
6. All 125 units will have potential for ADU's on each lot as allowed per Code.
7. Increased Nightly rentals from 130 to 303.
8. All density and nightly rentals are located in the east portion of the property except for one large parcel located west of the cliffs.
9. All Resort Amenities remain as proposed originally but with only Private Access for Resort members and guests.
10. Entry Cabin will be Gated.
11. All sewer and water services will be provided by Coalville City with Wohali paying for all necessary infrastructure to serve the development and all impact/hookup fees and usage fees. (Same as any project today in Coalville)
12. No culinary wells will be required to be provided.
13. Annual Fiscal impacts have been updated for the new and reduced proposal.

I am in the process of preparing a staff report which will be sent to you with the entire meeting packet on Friday.

In the meantime, please let me know if you have any questions.

Thanks,



Don Sargent, City Project Coordinator
10 N Main Street | Coalville, UT 84017
435-901-0201 | dbs@allwest.net

"Exhibit F"
Planning 2/18/2020



Polly McLean, Attorney at Law

To: Coalville City Planning Commission
From: Coalville for Responsible Growth
Date: February 18, 2020
Re: Additional Application by Wohali and 303 nightly rental units

In Coalville, a duck is a duck. The "nightly rentals" proposed in Wohali's additional application quack like a hotel and quack like dwellings. Wohali is fantasizing that by calling the units "nightly rentals" they magically no longer have density attached to them.

Yet, even Wohali knows this fantasy is not reality. They call the land use for Parcel G, where they are trying to slip in 303 additional dwelling units, single family, multifamily, commercial.¹ The zoning is Agricultural (AG) and the only "Uses permitted in the AG Zone, in addition to agricultural uses, should be incidental thereto and should not change the basic agricultural² character of the zone" (10-9-020). Hotels or other commercial uses other than those related to agriculture or animals are not permitted in the zone.³

Wohali also states the absurd that "Densities within the village (parcel G) include 303 lodging units (nightly rentals) that qualify **as commercial uses and are not calculated in the overall project density.**" Commercial uses, hotels, or lodging units are not permitted in the AG zone. In zones where Commercial Uses are permitted, the use require density. Density is "The intensity or number of non-residential and Residential Uses per acre or Lot, or units per acre." (10-2-70). The nightly rental use has density and impacts.⁴

"Nightly Rental" is the "rental of a room, apartment, house or lockout unit for a time period of less than thirty (30) days." (10-2-145) Nightly rental refers to how long a dwelling is rented. It

¹ Preliminary Plat states "land use for parcel G is SF/MF/COMM."

² Agriculture is defined as "The tilling of the soil, cultivation of crops, raising of animals, foraging and grazing, for private or commercial agricultural purposes. **Agriculture does not include** any agricultural industry or business such as logging, animal hospitals, **recreational activities not normally associated with farming and ranching or similar uses.**

³ "Uses of land which are not expressly either permitted or conditional within a particular zone, and are not identified as permitted or conditional uses in any other zone that is included in this title, are hereby expressly declared to be not permitted in all zones, . . . 10-1-110: USES NOT PERMITTED IN ZONES UNLESS EXPRESSLY PERMITTED OR CONDITIONAL

⁴ These units will have parking, water usage and need infrastructure. How many square feet will each cottage be? If each is 3,000 sf x 303 units = 909,000 sf of structure.

doesn't change the underlying type of dwelling.⁵ The 125 single family homes proposed in the project can all be nightly rentals. Accessory dwellings on those lots can be nightly rentals. But Wohali calling a unit a "nightly rental" does not mean it has no density associated with it. Nightly Rental Units are units with density associated with it and is Development Activity (10-2-73).

Wohali's argument is a sleight of hand. They suggest that because the golf course is a recreational facility and recreation facilities are "parks and areas of active recreation use, including neighborhood community centers or clubhouses, swimming pools, golf courses, tennis courts, equestrian centers, skating rinks, playgrounds, campgrounds, and similar uses as well as support facilities customarily associated with the recreational facility." (10-2-189) They make the leap that "nightly rental" lodging units are "support facilities customarily associated with the recreation facility." The examples of such support facilities⁶ Wohali provides are all hotels or single-family homes which are being rented out. For example, the Promontory resort units are "Two (2) 90 room 'boutique' **hotels** with 120 resort-type cottages." No doubt that numerous golf courses have housing alongside of them,⁷ and that housing might be nightly rentals. That fact does not make housing next to a golf course "support facilities." In fact, the golf course is typically the support facility for the residential housing or hotel use. Even the Coalville Code shows that recreational facilities are accessory to hotels (not the other way around) in the definition of Hotel/Motel.⁸ Wohali is trying to claim that 303 detached single-family cottages are somehow transformed magically to no density support facilities. The project also has all sorts of buildings and uses which are not related to golf support facilities including a spa, the inn on the plaza, café/pub, boathouse, kids club, lodge (separate from a

⁵ Dwelling. A building or portion thereof designed for use as the residence or sleeping place of one or more persons or families with cooking and bathroom facilities, but not including hotel, motel, lodge, or nursing home rooms 10-2-77

⁶ None of the support facilities mentioned for golf courses are homes or hotels. (facilities associated with golf courses <https://wbdg.org/FFC/AF/AFDG/golcourse.pdf>; no mention of housing supporting golf courses or golf facilities <https://www.ngf.org/news/2019/05/facilities-vs-courses-whats-the-difference/> no mention of housing to support the golf course <https://www.facilities.uiowa.edu/project/0633501>

⁷ Articles discuss the golf course being an amenity for the housing, and many of these golf courses are failing. (<https://www.thengfq.com/2018/06/golf-and-housing-a-challenged-partnership/> golf courses were intentionally developed to provide a view amenity and support the sale of residential units, many of which would carry a "lot premium" specifically for the golf course view; What if golf course fails? Homeowners and HOAs across the U.S. are dealing with the relatively recent upswing in golf course failures. <https://www.forbes.com/sites/forbesrealestatecouncil/2018/07/12/homeowners-will-pay-the-price-for-a-backyard-golf-course-one-way-or-another/#775845db12a4>; <https://www.reuters.com/article/us-usa-land-sport/developers-tee-off-amid-mass-closure-of-u-s-golf-courses-idUSKCN1N64TK>

⁸ Hotel/Motel: A building containing sleeping rooms for the temporary occupancy of guests. **Accessory facilities may include** a lobby, meeting rooms, **recreation facilities**, group dining facilities **and/or other facilities or activities customarily associated with hotels or motels.** 10-2-109

club house, a golf house or a teaching cabin) or the bunker.⁹ In addition, their broad interpretation that support facilities include unlimited nightly rentals sets a scary precedent. It would allow every swimming pool, park and tennis court facility to demand nightly rental units as support facilities.

Furthermore, Wohali whines that they need Coalville City to make available this extra density in order to have a successful project.¹⁰ ("The applicants indicate they need a critical mass comprising the proposed 125 lots and 303 nightly rentals to get to a base of 428 members to support the resort.")

The AG zone only allows one dwelling per lot.¹¹ There is no mechanism in the Code to allow 303 units to be placed on a parcel without lots or density. Wohali's proposal with the 303 nightly rental units doesn't meet the MPD requirement for Zone Use Limitations which require the "Uses permitted in the MPD shall be limited to those uses permitted in the Zone District in which the MPD is proposed. ." The uses proposed here are not permitted in the zone. (8-6-030:D)

Lastly, and maybe most importantly, the golf course is included in the project as part of their required open space. It seems in complete contradiction of the intent of your code to allow 303 units of housing and density as a "support facility" to open space. Landscaped Open Space as defined excludes Buildings and Structures.¹² Three Hundred and three single family dwellings rented nightly is a use contrary to the intent of the zone ("The AG Zone is intended to protect agricultural uses, natural resources and environmentally sensitive lands from encroachment of urban development")

We do not contest that Wohali can build 124 units according to the code. They can put accessory dwellings on each of those lots. They can build a golf course or two. But they cannot create 303 units out of nothing nor can they label nightly rentals as support facilities to a golf course and not count those units as density.

⁹ The code defines a golf pro-shop as a support commercial use which isn't allowed in the zone. 10-2-230

¹⁰ Wohali bases their transition room tax amounts on 50% occupancy. However, the golf course in Coalville's climate can only be open at most 7 months a year (Mid-April through Mid-October). Is that 50% occupancy based on when the course is open?

¹¹ 10-9-050: ONE DWELLING PER LOT Not more than one (1) primary single-family dwelling and accompanying accessory dwelling may be placed upon a lot or parcel of land in the AG Zone.

¹² Open Space, Landscaped. Landscaped Areas, which may include local government facilities, necessary public improvements, and playground equipment, recreation amenities, public landscaped and hard-scaped plaza's, and public pedestrian amenities, but excluding Buildings or Structures. 10-2-158(B)

Exhibit 6
Planning 2/18/2020

- DEVELOPMENT LEGEND
- A ENTRY CABIN AND GATE
 - B WOHALI VILLAGE
 - C WOHALI WALL
 - D WOHALI PINO
 - E 18 HOLE CHAMPIONSHIP GOLF COURSE
 - F 9 HOLE SHORT COURSE
 - G STONE CLIFFS
 - H GOLF PRACTICE FACILITY
 - I WOHALI CABINS
 - J WOHALI ESTATES
 - K WOHALI RANCH
 - L OUTFITTERS CABIN
 - M THE "PARK"
 - N "PARK" VILLAGES
 - O WOHALI MAINTENANCE



WOHALI



MASTER PLAN

FEBRUARY 2020



THE SHOWN REPRESENTATIONS ARE SUBJECT TO THE
APPROVAL OF THE LOCAL GOVERNMENT AND THE
LOCAL GOVERNMENT IS NOT RESPONSIBLE FOR THE
ACCURACY OF THE INFORMATION PROVIDED IN THIS
DOCUMENT.

DEVELOPMENT LEGEND

- | | |
|-------------------------------|---|
| A ENTRY CABIN | L PRACTICE FACILITY |
| B PEDESTRIAN BRIDGE | M TEACHING CABIN |
| C AMPHITHEATER LAWN | N EVENT LAWN |
| D VILLAGE PLAZA | O SHORT COURSE |
| E GOLF HOUSE | P WOHALI POND |
| F VILLAGE SPA | Q BOATHOUSE |
| G THE INN ON THE PLAZA | R PLATFORM TENNIS |
| H CAFE/PUB | S TENNIS |
| I ALL FAITHS CHAPEL | T PICKLEBALL |
| J WOHALI WALK | U 18 HOLE CHAMPIONSHIP GOLF COURSE |
| K KIDS CLUB | V PUTTING COURSE |

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



WOHALI

VILLAGE MASTER PLAN OVERALL ILLUSTRATIVE

FEBRUARY 2020

THE EXHIBITS REPRESENTED HERE REFLECT THE CURRENT DESIGN INTENTIONS AND REPRESENTATIONS OF WOHALI. THE INFORMATION SHOWN IS ACCURATE, BUT NOT GUARANTEED. WOHALI IS NOT LIABLE FOR ANY MISREPRESENTATIONS.



WOHALI

VILLAGE MASTER PLAN

CORE AMENITY PLAN

FEBRUARY 2020



THIS EXHIBIT REPRESENTED HERE REFLECTS THE CURRENT DESIGN INTENTIONS AND REPRESENTATIONS OF WOHALI. THE INFORMATION SHOWN IS ACCURATE, BEST TO WOHALI'S KNOWLEDGE. WOHALI IS NOT LIABLE FOR ANY MISREPRESENTATIONS.



EARTH TONE COLORS



TIMELESS



FARMHOUSE
SIMPLE FORMS



SNOW AND SHADE
CONSIDERATIONS



BUCOLIC
VARIED BUT AUTHENTIC
ARCHITECTURAL STYLES...
BUT NOT HIGH MOUNTAIN

ATTENTION TO DETAILING
EXPOSED STRUCTURAL
ELEMENTS



EXPRESSIVE WINDOWS
AND DOORS

ADDITIVE BUILDING
VOLUMES APPEARS TO
BE BUILT OVER TIME

MOUNTAIN

COTTAGE
ARCHITECTURE
CONNECTS WITH
LANDSCAPE AND
OPEN SPACES
OLD WORLD



FOUR SIDED
ARCHITECTURE



CLUSTERED YET ORGANIZED
TRADITIONAL FORMS



FORM FOLLOWS
FUNCTION



VILLAGE SCALE
NATURAL MATERIALS
RESPONDS TO
TOPOGRAPHY



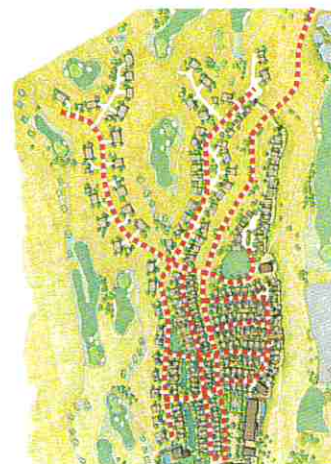
WOHALI

VILLAGE MASTER PLAN
ARCHITECTURAL THEME

FEBRUARY 2020



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



CLUSTERED DEVELOPMENT SURROUNDED BY OPEN SPACES

ORGANIZED GRID AND CONNECTED STREET PATTERNS

RESPONDS TO NATURAL FEATURES AND TOPOGRAPHY

HIGHER DENSITY NEAR THE CORE, LESS DENSITY NEAR THE EDGES



SIMPLE FORMS

TIMELESS

OPEN SPACE PRESERVATION

EARTH TONE COLORS



ARCHITECTURE CONNECTS WITH LANDSCAPE AND OPEN SPACES

RESPONDS TO TOPOGRAPHY

CLUSTERED YET ORGANIZED

TRADITIONAL FORMS

CLUSTERED VILLAGE

SNOW AND SHADE CONSIDERATIONS



WOHALI

VILLAGE MASTER PLAN

RURAL DEVELOPMENT PATTERNS

FEBRUARY 2020

PREPARED FOR: CONSULTANTS:

NATIONAL ASSOCIATION OF
 CONTRACT DIVERS ENTERPRISES
 5333 LEE HIGHWAY, LANE
 SUITE 100
 NEWTON, MASSACHUSETTS 02459
 TEL: 617-552-0505

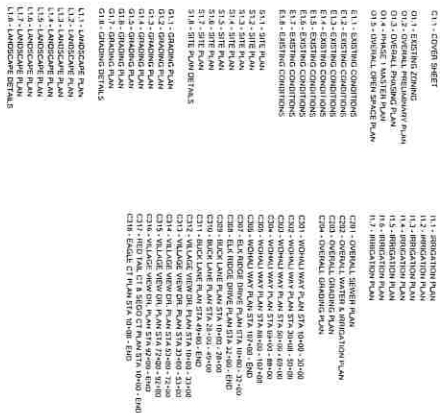
ERIC KENNEDY
 LONGSHORE DESIGN GROUP
 1000 WASHINGTON AVENUE
 SUITE 100
 NEWTON, MASSACHUSETTS 02459
 TEL: 617-552-1293




CHIEF ENGINEER
 NATIONAL ASSOCIATION OF
 CONTRACT DIVERS ENTERPRISES
 5333 LEE HIGHWAY, LANE
 SUITE 100
 NEWTON, MASSACHUSETTS 02459
 TEL: 617-552-0505

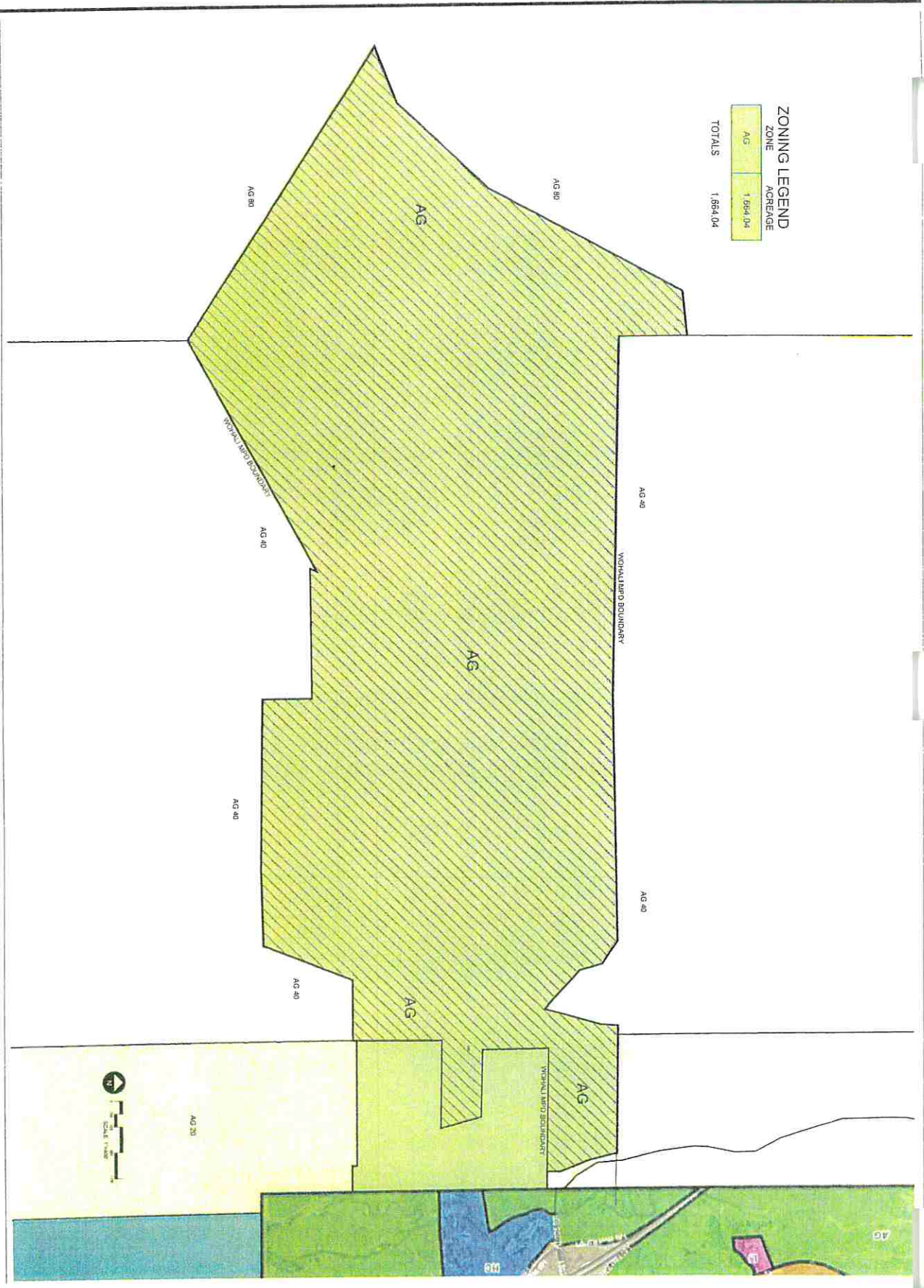
ASSISTANT CHIEF ENGINEER
 NATIONAL ASSOCIATION OF
 CONTRACT DIVERS ENTERPRISES
 5333 LEE HIGHWAY, LANE
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 NEWTON, MASSACHUSETTS 02459
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 5333 LEE HIGHWAY, LANE
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SHEET INDEX:

[illegible]

	<h1>WOHALI</h1> <h2>PRELIMINARY PLAN - PHASE 1</h2> <p> IGY SPRINGS ROAD COALVILLE CITY, UT 84017 </p>				DATE: JANUARY 2008	SHEET NUMBER <h1>C1.1</h1>
	PROJECT: 444-001-001	DRAWN BY: EL CHECKED BY: EL DESIGNED BY: EL APPROVED BY: EL				



ZONING LEGEND

ZONE	ACREAGE
AG	1,864.04
TOTALS	1,864.04

POINT	ZONE	ANTENNA	WAVELENGTH	WAVELENGTH
A	SP	47.33	2.64%	17
B	SP	54.82	3.25%	19
C	SP	36.01	2.23%	16
D	SP	38.44	1.71%	22
E	SP	22.33	1.46%	14
F	SP	3.75	0.32%	4
G	SP	60.82	3.93%	22
H	SP	244.00	14.71%	125
SUB-TOTAL		491.27	29.52%	

POINT	ZONE	ANTENNA	WAVELENGTH	WAVELENGTH
A	SP	47.13	2.64%	17
B	SP	54.82	3.25%	19
C	SP	36.01	2.23%	16
D	SP	38.44	1.71%	22
E	SP	22.33	1.46%	14
F	SP	3.76	0.32%	4
G	SP	60.82	3.93%	22
H	SP	244.00	14.71%	125
SUB-TOTAL		491.21	29.92%	

[illegible]

9. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.
10. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE LOCAL, STATE AND FEDERAL AGENCIES AND AGENCIES OF THE FEDERAL GOVERNMENT.

- [illegible]

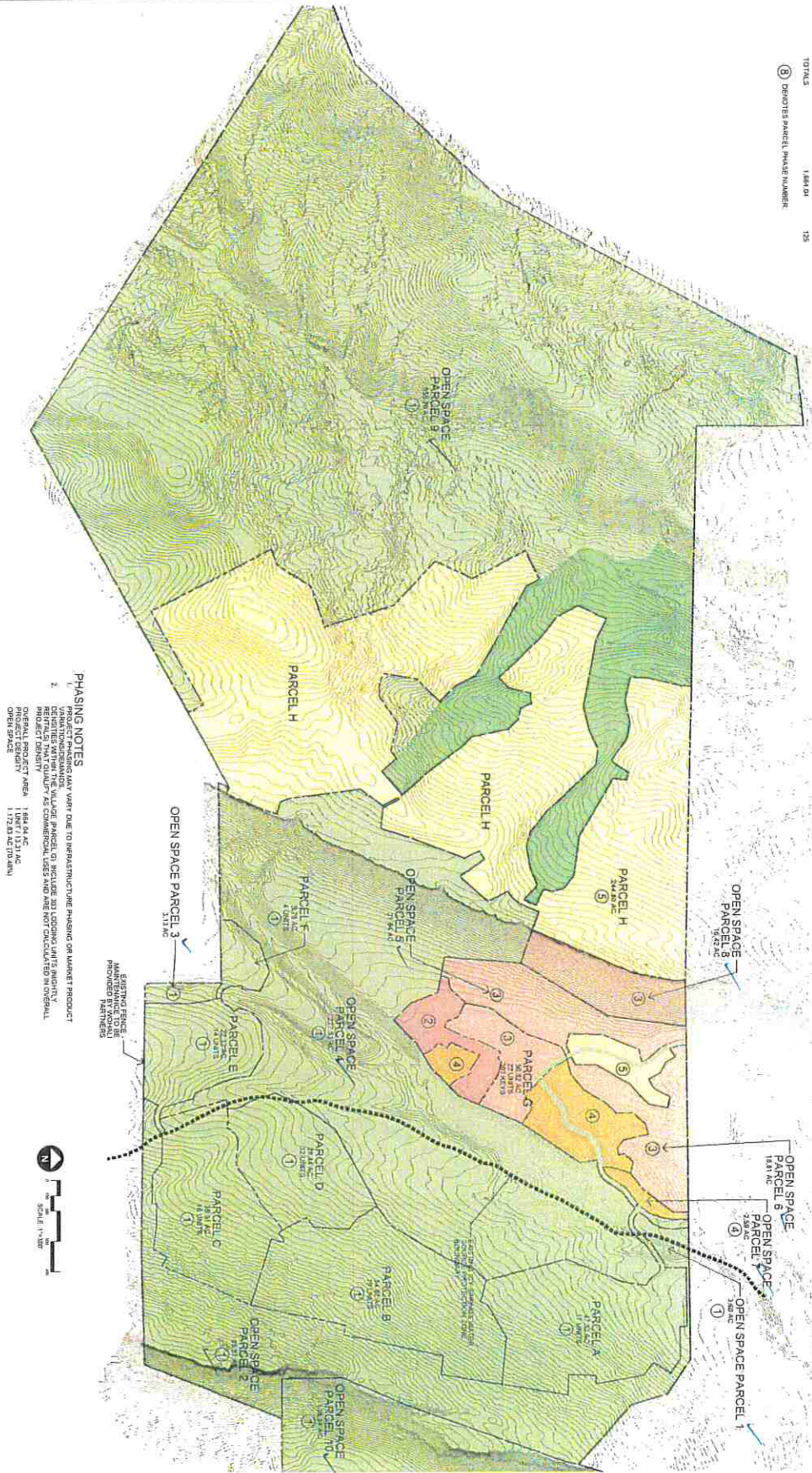
[illegible]

2. DENSITIES WITHIN THE VILLAGE (PARCEL G) INCLUDE JOI LODGING UNITS (RENTAL) THAT QUALIFY AS COMMERCIAL USES AND ARE NOT CALCULATED IN OVERALL PROJECT DENSITY



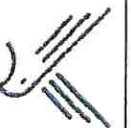
PHASING LEGEND			
PHASE	ACREAGE	UNITS	
1	1.3123	142	
2	16.21	9	
3	16.44	9	
4	20.27	3	
5	251.47	21	
TOTALS	1,684.04	125	

⑧ DENOTES PARCEL PHASE NUMBER



PHASING NOTES

1. PHASING MAY VARY DUE TO INFRASTRUCTURE PHASING OR MARKET PRODUCT.
2. VISUAL INTERFERENCES, VISUAL OBSTRUCTIONS, REFLECTIONS THAT QUALIFY AS CLAMOROUS, AND ARE NOT CALCULATED IN OVERALL PROJECT DENSITY.
3. OVERALL PROJECT AREA: 1,684.04 AC.
4. OVERALL PROJECT AREA: 1,684.04 AC.
5. OVERALL PROJECT AREA: 1,684.04 AC.
6. OVERALL PROJECT AREA: 1,684.04 AC.
7. OVERALL PROJECT AREA: 1,684.04 AC.
8. OVERALL PROJECT AREA: 1,684.04 AC.
9. OVERALL PROJECT AREA: 1,684.04 AC.
10. OVERALL PROJECT AREA: 1,684.04 AC.



WOHALI

PRELIMINARY PLAN - PHASE 1

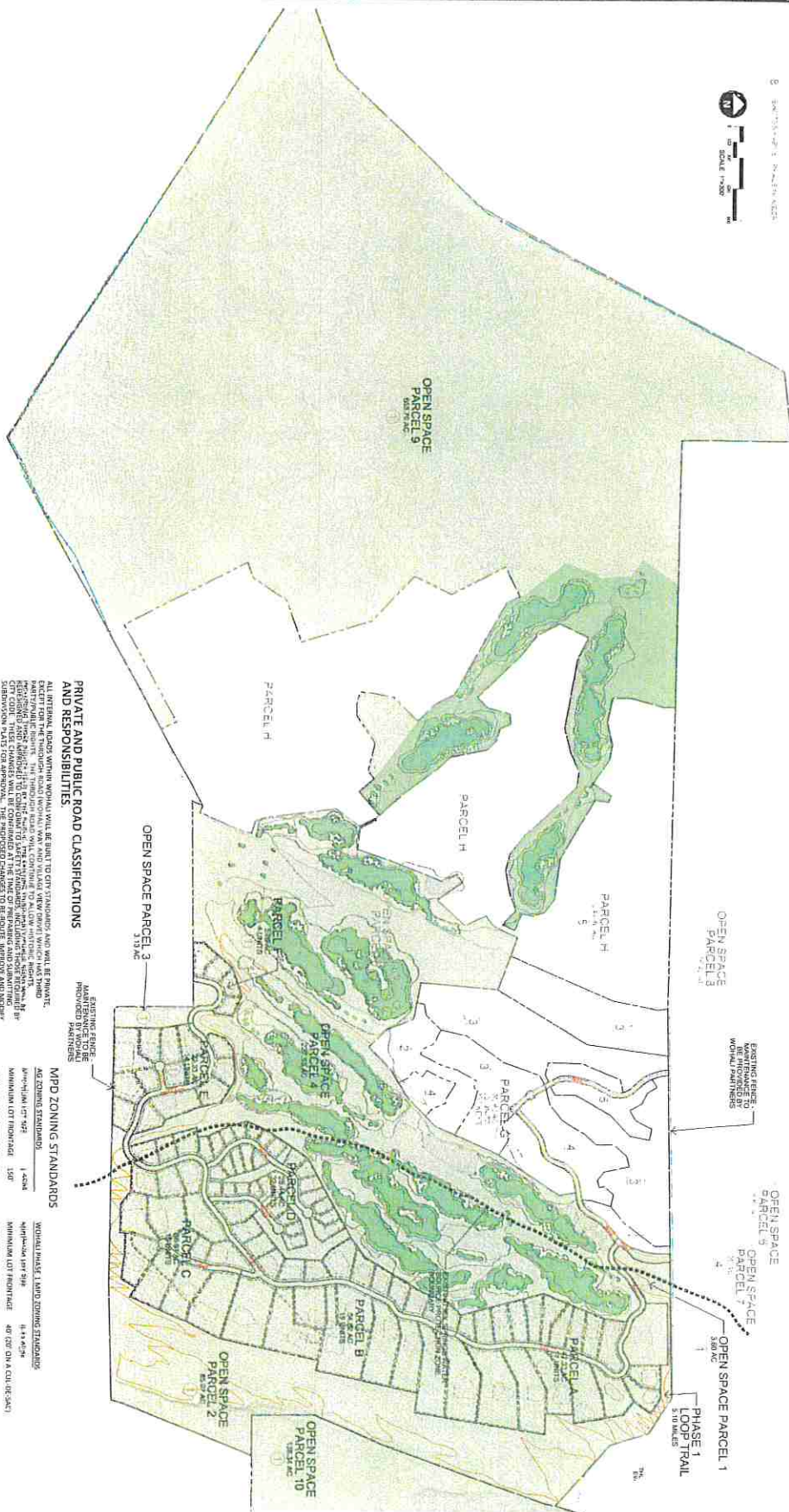
ICY SPRINGS ROAD
COALVILLE CITY, UT 84017



DATE	JANUARY 2009
PROJECT	148.001.00
DRAWN BY	EL
REVIEW BY	EL
VERSION	
REVISIONS	

SHEET TITLE	OVERALL PHASING PLAN
SHEET NUMBER	01.3

4. 1990年12月，在《中国环境报》发表署名文章《中国环境状况令人担忧》，指出中国环境状况令人担忧，呼吁全社会关注环境问题。

[illegible]

AS CLOSING STANDARDS		MECHANICAL ASBESTOS CLOSING STANDARDS	
MINIMUM FLOOR STRENGTH	1.5-2.0	MINIMUM FLOOR STRENGTH	1.5-2.0
MINIMUM FLOOR HEIGHT	1.50	MINIMUM FLOOR HEIGHT	1.50
MINIMUM FLOOR THICKNESS	307	MINIMUM FLOOR THICKNESS	307
MINIMUM JOIST SPACING	17	MINIMUM JOIST SPACING	17
MINIMUM HEAD SPACE	24	MINIMUM HEAD SPACE	24
MINIMUM OPEN SPACE	70%	MINIMUM OPEN SPACE	70%

MATCH THE SETBACKS OF THE MORE RESTRICTIVE/LARGER ABUTTING ZONE SETBACK



OPEN SPACE LEGEND

AREA	PERCENTAGE	ACRES
1. OPEN SPACE 1	1.38	0.04
2. OPEN SPACE 2	0.17	0.01
3. OPEN SPACE 3	1.13	0.04
4. OPEN SPACE 4	22.18	0.80
5. OPEN SPACE 5	1.13	0.04
6. OPEN SPACE 6	1.13	0.04
7. OPEN SPACE 7	1.13	0.04
8. OPEN SPACE 8	1.13	0.04
9. OPEN SPACE 9	1.13	0.04
10. OPEN SPACE 10	1.13	0.04
11. OPEN SPACE 11	1.13	0.04
12. OPEN SPACE 12	1.13	0.04
13. OPEN SPACE 13	1.13	0.04
14. OPEN SPACE 14	1.13	0.04
15. OPEN SPACE 15	1.13	0.04
16. OPEN SPACE 16	1.13	0.04
17. OPEN SPACE 17	1.13	0.04
18. OPEN SPACE 18	1.13	0.04
19. OPEN SPACE 19	1.13	0.04
20. OPEN SPACE 20	1.13	0.04
21. OPEN SPACE 21	1.13	0.04
22. OPEN SPACE 22	1.13	0.04
23. OPEN SPACE 23	1.13	0.04
24. OPEN SPACE 24	1.13	0.04
25. OPEN SPACE 25	1.13	0.04
26. OPEN SPACE 26	1.13	0.04
27. OPEN SPACE 27	1.13	0.04
28. OPEN SPACE 28	1.13	0.04
29. OPEN SPACE 29	1.13	0.04
30. OPEN SPACE 30	1.13	0.04
31. OPEN SPACE 31	1.13	0.04
32. OPEN SPACE 32	1.13	0.04
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90. OPEN SPACE 90	1.13	0.04
91. OPEN SPACE 91	1.13	0.04
92. OPEN SPACE 92	1.13	0.04
93. OPEN SPACE 93	1.13	0.04
94. OPEN SPACE 94	1.13	0.04
95. OPEN SPACE 95	1.13	0.04
96. OPEN SPACE 96	1.13	0.04
97. OPEN SPACE 97	1.13	0.04
98. OPEN SPACE 98	1.13	0.04
99. OPEN SPACE 99	1.13	0.04
100. OPEN SPACE 100	1.13	0.04



OPEN SPACE NOTES

TOTAL PROJECT AREA: 1,884.04 ACRES

TOTAL REQUIRED OPEN SPACE: 122.81 ACRES (6.5%)

TOTAL ALLOWED OPEN SPACE SENSITIVE LANDS: 266.42 ACRES (14.1%)

TOTAL OPEN SPACE SENSITIVE LANDS: 489.23 ACRES (25.9%)

