



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 **Monday, July 15, 2019** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. The Work Session will begin at 5:30 P.M. and the meeting will begin at 6:00 P.M. The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
- Work Session Agenda:**
 3. Discussion And Review Of Open And Public Meeting/Powers And Duties Training
 - Regular Meeting Agenda:**
 4. **Public Hearing:** Wohali Property Rezone and Master Planned Development Preliminary Application Review, Discussion and Possible Consideration
 5. Planning Commission Updates
 6. Consultant Updates
 7. Review and Possible Approval of Minutes
 8. Adjournment

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

Dated this 12th day of July, 2019.



Nachele D. Sargent, City Recorder

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

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

Posted: July 12, 2019 City Hall, Coalville City Website, Utah State Public Notice Website

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Coalville City Planning Commission
Regular Meeting & Work Session
HELD ON
July 15, 2019
IN THE
CITY HALL

Chair Linda Vernon called the meeting to order at 5:35 P.M.

PLANNING COMMISSION MEMBERS PRESENT:

Chair: Linda Vernon
Vice Chair: Shoat Roath
Commissioners:
Isaac Rackliffe, Dusty France
Tonja Hanson (excused)

CITY STAFF PRESENT:

Don Sargent, Consultant
Sheldon Smith, City Attorney
Zane DeWeese, Public Works Director

PUBLIC IN ATTENDANCE:

John Kaiser, Dave Boyden, Eric Langvardt,
Merlyn W Johnson, Stephen Boyden, Jim
Boyden, Kim Bowen, Sheryl Rees, Tom Rees,
Blair Simpson, Jennifer Langvardt, Mathew
Rees, Ben Keyes, Mike Richins, Allen Richins,
Nellie Richins, Kevin Richins, Jack
Walkenhorst, Debbie Robinson, Jim Robinson,
Ella Mae Judd, Boyce Judd, Douglas V Moore,
Joe Myers, Ray Hancock, Travis Hancock, Lynn
Wood, Jay Wood, Steve Hirzel, Denise Smith,
Brian Williams, Randy Rieker, Tammy Rieker,
Don C Winters, Mike Judd, Mike Willoughby,
Louise Willoughby, Drae Burgener, Dixie
Sargent, Boyd Robinson

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.

Work Session:

Item 3 – Discussion And Review Of Open And Public Meetings/Powers And Duties Training:

Sheldon Smith stated Utah State Law required annual training of Open And Public Meetings Act. He stated it was good to review the standards and remind ourselves of the obligations of being part of the Planning Commission. He stated he thought the Planning Commission did a great job on how they conducted their meetings. Sheldon Smith stated Mayor Trever Johnson had requested for him to discuss civility in the meeting. He stated if the meeting was managed right, civility fell into place. He stated with a Public Hearing, the Applicant would present their information, the Commissioners would then have the opportunity to discuss the proposal amongst themselves and/or with the Applicant, and then the meeting would be open for public comment. He stated the purpose of a Public Hearing was to give the opportunity for the citizens to give comments on the proposal. It was not to have questions and discussion back and forth. After the public had given their comments, the public hearing would be closed. The Planning Commission could ask a question to someone if needed to clarify something that was stated. Sheldon stated it was the public's responsibility to do their homework and make comments based on that information. It was not for them to come and question and debate with the Commissioners. Sheldon reminded the Commissioner's to disclose if they had any conflicts of interest. They should also disclose if they had discussed the topic with anyone involved in the application process. He stated if they were unable to make it to a meeting, it was their responsibility to find out what happened at the meeting and prepare themselves to be up to speed for the next meeting. Sheldon reminded the Commissioner's that two or more constituted a meeting and they should follow the Open Meeting rules unless it was a social gathering or by chance meeting. He stated they shouldn't discuss any City business at a by chance or social gathering. Sheldon reminded the Commissioner's to be careful when phrasing their comments to not base them on feelings or how it would affect them. Their comments needed to be based on the Code and how it was enforced. Sheldon reminded the Commissioner's that many times the entire public wasn't represented at a Public Hearing. Many times, it was only one side of the story being represented and encouraged them to follow the Code and vote based on what was best for the City. Sheldon thanked the Commissioner's for their time and efforts on behalf of Coalville City.

Regular Meeting:

Item 7 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the June 17, 2019 meeting.

A motion was made by Commissioner Isaac Rackliffe to approve the minutes of June 17, 2019 as written. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.

Item 4 – Public Hearing: Wohali Property Rezone and Master Planned Development Preliminary Application Review, Discussion, and Possible Consideration:

Don Sargent stated the purpose of the meeting tonight was to inform the public of the Wohali Concept Plan. He stated there wasn't any action requested tonight. He stated the Planning Commission had held three work sessions and did a site visit to better understand what was being proposed. Don stated there was a link on the City website that had all of the information for this application including maps and studies conducted. He reviewed the Staff report (Exhibit A) and stated the Applicant was looking at re-Zoning the property into three different Zones. He stated the project consisted of 1,525 acres and included a golf course, resort village, and rental cabins for a total of 700 units. Eric Langvardt, Wohali Land Planner, reviewed the information listed on their link (Exhibit B) and stated he would describe the project and explain the direction they were going. He showed the proposed Zones for the project and highlighted the main focus of the project including a roadway plan that utilized existing roadway standards, a golf course with a short course, a village core connected by walkways with resort commercial business, lodge area, residential lots, and community amenities; almost 68% of dedicated and secondary open space, valet and maintenance parking instead of a large designated parking area, eight miles of trails, an amphitheater, a non-denominational Chapel, and a welcome center for public access. Mr. Langvardt stated the visual impact for the City would be very small as most of the project would be blocked by the cliffs.

Chair Linda Vernon opened the public hearing at 7:00 P.M.

Drae Burgener – 200 South 50 East

Drae Burgener stated most everyone had been to the previous meeting at the school and heard the concerns that were brought up. He stated from this Master Plan, he wasn't seeing a ton of differences in the proposal. Most of them had been addressed. He stated he did see a lot of marketing material showing up and at the last meeting, there was a lot of marketing material. Mr. Burgener stated instead of engaging with the community, the Wohali project continued to publish stuff as if it was a press company. He stated this led him to believe or conclude that there was a vested singular interest in the project as the group of Investors came together. He stated with that in mind, having that much land and control in one group made him uneasy as things moved forward. Drae Burgener stated it meant there was a single business interest that was much larger than any other in the area

and voting region. They would be very politically capable of bending everyone else to their will. He stated he was just bringing it up as a concern. He stated one of the things the Planning Commission should care about was the diversity and capacity for everyone to make their own way in Coalville.

Blaire Simpson – 273 South Main

Blaire Simpson stated her biggest concern about the project was water. She stated she had called and spoken with Mountain Regional Water who controlled the water for the golf course in Promontory and they were using one million gallons of water a day. She stated that was not enough to keep them green. They wanted two million gallons a day. She stated she thought everybody who lived below that, who had been affected by that for years now, would love an extra million gallons of water coming our way. Ms. Simpson stated somebody should have thought that far ahead instead of just saying, "Here is a giant bag of money so let's sell this water." She stated if the water wasn't there, and we can agree most of the time it's not, she didn't know how they could sell something that important. We all need that water. People who have lived here, farmers, our community, count on that water. Blaire Simpson stated we also needed to look downriver. If we went through with this, that was another one-two million gallons to green up this golf course for people to play on it. She stated it would take away from Henefer, who was part of our family, our friends, our community. She questioned when it had just become too bad for those people who lived downstream. She stated she didn't want to be part of that and didn't think anyone else did either. Ms. Simpson stated they were part of North Summit, family, and friends. This was everybody's water, our natural resource. It shouldn't be just so people can go play on it. She stated part of the golf course would sit on the protected water shed area and so yeah, the golf course would recharge an aquifer. But the problem was, it would go through pesticide, herbicide, fungicide filters before it went back to the ground. She stated she wouldn't want to drink that. Nobody would. She stated they couldn't guarantee it wasn't going to contaminate our water. Our Water! It's wasn't that we might not have as much dirt as you did before, this was water. Water! She stated it scared her that they even got this far and that we were even risking it. Blaire Simpson stated that was her concern. Thank you.

Denise Smith – 150 South 50 East

Denise Smith stated she agreed with Blaire Simpson on the water. She stated she was concerned about that and Icy Springs and all of the water. Especially with the possibility of residents being so close to our water source. She stated we lived in the desert and in Utah, the times of keeping green lawns were over. She stated not just the golf course, but our yards. She stated we didn't have the water. Ms. Smith stated most of us who have had family here for generations; my family wasn't from here but from Miller County and Utah County, water was precious to us. Those of you who have moved into Utah didn't understand that for generations they had been concerned about water. Denise Smith

stated she didn't believe this was a good use of water. She stated there were concerns about the purity of it and Blaire stated it well. She stated she was also concerned about the density issue. She felt like a huge spin was put on the density issue. She stated they were trying to compare apples to apples and it wasn't that way at all. She stated there were 16 lots in Black Willow and here there were 500+ in the subdivision. She stated you couldn't compare it.

Louise Willoughby – 38 West 150 South

Louise Willoughby stated she could piggy-back off of both of those comments. She was hugely concerned that all of a sudden here was Coalville, and they were going to double it in size in one day. She stated she didn't think we had been able to take care of us at the size we were now. She stated it was expensive to live here and pay for water, sewer, and trash. She stated she didn't want to see Coalville 1 become second class citizens to upper Coalville, Coalville 2. Mrs. Willoughby questioned what would happen with the education and what would they do about it. She questioned how they could double things immediately and not put us in a huge catch up situation. She stated we were still trying to pave roads and fix sidewalks. She stated the City wasn't ready. Louise Willoughby stated we didn't have the staff needed. There was so much now, we don't have the capability of taking care of this. She questioned how they could say there wouldn't be any parking or little parking for cars up there. She questioned how that would work and if there was going to be an airport for people to fly in. She stated there were tons of unanswered questions and it should scare us to death. She stated they should really think about adding that much density to this little place. Please think about the people in Coalville. Thank you.

Mike Richins – Former Resident – Adjoining Property Owner

Mike Richins stated he was a former resident here in Coalville and now lived in Roy. He stated he still owned property up in the canyon. He stated he agreed 120% with the water problems everyone had said. He stated there was something else that he hadn't heard yet and that was about the wildlife. He questioned what was going to be done to preserve the wildlife. He stated they put trail cams out and there was a heck of a lot of wildlife up there. He questioned what would happen to it. He stated he didn't think it would stay and live that close to people. He stated that was his concern. We needed to make sure the wildlife got a fair shake out of this.

Ray Hancock – Adjoining Property Owner

Ray Hancock stated he had property immediately South of the subdivision. He stated he was concerned about the road through Coal Hollow and questioned if they had vacated the idea of using the South egress as an entrance. He stated it didn't look like they were planning on using it now based on the plat they had showed. He stated he never thought

he would hear valet parking and Coalville in the same connotation. He stated the property he owned had a spring on it and he had the same concern. He questioned how they would water their livestock if the spring dried up. He stated he was still very concerned and even though he didn't live here, it looked like it only had one entrance. He stated it scared him to death to think about a fire up there. Mr. Hancock stated he didn't know how those people would plan to get out. And a year like this, now its green, but it wouldn't be here much longer. He stated if that place did catch fire there was no way possible for them to get out unless they walked and he didn't see that being a likely scenario.

Mathew Rees – 490 North Main

Mathew Rees stated he just wanted to say he agreed with the water concerns and with the wildlife. He stated he agreed with the oversize, doubling in size. He stated if they weren't careful, they were going to end up like Park City. He stated nobody gave any thoughts to where the actual workers were going to live and now none of the workers can live there because nobody can afford it. Mr. Rees stated those were his concerns and he would keep it short.

Joe Myers – Leases Ground, Lives In Hooper

Joe Myers stated he lived down in Hooper, but he leased some ground up here and ran cattle. He stated he was looking at the comparisons and it looked like Wohali was going to be open to the public by Coalville City. He questioned what the targeted properties were going to be worth. He stated if the people in Coalville had public access, it would jump the property values in Coalville 1. He stated it was going to become too expensive for people to live down here because the property value would jump too high. He stated you could buy a house for one million up there and say \$500,000 down here and still have access to it. He stated he thought it would chase the property value up really high.

Don Winters – Business Owner, Resident 472 North Main

Don Winters stated everything that had been said had been great. He stated the water was a major concern for sure. He stated they could own miles of paper water, but the amount that flowed down was what really counted. He stated they should keep that in mind for the future because if we, down the road, have to come up with another water source because ours was ruined or taken, it was going to cost Coalville a lot of money. Mr. Winters state also, another major concern was the building. Coalville would have to hire a full-time Building Inspector for sure. He stated they couldn't do that with a part time Building Inspector. There was no way. He stated he did construction and knew that right now you had to be scheduled at 4:00 or 5:00 P.M. or early in the morning to get an inspection. They needed to keep in mind that they would have to hire more people and it would be expensive. Don Winters stated they would need more than just him. They would have to have more staff for everything. It was going to cost the town lots of money.

He stated it would bring in money, no question about it, but wait and see what it would do to us. Mr. Winters stated water was his main concern, but to keep it all in mind.

Brian Williams – 10 East 480 North

Brian Williams stated he would probably be the only one with a different view than everyone else, but he ran a real estate development company. He stated he had been through this before in 2012 with Empire Mountain and arguing with the City of Eden. He stated there were some benefits, and he thought there was a good group of questions and concerns. He stated he lived here and he wanted his lawn to stay green actually. He stated it was the same thing, we all want the water. However, compared to other development companies he had worked with on a daily basis, Wohali had been very respectful to listening to the community. He stated he was firsthand at working with a different developer, and they didn't really listen to the City of Eden. He stated it had been six years now and things had transitioned. Everyone loved them and enjoyed the amenities. He stated their kids were biking the trails and it had been positive, but it was five years of pure hell. He stated he thought it was great that they weren't blocking us off. Mr. Williams stated he was intimately involved with every development going down the Wasatch Front. He stated the Yellowstone Club was coming into Morgan and granted, they had a longer, harder road than Wohali does. He stated then you had the Snow Basin expansion with residences going in there and you had what they were doing in Powder Mountain, which was 2,600 more units. There was the expansion in Victory 350-750 and the list goes on and on of development. He stated it really was, outside of some complaining, going to go on whether it was Wohali on the parcel right now or they sold this parcel in the future, someone else was going to come in. He stated he thought more than anything the consensus of the collective was everyone was concerned about the water. Brian Williams stated the only thing he had learned from his experience was when we shift the opinion of it, not only about water, but how it was going to be used and how it was going to get out of the gate and what Wells needed to be drilled, however it was going to work it helped. He stated he knew everyone was all concerned about it and more than anything they were hoping basically that everyone on the internal side of this would make sure all the concerns were met. He stated he had to go through that where he was at and it ended up as a positive, but it went through multiple levels of change over the years. He stated ultimately, it had worked out okay and they did have the water, and everyone was happy. He stated he thought it was great. He looked at the High School kids and where they were playing golf and what they were doing and having a place next door that they could go to and expand and grow from and have some exposure from was a great opportunity. This would be the only community, in a high-end community, on the Wasatch Back that would be open to the public in any shape or at any capacity. Mr. Williams stated whether it was our 16, 17, 18-year old's going on a date to the café at the top of the mountain or something else, there were some cool aspects to this that could be quite fun for the younger crowd that is growing up. He stated everyone may laugh at that, but he was watching that happen in Eden. He was watching what was happening from the

generational families of Eden Valley coming up to the top of the mountain and enjoying the amenities and enjoying the trails and enjoying everything. So, there was a flip side when it actually happened and it got going. He stated he thought that so far from what he had seen, at least the Wohali group was paying attention to what the needs were and were being conscientious about trying to do it right. He stated he didn't see them as a big bully pushing in. He seen them as saying we want to come in and we hear your concerns and were working through it rather methodically. Mr. Williams stated we look at the City already being under a burden when we think of Wohali. He stated there had been just over a hundred plus or minus permits pulled in the last history of the City of which the City had still been in a negative count because the tax dollars were not one to one. He stated they were like 70% to one versus when the Wohali group came in. That would be at least 80% if not 95% or higher. He stated second homes pay 1.3%-1.4% higher which would feed back into the City which would help all of the people who were trying to grow here in this valley. He stated they would grow up without being a cash drag to the actual City. He stated when it came to the fire concern, right now, the reason we didn't have a robust Fire Department was because of the lack of funds and once again, the Wohali projects taxes and everything else would help feed that market. Mr. Williams stated he thought there were benefits that had to be looked at. He stated whether it was this group or another group, this year or in five years, from Park City to Morgan, it was just coming around the bend and it was just who did the best plan, not if the plan was ever going to work. Mr. Williams stated he thought in regards to house values, the properties in Empire Mountain wouldn't appraise the same as it was completely two different entities with different structures and so, it really didn't compare. Having said that, our City was on fire already because when he moved here the average price per foot was 109 and the average price today was 176.

Hit 20-minute time limit.

Ben Keyes – Property Owner On West Side

Ben Keyes stated he lived on the West side and may be the closest neighbor to this. He stated he wanted to touch more on the water and do some comparisons so they would actually know what it was going to be. He stated the pipeline that went in to West Hoytsville encompassed 1,500 acres which was going to be the same as this. He stated they were using 14,400,000 gallons a day and that was on fields. He stated golf courses and lawns would take more water. Mr. Keyes stated just on the West side, there was 25 homes and at night when all the sprinklers came on with their timers, it was taking almost 1,000 gallons per minute to run 25 homes. He stated another thing was that they sit there letting you in, but they were just letting you in the bottom. It was his understanding that a County road or a public road ran clear up to meet Lewis' and questioned if they were going to leave that open or were they going close it off. It was a County road. Mr. Keyes stated his other concern was that it was only one access where they were going across the Icy Spring Bridge. He stated they may split after the bridge, but there was only one access going across that river. He questioned how that could constitute an in and an out where it was just one road going into where their road splits.

Lynn Wood – 40 West 100 North and Rental 97 North Main

Lynn Wood stated she wanted to hear a little bit more about the benefit package. She stated so far, it's kind of seemed like now we have a welcome center and we can walk around which was great, but we were giving up a lot. She stated there was a lot of risk to the City as far as all of the things that have been mentioned previously. She questioned what the trade-off would be. She stated she hoped that as the Planning Commission continued, she hoped they would work for us to help us to get this project to fit in and support the City that was already here. Not to change it. She stated they should support the ideals and goals that were in our General Plan right now. She stated she didn't think that even went quite far enough. Ms. Wood stated they had made some good steps, but she didn't think it went far enough. She stated there needed to be more benefit to this City for it to fit in and actually be part of the City and not separate.

Merlyn Johnson – 500 South Main

Merlyn Johnson stated he was a former Mayor. He stated he wasn't as concerned about water issues because once you got the water in the pipe you didn't have it evaporate. He stated most of the water you used in your homes went right back into the river and down the Weber. He stated the Weber Water Users were the biggest frauds that we had. He stated they had more paper water than anybody he knew of. He stated they leased you water, but you couldn't buy water off of them. Mr. Johnson stated his big concern was when he was Mayor, he had a project going here and he got stung really bad. He stated he had a lot of promises and those promises went out the window. He stated he hoped that this was true and that these people would be honest in their dealings with the City and that was all he wanted to say.

Mike Judd – 408 Old Farm Lane

Mike Judd stated he had heard a lot of concerns about water and questioned if there had been any study done on water and what the situation was up there. He questioned if they thought about asking the State Hydrologist or somebody to be brought in to take a look at this. He stated he thought that was a big concern for all of them. Mr. Judd stated also, when they talk about the village, the City already had a village and it was right here. He stated he didn't see why we needed another one especially with that high of density.
Thanks

Chair Linda Vernon closed the public hearing at 7:29 P.M.

Chair Linda Vernon stated they appreciated all the comments and questions. She stated some of the things had already been addressed with studies completed by the Applicant and referred them to the link where they could review them. She stated the Applicant had committed to keeping the link updated so everyone had access to the information being

presented. Eric Langvardt stated he wanted to respond to the questions and comments made tonight. He stated they had completed a water study that included information for a golf course. He stated they didn't want to run out of water either and if the water wasn't there, they wouldn't be able to build. He stated they were committed to being water wise with their use. He stated in regards to using the Coal Hollow road, it was only for seasonal emergency use. They would have two points of access to the North that would be used year-round. Mr. Langvardt addressed the concerns mentioned about the bridge and stated the bridge had been built to accommodate a project the size of theirs. He stated if an emergency happened during the Winter, they would shelter in place and would have an emergency plan. He stated they would keep the roads open that were open now and would not be stopping the traffic that traveled it regularly. Mr. Langvardt stated they had used the feedback from the Planning work sessions and the public meetings and had answered and addressed all of the concerns to this point. He stated this was just a quick response to the comments made and he would go back and analyze the concerns mentioned to address them better in the future. Don Sargent stated the Applicants had put in a lot of work on this project to meet the Code and the concerns expressed by the community. He stated the City would continue to monitor their progress as they went through the process. He stated the next step would be to hold a work session to work out any remaining questions and then the Applicant would proceed to a preliminary plan. He stated a public hearing would be held at that time and the City would make sure all of the information was available for review. Don stated he would put together a detailed list of the comments and concerns made tonight and he would give them to the Applicant to be answered. He stated that the public was welcome to attend the work sessions, but they wouldn't be taking comments at that time.

Item 5 – Planning Commission Updates:

There were no Planning Commission updates tonight.

Item 6 – Consultant Updates:

Don Sargent stated the City Council had held a public hearing for MPD Code revisions and the revisions would be coming back to their meeting on July 22nd. He stated there were some changes with the comparisons for the open space that the Council wanted reviewed.

Don Sargent stated the Code revisions for Signing and Lighting were finalized and would be in affect with the publication last Friday.

Don Sargent stated he was continuing to work on Phase III of the Code revisions and would have them to the Commissioners for review very soon.

Item 8 – Adjournment:

**A motion was made by Commissioner Shoat Roath to adjourn the meeting.
Commissioner Isaac Rackliffe seconded the motion. All ayes. Motion Carried.**

The meeting adjourned at 7:50 P.M.

Chair Linda Vernon

Attest:

Nachele D. Sargent, City Recorder



"Exhibit A"
Planning 7/15/2019

Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: July 15, 2019
Re: Wohali Property Rezone and Master Planned Development (MPD)
Action: Public Hearing

Rezone and MPD Application

REQUEST

The purpose of this public hearing is to receive public comment and input on the proposed conceptual Wohali Development application. No action on the application is requested at this time. The proposed development application includes the following:

1. Property rezone from Agriculture (AG) to the combined zone districts of Residential Agricultural (RA), Low Density Residential (R-1) and High Density Residential (R-4).
2. Master Planned Development (MPD) Concept Plan including residential lots, resort units, support commercial and recreational uses.

BACKGROUND

In 2018 the City annexed several properties west of the city limit line which included the Wohali property as shown on *Attachment A* (Coalville City Annexation Declaration Boundary Map). Last fall the Wohali applicant applied for a new Planned Unit Development overlay zone and Development Agreement for a Master Plan approval of the property. A public hearing was held before the Planning Commission on November 19, 2018. No action was taken at the meeting.

Earlier this year the applicant restructured and updated the application which includes a Property Rezone and MPD Concept Plan. Staff met with the applicant on several occasions to address issues and concerns with the application and to review the development code standards and processing requirements applicable to the application.

The Planning Commission conducted work sessions on the application in March, April and May. The work session in May also included a site visit to the property. The work sessions and site visit were noticed public meetings and several members of the public attended each meeting.

The purpose of the work sessions and site visit was to review and understand the project submittal information, ask questions and provide direction to the applicant on addressing the requirements of the development code. At the last work session in May the Planning Commission felt the applicant had provided enough information to understand the proposed conceptual project and therefore

directed staff to schedule a public hearing to receive comment and input from the public on the application.

The current application is in conceptual form and will require additional detailed review, evaluation and analysis as the project moves forward in the review process. The applicant responded to the comment and input provided by the Staff and Planning Commission and prepared the following information as required by the development code for the application submittal:

- Property Annexation Plat
- Proposed Zoning Plan
- Proposed Master Development Plan
- Sensitive Lands Analysis
- Proposed Roadway Plan and Standards
- North Summit Fire District Review Letter
- Wildlife and Endangered Species Study
- Standards for Decision Responses
- Preliminary Infrastructure Impact Analysis
- Development Phasing Plan
- Roadway Right-of-Way Use Documentation and Mapping
- Water Supply and Quality Assessment
- Proposed MPD Amendments
- Responses to Staff and Planning Commission Questions and Concerns
- Public Trails and Open Space Plan
- Typical Lot Feature Map
- Proposed Village Master Plan
- Preliminary Traffic Study
- Visual Impact Analysis

ANALYSIS

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

The complete list of the project information files for the application can be accessed from the following Dropbox link: <https://www.dropbox.com/sh/iws3u6tci0r8vb7/AACDHDIfk01I-f6nzgwa7Kq9a?dl=0>

The information includes the following files:

- Annexation Plat
- Fire Access Letter
- Master Planning Exhibits
 - Sensitive Lands Analysis
 - Zoning Plan
 - Roadway Plan
 - Roadway Standards
 - Mater Plan
 - Public Trails Plan
 - Open Space Plan

- Lot Features Map
- Village Master Plan
- Public Accessibility Plan
- Core Amenity Plan
- Residential Typology
- Rural Development Patterns
- Visual Analysis
- Meeting Summaries and Work Session Responses
- Preliminary Infrastructure Impact Analysis
 - Phasing Plan
 - Water System Schematic
 - Sewer System Schematic
- Roadway Right-of Use Documentation
- Traffic Impact Analysis Memo
- Water Supply and Quality Assessment
- Wildlife Impact Study

Project Description

The project site is comprised of 1,525 acres and is proposed as a rural golf resort community. The development plan includes a core resort village, custom cabins, cottages, and estate lots surrounded by dedicated open space and community amenities. The total proposed number of units of all types is 700 as described below in the Master Plan Development analysis.

Proposed Zoning Plan Analysis

As shown on proposed Zoning Plan, the applicant is proposing a rezone of the property which appears to be consistent with the existing zone district patterns in the City. No new zone district or overlay designation is being requested. The zone districts include the following:

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

The applicant compared the proposed core density units per acre of the project to existing core density zoning within the City.

DISCUSSION REQUESTED

Master Development Plan Analysis

The applicant is proposing a mixed-use rural golf resort development on a 1,525-acre site including development areas surrounded by recreational uses (golf courses) trails and open space. A village core is proposed as the focal point of the development offering resort residential uses, commercial support services and community amenities. The total proposed development includes the following:

Wohali Lodge Suites (B&B)	101 units
Golf House Suites	20 units

Village NF Cottages	85 units
Village SF Cottages	109 units
Golf Cabin Suites	9 units

<u>Total Resort Village Units</u>	<u>324 units</u>
-----------------------------------	------------------

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

<u>Total Residential Lots</u>	<u>376 lots</u>
-------------------------------	-----------------

The applicant will be prepared to present and address the conceptual development master plan at the public hearing.

Staff and the Planning Commission will continue to review and evaluate the details of the development plan for compliance with the development code and other City ordinances and regulations as the project moves forward in the review process.

The total approved density will be determined from an in-depth analysis of the property constraints, appropriate zone district classifications, application of MPD provisions, mitigation measures provided, community benefits and amenities offered, and other factors.

DISCUSSION REQUESTED

Sensitive Lands Analysis

The project site includes sensitive lands as defined in Chapter 22 of the Development Code, Section 10-22-030. The applicant has provided the required information and mapping addressing the sensitive lands criteria.

The development will be required to comply with the sensitive land regulations identified in Section 10-22-070 of the Code which may be a determining factor on the total number of lots or units allowed.

The proposed conceptual layout appears to be respectful of sensitive lands. However, a thorough analysis of impact will be conducted as the project moves forward in the review process with detailed site plans.

DISCUSSION REQUESTED

Roadway Access Analysis

The applicant has provided a Roadway Access Plan showing the access to the property via two points of access from Icy Springs Road. A main collector road through the former gravel pit area is being proposed as the primary access to the property. The existing Icy Springs Road is proposed as the secondary access. Emergency access roads are also proposed from the upper end of the property down to West Hoytsville Road as shown on the Roadway Plan.

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

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

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

DISCUSSION REQUESTED

Preliminary Infrastructure Impact Analysis

An Infrastructure Impact Analysis has been conducted and prepared by the applicant describing the proposed water and sewer improvements and associated demand estimates for the development. A phasing plan for the development and associated infrastructure is also included in the submittal information files.

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

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

DISCUSSION REQUESTED

Water Supply and Quality Assessment

The applicant submitted a water supply and quality assessment for the proposed development addressing the culinary and secondary water demand. Water quality findings and recommendations are also included in the assessment addressing drinking water source protection (DWSP).

The City Engineer and Public Works Director have conducted a preliminary review and evaluation of the water supply and quality assessment in accordance with the Development Code, Engineering Standards and Construction Specifications, and other applicable ordinances of the City. Additional review will be required as more detailed information is provided by the developer regarding systems capacities, proposed new source development and impact on the existing systems of the city.

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

DISCUSSION REQUESTED

Master Planned Development (MPD) Provisions

The applicant is requesting considerations of the Master Planned Development (MPD) provisions in Title 8 Chapter 6 of the Development Code. The considerations are being requested to address the proposed village core design program including the following:

- Reductions in lot size, frontage, height and setbacks.
- Provisions for commercial support and accessory uses.

- Provisions for nightly rentals.
- Clarification on density calculations, allowed uses, parking standards and other MPD considerations.
- Parking requirements and standards.
- Applicability for implementing a Development Improvement Agreement (DIA) or other agreements.

The City is currently in the process of updating the development code, including the MPD provisions. Staff will need to review and evaluate the MPD provisions for applicability to the proposed development and make a recommendation to the Planning Commission as the project moves forward in the review process.

Public Access Opportunities and Provisions

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

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

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

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

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

Standards for Decision Analysis

Title 10-3-080 of the Development Code sets forth procedures for amending the zoning map or text provisions of the code. Subsection E describes the Standards for Decision in consideration of any proposed amendment.

The applicant has responded to each of the following factors stated in the Standard for Decision:

1. Consistency of the proposed amendment with the General Plan goals, objectives and policies.
2. Compatibility of the proposed amendments with the overall character of existing development and surrounding property.
3. Consistency of the proposed amendment with the standards of any applicable overlay zone.
4. Impact of the proposed amendments on adjacent properties.
5. Adequacy of facilities and services to serve the proposed development.

Staff has reviewed the applicant responses and expressed several observations, concerns and questions which were addressed at the work sessions. As additional information is provided by the applicant on the proposed development, Staff will need review and evaluate the applicant's responses in more detail and provide feedback and input to the Planning Commission.

RECOMMENDATION

Staff recommends the Planning Commission conduct a public hearing and receive comment and input regarding the proposed development to better understand the opportunities and constraints of the project, and compliance with the development code, general plan, and other ordinances of the City.

Due to the size, scale and complexity of this development application Staff also recommends the Planning Commission close the public hearing after all comment has been received and direct Staff to schedule an additional work session to address the public comment with the applicant.

The next step in the review process is a preliminary master plan development application which requires detailed information and an additional public hearing(s) to evaluate the proposed project for a determination of development code compliance and consistency with the general plan.

ATTACHMENT(S)

- A.** Coalville City Annexation Declaration Boundary Map

ATTACHMENT A

Annexation Declaration Boundary Map

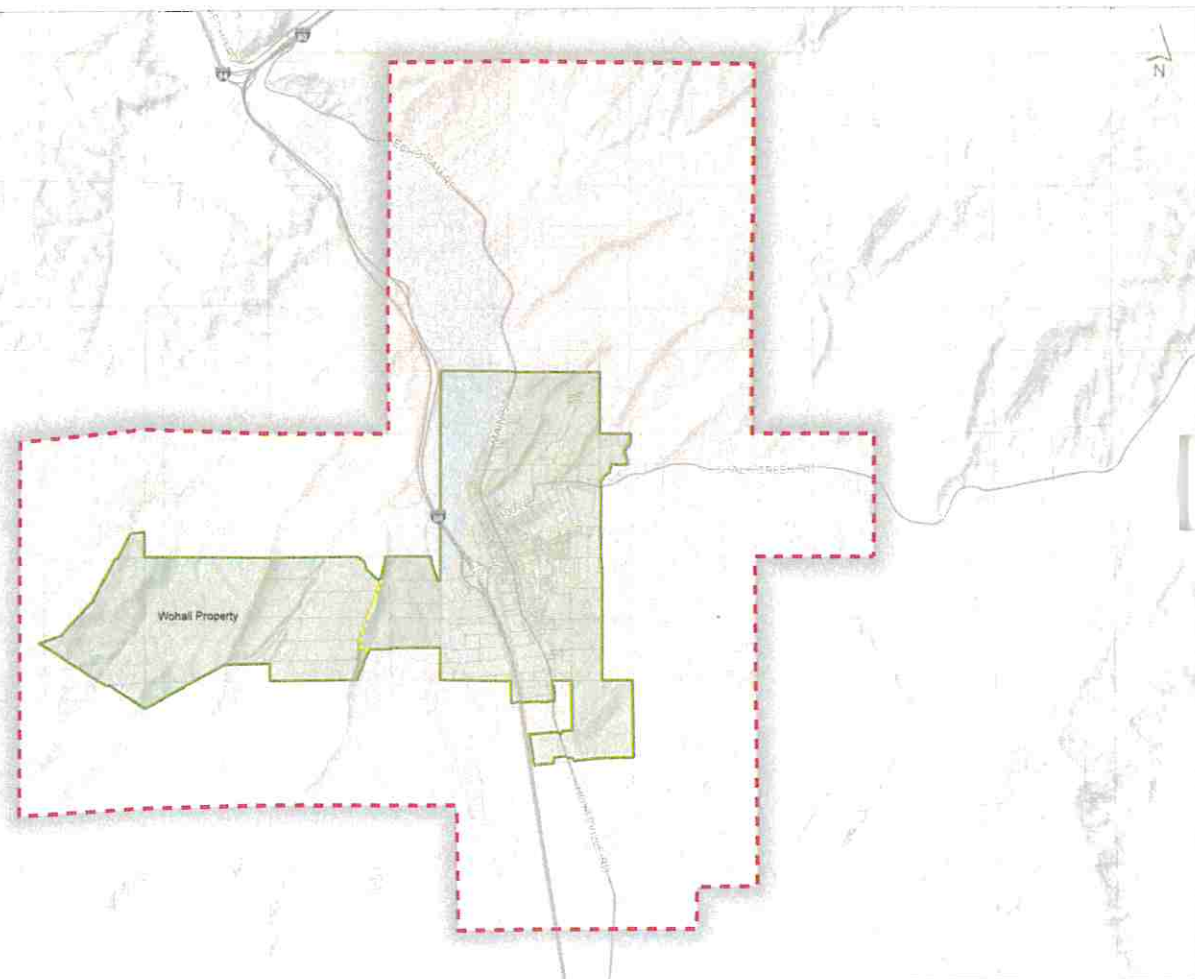
Annexation Declaration Boundary

Coalville City, UT

January 2019

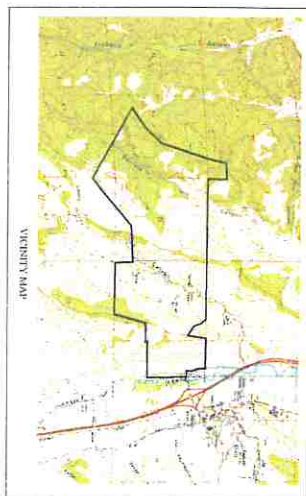
- Annexation
Declaration
Boundary
- Coalville City

0 0.75 1.5
Miles



Annexation Plat

"Exhibit B"
Planning 7/15/2019

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Amekianish Description

A lateral and dorsal part of scutum 11, 13, 23, 24, and 25 (including 26th, large 2, 3, 4, 5, 6, 7, 8, 9, 10, 11, 12, 13, 14, 15, 16, 17, 18, 19, 20, 21, 22, 23, 24, 25, 26, 27, 28, 29, 30, 31, 32, 33, 34, 35, 36, 37, 38, 39, 40, 41, 42, 43, 44, 45, 46, 47, 48, 49, 50, 51, 52, 53, 54, 55, 56, 57, 58, 59, 60, 61, 62, 63, 64, 65, 66, 67, 68, 69, 70, 71, 72, 73, 74, 75, 76, 77, 78, 79, 80, 81, 82, 83, 84, 85, 86, 87, 88, 89, 90, 91, 92, 93, 94, 95, 96, 97, 98, 99, 100, 101, 102, 103, 104, 105, 106, 107, 108, 109, 110, 111, 112, 113, 114, 115, 116, 117, 118, 119, 120, 121, 122, 123, 124, 125, 126, 127, 128, 129, 130, 131, 132, 133, 134, 135, 136, 137, 138, 139, 140, 141, 142, 143, 144, 145, 146, 147, 148, 149, 150, 151, 152, 153, 154, 155, 156, 157, 158, 159, 160, 161, 162, 163, 164, 165, 166, 167, 168, 169, 170, 171, 172, 173, 174, 175, 176, 177, 178, 179, 180, 181, 182, 183, 184, 185, 186, 187, 188, 189, 190, 191, 192, 193, 194, 195, 196, 197, 198, 199, 200, 201, 202, 203, 204, 205, 206, 207, 208, 209, 210, 211, 212, 213, 214, 215, 216, 217, 218, 219, 220, 221, 222, 223, 224, 225, 226, 227, 228, 229, 230, 231, 232, 233, 234, 235, 236, 237, 238, 239, 240, 241, 242, 243, 244, 245, 246, 247, 248, 249, 250, 251, 252, 253, 254, 255, 256, 257, 258, 259, 260, 261, 262, 263, 264, 265, 266, 267, 268, 269, 270, 271, 272, 273, 274, 275, 276, 277, 278, 279, 280, 281, 282, 283, 284, 285, 286, 287, 288, 289, 290, 291, 292, 293, 294, 295, 296, 297, 298, 299, 300, 301, 302, 303, 304, 305, 306, 307, 308, 309, 310, 311, 312, 313, 314, 315, 316, 317, 318, 319, 320, 321, 322, 323, 324, 325, 326, 327, 328, 329, 330, 331, 332, 333, 334, 335, 336, 337, 338, 339, 340, 341, 342, 343, 344, 345, 346, 347, 348, 349, 350, 351, 352, 353, 354, 355, 356, 357, 358, 359, 360, 361, 362, 363, 364, 365, 366, 367, 368, 369, 370, 371, 372, 373, 374, 375, 376, 377, 378, 379, 380, 381, 382, 383, 384, 385, 386, 387, 388, 389, 390, 391, 392, 393, 394, 395, 396, 397, 398, 399, 400, 401, 402, 403, 404, 405, 406, 407, 408, 409, 410, 411, 412, 413, 414, 415, 416, 417, 418, 419, 420, 421, 422, 423, 424, 425, 426, 427, 428, 429, 430, 431, 432, 433, 434, 435, 436, 437, 438, 439, 440, 441, 442, 443, 444, 445, 446, 447, 448, 449, 450, 451, 452, 453, 454, 455, 456, 457, 458, 459, 460, 461, 462, 463, 464, 465, 466, 467, 468, 469, 470, 471, 472, 473, 474, 475, 476, 477, 478, 479, 480, 481, 482, 483, 484, 485, 486, 487, 488, 489, 490, 491, 492, 493, 494, 495, 496, 497, 498, 499, 500, 501, 502, 503, 504, 505, 506, 507, 508, 509, 510, 511, 512, 513, 514, 515, 516, 517, 518, 519, 520, 521, 522, 523, 524, 525, 526, 527, 528, 529, 530, 531, 532, 533, 534, 535, 536, 537, 538, 539, 540, 541, 542, 543, 544, 545, 546, 547, 548, 549, 550, 551, 552, 553, 554, 555, 556, 557, 558, 559, 560, 561, 562, 563, 564, 565, 566, 567, 568, 569, 570, 571, 572, 573, 574, 575, 576, 577, 578, 579, 580, 581, 582, 583, 584, 585, 586, 587, 588, 589, 590, 591, 592, 593, 594, 595, 596, 597, 598, 599, 600, 601, 602, 603, 604, 605, 606, 607, 608, 609, 610, 611, 612, 613, 614, 615, 616, 617, 618, 619, 620, 621, 622, 623, 624, 625, 626, 627, 628, 629, 630, 631, 632, 633, 634, 635, 636, 637, 638, 639, 640, 641, 642, 643, 644, 645, 646, 647, 648, 649, 650, 651, 652, 653, 654, 655, 656, 657, 658, 659, 660, 661, 662, 663, 664, 665, 666, 667, 668, 669, 670, 671, 672, 673, 674, 675, 676, 677, 678, 679, 680, 681, 682, 683, 684, 685, 686, 687, 688, 689, 690, 691, 692, 693, 694, 695, 696, 697, 698, 699, 700, 701, 702, 703, 704, 705, 706, 707, 708, 709, 710, 711, 712, 713, 714, 715, 716, 717, 718, 719, 720, 721, 722, 723, 724, 725, 726, 727, 728, 729, 730, 731, 732, 733, 734, 735, 736, 737, 738, 739, 740, 741, 742, 743, 744, 745, 746, 747, 748, 749, 750, 751, 752, 753, 754, 755, 756, 757, 758, 759, 760, 761, 762, 763, 764, 765, 766, 767, 768, 769, 770, 771, 772, 773, 774, 775, 776, 777, 778, 779, 780, 781, 782, 783, 784, 785, 786, 787, 788, 789, 790, 791, 792, 793, 794, 795, 796, 797, 798, 799, 800, 801, 802, 803, 804, 805, 806, 807, 808, 809, 810, 811, 812, 813, 814, 815, 816, 817, 818, 819, 820, 821, 822, 823, 824, 825, 826, 827, 828, 829, 830, 831,

Surveyor Certificate



COALVILLE CITY COUNCIL

COUNTY RECORDER

Reviewed and Approved by the Coalville City Council
this _____ day of _____, 20____

Allyson	Anna-Leyla
---------	------------

1

1000

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

SUPPLIED BY PCF	DRAWN BY PCF
PCS FILE Bryden Wade Annex 2017.PCS	PROJECT NO
DATE March 5, 2018	

COMMENTS

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

North Summit Fire District

P.O. Box 187
Coalville, UT 84017
(435) 336-2221
www.northsummitfire.org

Community, Service, Professionalism



February 26, 2019

To Whom it May Concern,

North Summit Fire District has reviewed the preliminary plans for the Wohali development with regards to main road ingress and egress. We have found that the current plans as they have been presented to us at this time, have adequate provisions for emergency access and provide for primary and secondary means of ingress/egress.

Sincerely,

A handwritten signature in black ink, appearing to read "Ken Smith", is written over a light blue horizontal line.

Kenneth Smith,

Chief, North Summit Fire District
chief.nsfd@gmail.com

cc: Mark Robertson
Brandt Judd

Preliminary Infrastructure Impact Analysis



W O R K I N G

WOHALI PRELIMINARY WATER AND SEWER IMPROVEMENTS WITH ASSOCIATED DEMAND ESTIMATES

INTRODUCTION

The Wohali Project (Wohali) will be a mixed use residential subdivision located west of Coalville City in Summit County, Utah. Wohali is located in Lewis and Carruth Canyons, west of Interstate Highway I-80 and southwest of Echo Reservoir.

Wohali will be developed in four phases and will consist of homes, a hotel, commercial properties and an 18 hole golf course. Phases 1 and 2 will be developed in the lower elevation Lewis Canyon. Phases 3 and 4 will be developed in higher elevation Carruth Canyon. Wohali four phases and golf course are shown in Figure 1, WOHALI PHASING PLAN.

The elevation difference in the two canyons will require the water improvements to accommodate four pressure zones with the associated improvements.

The sewer improvements to be centralized in both the lower elevation Lewis Canyon and the upper elevation Carruth Canyon. The centralized sewer will require two lift stations and an upgrade of the existing Coalville City lift station.

The water and sewer improvements and associated demands are described in the following sections.

WATER

The following sections describe the water infrastructure improvements and associated demands.

Water Infrastructure

Phases 1 and 2 of Wohali will be served by a pump station (Pump Station 1) near the Coalville City's West Tank located at elevation 5,880. The pump station will convey the water to a tank (Tank 1) located at elevation 6500. The water will be distributed from Tank 1 into two pressure zones serving Phases 1 and 2.

Phases 3 and 4 of Wohali will be served by another pump station (Pump Station 2) located near and below Tank 1. Pump Station 2 will convey the water to a tank (Tank 2) located at elevation 6,960. The water will be distributed from Tank 2 into two pressure zones serving Phases 3 and 4.

Tank volumes will be a total of 500,000 gallons. This volume will accommodate the equalization storage of one full average day demand and 2,000 gpm fire flow for two hours.

Figure 2 is a schematic of the Wohali water system showing pump station and tank elevations, and pressure zone elevations and operating pressures.

Water Demand

The indoor (culinary) water demand for Wohali meets the criteria set by the State of Utah Division of Drinking Water in the Utah Administrative Code R309-510.

The outdoor irrigation (irrigation) demands are based on the Utah Administrative Code R309 with Zone 2 Irrigation Crop Consumption Use Tables (Soil Conservation Service and Table 510-3).

The Demand Totals are summarized by phase in Table 1, ESTIMATED TOTAL WATER DEMAND BY PHASE. The table totals include both culinary and irrigation demands.

TABLE 1 - ESTIMATED TOTAL WATER DEMAND BY PHASE

PHASE NO.	UNITS IN PHASE	ANNUAL DEMAND (Acre Feet)		PEAK DEMAND (gpm)	
		Demand/Phase	Cumulative	Demand/Phase	Cumulative
PHASE 1	30,000 SF COMMERCIAL 149 COTTAGES, 40 INN ROOMS AND 28 CABINS	29	29	44	44
PHASE 2	29 CABINS 73 ESTATES	49	78	76	120
PHASE 3	40 CABINS 79 ESTATES	54	132	84	204
PHASE 4	25 CABINS 125 ESTATES 5 RANCHES	85	217	131	335

Table 1 estimates Wohali will require an average annual volume of 217 acre feet and an average peak day demand of 335 gpm at the completion of Phase 4.

A more specific demand chart showing Phases, units, unit demands, peak day flow, peak day volume and annual demand has been included in attached Table 3, WOHALI CULINARY AND IRRIGATION WATER DEMAND BY PHASE.

SEWER

The following sections describe the sewer infrastructure improvements and associated demands.

Sewer Infrastructure

Phases 1 and 2 will be developed in the lower elevation Lewis Canyon.

The sewer improvements for Phases 1 and 2 would consist of gravity sewer lines running to the north end of the valley to a lift station (Lift Station # 1). Lift Station # 1 will be sized to accommodate both the Lewis Canyon effluent and the effluent from Carruth Canyon. Lift Station # 1 will convey the effluent to the Coalville City lift station on the west side of Interstate Highway I-80.

At higher elevation, Carruth Canyon contains Phases 3 and 4. The units will be collected in gravity sewer lines running to the north end of the valley to a lift station (Lift Station # 2). Lift Station # 2 will convey the effluent to Lift Station # 1.

Sewer Demand

The sewer demand will be equal to the culinary indoor water demand for the project.

Table 2 shows the sewer demands for the project. Table 3 has a detailed estimate of the culinary demand by phase and unit.

TABLE 2 SEWER DEMANDS

PHASE NO.	UNITS IN PHASE	PEAK DAY VOLUME (GPD)		PEAK DAILY FLOW (GPM)	
		Demand/Phase	Cumulative	Demand/Phase	Cumulative
PHASE 1	30,000 SF COMMERCIAL 149 COTTAGES 40 INN ROOMS 28 CABINS	39,000	39,000	27	27
PHASE 2	29 CABINS 73 ESTATES	63,000	102,000	44	71
PHASE 3	40 CABINS 79 ESTATES	69,000	171,000	48	119
PHASE 4	25 CABINS 125 ESTATES 5 RANCHES	108,000	279,000	75	194

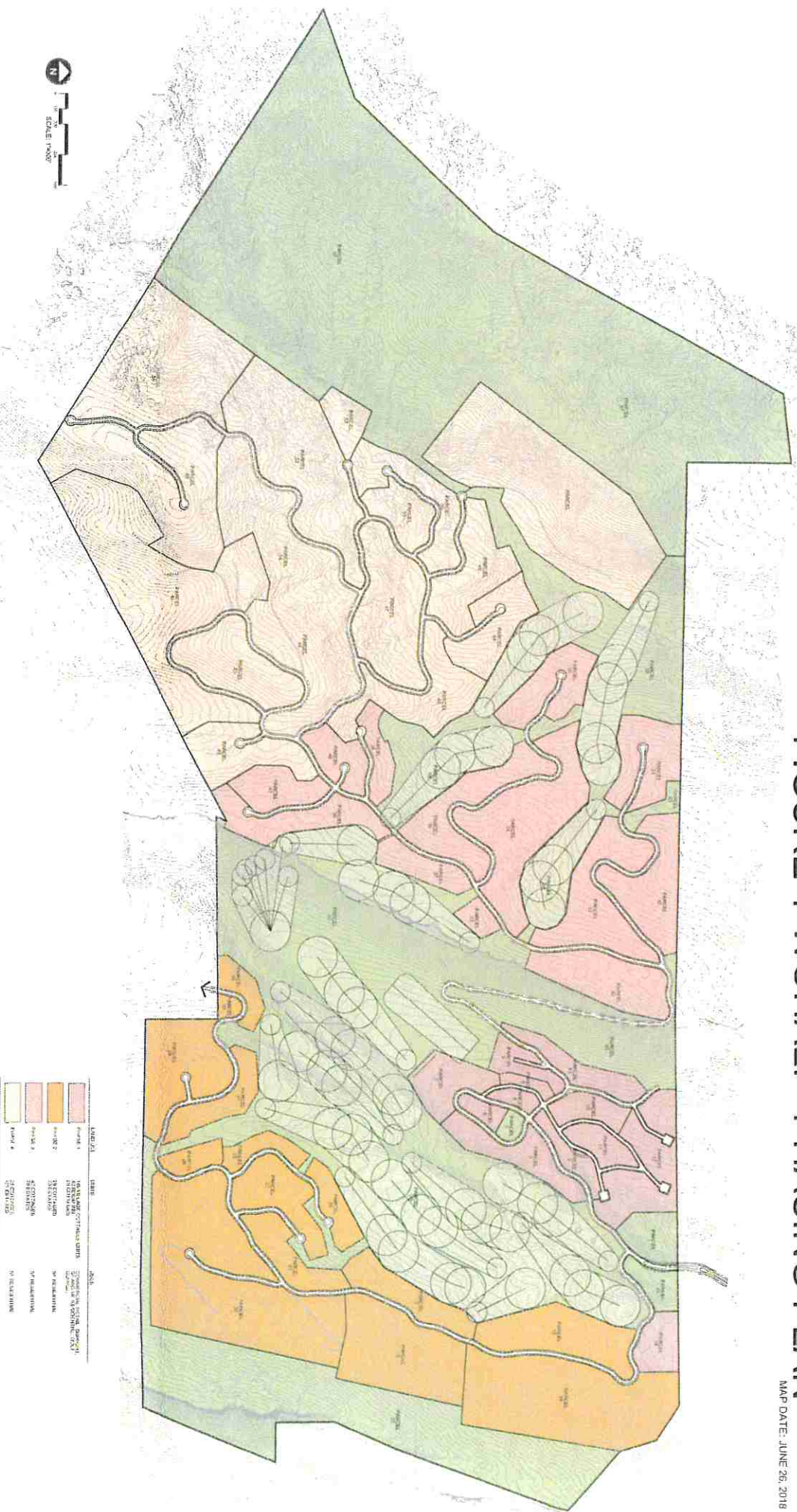
Figure 3 is a schematic of Wohali showing the centralized sewer lift stations and connection to existing Coalville City.

TABLE 3 - WOHAU CULINARY AND IRRIGATION WATER DEMAND BY PHASE

CULINARY DEMAND						IRRIGATION DEMAND					
PHASE 1											
UNIT DESCRIPTION	# UNITS	PEAK DAILY DEMAND/UNIT	PEAK DAY VOLUME(GPD)	PEAK DAILY FLOW (GPM)	ANNUAL DEMAND AC FT	IRRIGATION/ UNITS(SF)	IRRIGATED ACRES	PEAK DAY (GPD)	PEAK DAILY FLOW (GPM)	ANNUAL DEMAND AC FT	
GOLF CLUB (SEATS)	24	35	840	0.58	0.47	2000	0.05	185	0.13	0.06	
CAFE (SEATS)	18	35	630	0.44	0.35	2000	0.05	185	0.13	0.06	
SPA (SEATS)	10	35	350	0.24	0.20	2000	0.05	185	0.13	0.06	
PUB (SEATS)	40	35	1400	0.97	0.78	2000	0.05	185	0.13	0.06	
RESTAURANTS(SEATS)	80	35	2800	1.94	1.57	2000	0.05	185	0.13	0.06	
VILLAGE COTTAGES	149	150	22350	15.52	12.52	1200	4.10	16550	11.49	5.05	
VILLAGE INN	40	150	6000	4.17	3.36	1200	1.10	4443	3.09	1.36	
CABINS	28	150	4200	2.92	2.35	1200	0.77	3110	2.16	0.95	
PHASE 1 TOTAL PEAK DAY VOLUME (GPD)			63599					25029			
PHASE 1 TOTAL PEAK DAY FLOW (GPM)			44.17	26.78					17.38		
PHASE 1 TOTAL ANNUAL DEMAND (AC FT)			29.23		21.60					7.64	
PHASE 2											
CABINS	29	150	4350	3.02	2.44	1200	0.80	3221	2.24	0.98	
ESTATES	73	800	58400	40.56	32.70	6400	10.73	43245	30.03	13.19	
PHASE 2 TOTAL PEAK DAY VOLUME (GPD)			109216	62750				46466			
PHASE 2 TOTAL PEAK DAY FLOW (GPM)			75.84	43.58					32.27		
PHASE 2 TOTAL ANNUAL DEMAND (AC FT)			49.31		35.14					14.17	
PHASE 3											
CABINS	40	150	6000	4.17	3.36	1200	1.10	4443	3.09	1.36	
ESTATES	79	800	63200	43.89	35.392	6400	11.61	46799	32.50	14.28	
PHASE 3 TOTAL PEAK DAY VOLUME (GPD)			120442	69200				51242			
PHASE 3 TOTAL PEAK DAY FLOW (GPM)			83.64	48.06					35.58		
PHASE 3 TOTAL ANNUAL DEMAND (AC FT)			54.38		38.752					15.63	
PHASE 4											
CABIN	25	150	3750	2.60	2.10	1200	0.69	2777	1.93	0.85	
ESTATES	125	800	100000	69.44	56.00	6400	18.37	74050	51.42	22.59	
RANCHES	5	800	4000	2.78	2.24	6400	0.73	2962	2.06	0.90	
PHASE 4 TOTAL PEAK DAY VOLUME (GPD)			187538	107750				79788			
PHASE 4 TOTAL PEAK DAY FLOW (GPM)			130.24	74.83					55.41		
PHASE 4 TOTAL ANNUAL DEMAND (AC FT)			84.68		60.34					24.34	

FIGURE 1 WOHALI - PHASING PLAN

MAP DATE: JUNE 26, 2018



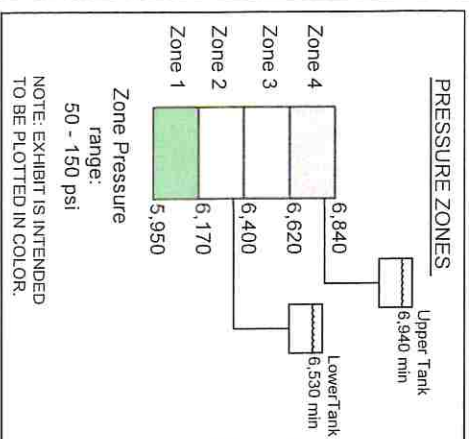
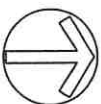
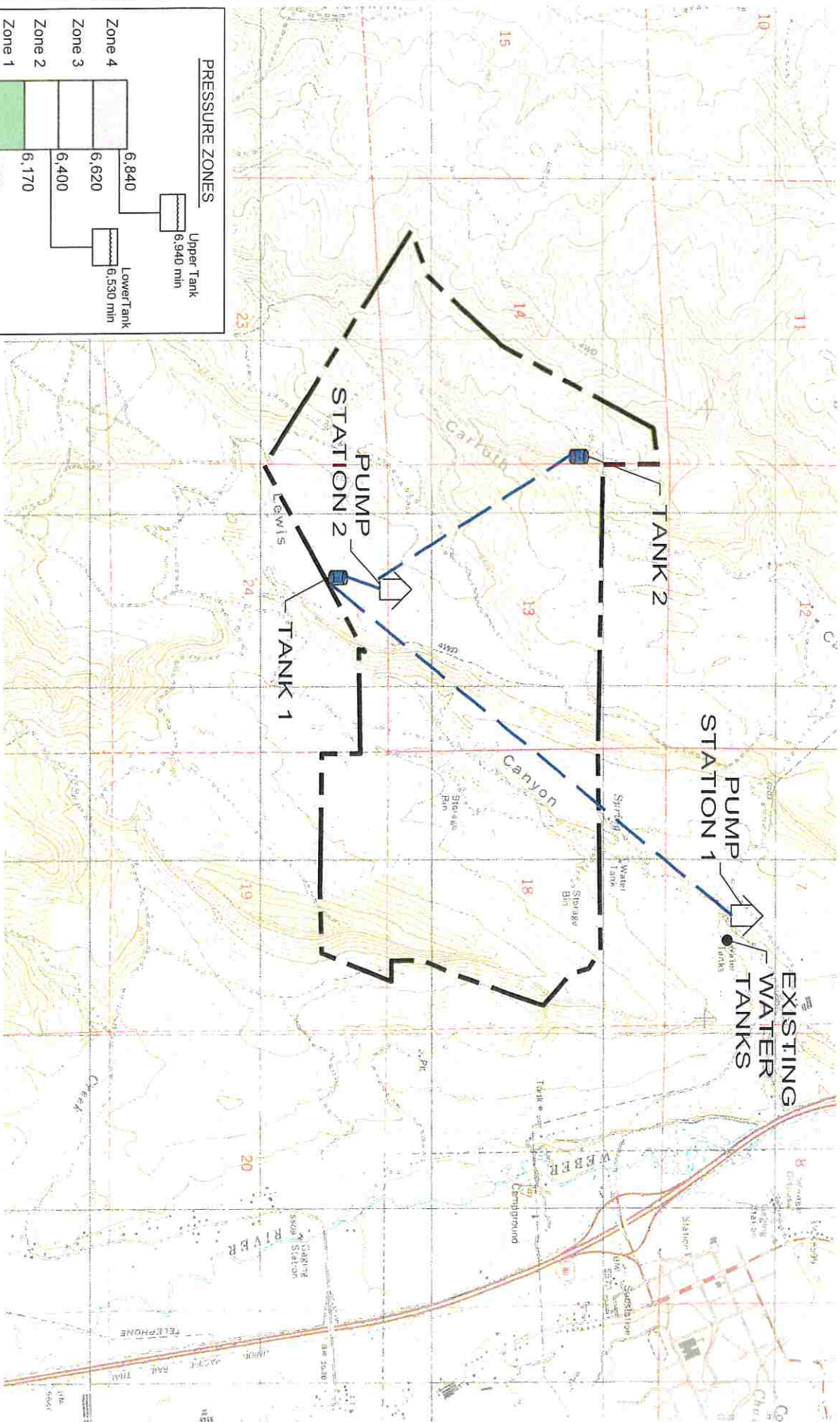


FIGURE 2
WATER SYSTEM
SCHEMATIC

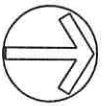


**MULHOLLAND
DEVELOPMENT SOLUTIONS**
kristian@mulholland-development.com
P.O. BOX 680925
PARKE CITY, UTAH 84068
435.901.2940 (c)

DATE:	2/12/19
DESIGN BY:	KJM
ISSUE:	EXHIBIT
REVISION:	

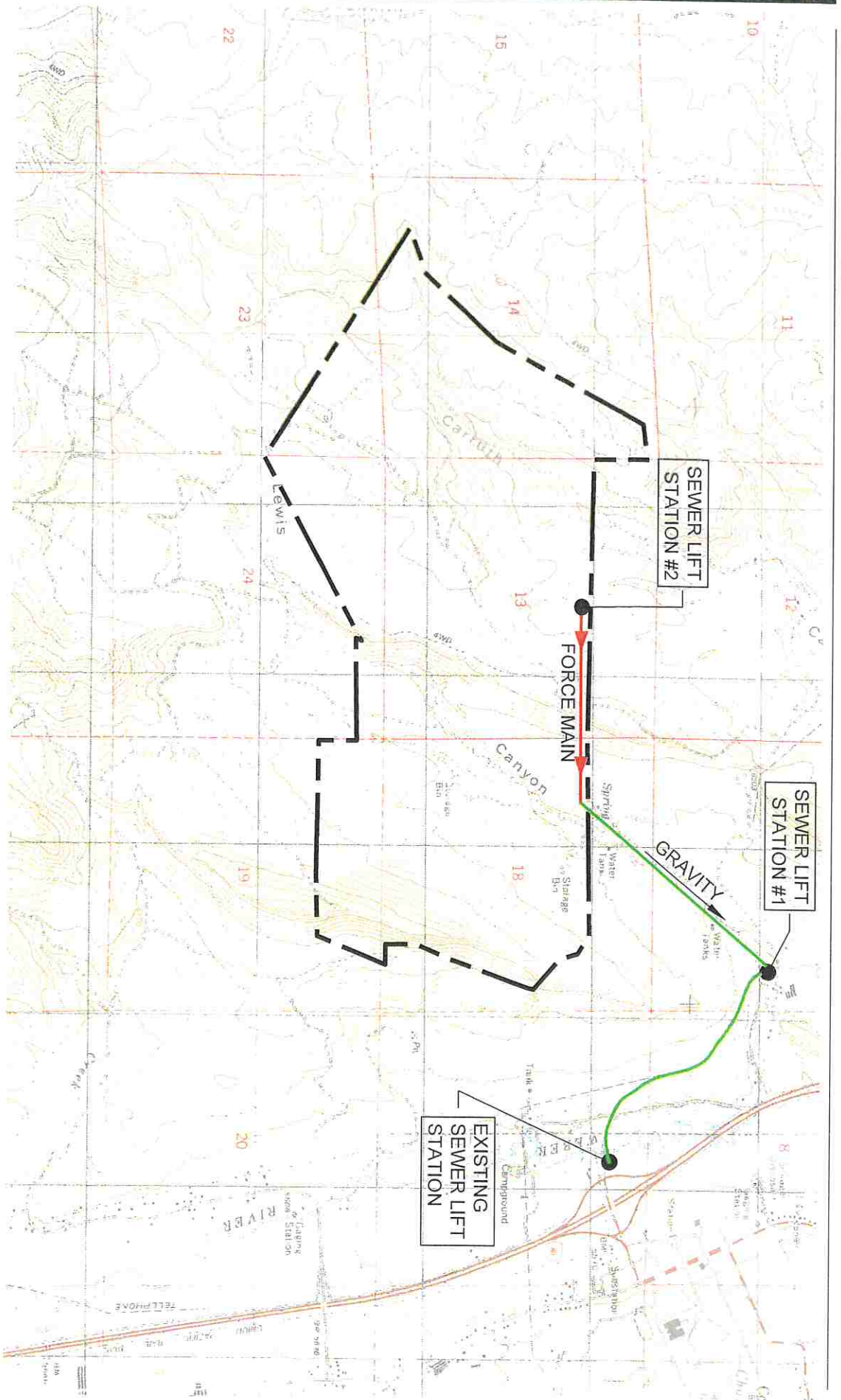
FIGURE 3
SEWER SYSTEM
SCHEMATIC

0 .25 0.5 1.0
SCALE: 1"=0.5 MILES



MULHOLLAND
DEVELOPMENT SOLUTIONS
kristian@mulholland-development.com
P.O. BOX 680825
PARK CITY, UTAH 84068
435.901.2840 (c)

DATE:	2/21/19
DESIGN BY:	KJM
ISSUE:	
REVISION:	
EXHIBIT	



Roadway Right of Use Documentation

1/1/2020

1/1/2020

01104772 E: 2493 P: 1330

Page 1 of 4

Rhonda Francis Summit County Recorder

01/16/2019 01:17:52 PM Fee \$19.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.
Electronically Recorded

WHEN RECORDED, RETURN TO:

Wohali Partners LLC

2120 S. Highland Drive #209

Salt Lake City, Utah 84106

Attn: David P. Boyden

108189-MKF

Parcel Nos. NS-441; NS-449

SPECIAL WARRANTY DEED

STEPHEN G. BOYDEN, as Trustee of the Stephen George Boyden Revocable *Inter Vivos* Trust dated June 29, 1993, and **PATRICIA S. BOYDEN**, as Trustee for the Patricia Shumway Boyden Revocable *Inter Vivos* Trust dated June 29, 1993, each as to an undivided one-half (1/2) interest in the real property described below (collectively, the "Grantor"), hereby CONVEYS and WARRANTS against all who claim by, through, or under the Grantor, to **WOHALI PARTNERS LLC**, a Utah limited liability company (the "Grantee"), whose mailing address is 2120 South Highland Drive #209, Salt Lake City, Utah 84106, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Summit County, Utah:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all buildings, fixtures, improvements and personal property thereon and all water rights, rights of way, easements, rents, issues, profits, income, tenements, hereditaments, franchises, privileges and appurtenances thereunto belonging to said real property, or any part thereof, and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto affixed this
16 day of January, 2019.

STEPHEN G. BOYDEN,
as Trustee of the Stephen George
Boyden Revocable Inter Vivos Trust
dated June 29, 1993

Stephen G. Boyden
Stephen G. Boyden

STATE OF UTAH
COUNTY OF Salt Lake

On this 16 day of JANUARY, 2019, before me, a notary public,
personally appeared Stephen G. Boyden, as Trustee of the Stephen George Boyden Revocable
Inter Vivos Trust dated June 29, 1993, and proved on the basis of satisfactory evidence to be the
person whose name is subscribed to in this document and acknowledged she executed the same.

Marie Klaszky
NOTARY PUBLIC

PATRICIA S. BOYDEN,
as Trustee for the Patricia Shumway
Boyden Revocable Inter Vivos Trust
dated June 29, 1993

Patricia S. Boyden
Patricia S. Boyden

STATE OF UTAH
COUNTY OF Salt Lake

On this 16 day of JANUARY, 2019, before me, a notary public,
personally appeared Patricia S. Boyden, as Trustee for the Patricia Shumway Boyden Revocable
Inter Vivos Trust dated June 29, 1993, and proved on the basis of satisfactory evidence to be the
person whose name is subscribed to in this document and acknowledged she executed the same.



Marie Klaszky
NOTARY PUBLIC



EXHIBIT "A"

PARCEL 1:

Being situate in the Northwest quarter of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian, in Summit County, Utah, particularly described as follows, to-wit:

Beginning at a point which is 817.8 feet North 88°10' West from the North quarter corner of Section 17, Township 2 North, Range 5 East, Salt Lake Meridian; thence South 06°56' East 240 feet; thence South 18°50' East 502 feet; thence South 28°16' East 190.6 feet; thence South 01°12' West 183.2 feet; thence North 88°31' West 1900.82 feet; thence South 00°49' East 994.65 feet; thence South 88°31' East 1443.7 feet; thence South 15°45' East 627 feet to the South line of said Northwest quarter of said Section 17; thence North 88°52' West 1380 feet; thence North 00°49' West 2639.55 feet to the Northwest corner of said Northwest quarter of said Section 17; thence South 88°10' East 1822.2 feet to the beginning.

PARCEL 2:

Beginning at the Northeast corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running West 138 feet; thence South 09°10' West 168 feet; thence South 04°00' West 128 feet; thence South 17°45' West 788 feet; thence South 14°30' West 168 feet; thence South 20°30' West 1632 feet; thence South 24°00' West 700 feet to the forty line; thence South on the forty line 585 feet to the Southwest corner of the Northeast quarter of the Southeast quarter of the above-named Section 18; thence East 1320 feet; thence North 3960 feet to the point of beginning.

Parcels 1 and 2 also being described by survey as follows:

PARCEL NS-441:

A tract of land being part of the Northwest quarter of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a basis of bearing taken as North 88°36'14" West between the Northeast and Northwest corners of said Section 17 described as follows:

Beginning at the Northwest corner of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence South 88°36'14" East 1,803.94 feet along the section line, more or less, to the USA property; thence South 06°39'54" East 237.06 feet; thence South 18°53'54" East 502.00 feet; thence South 28°19'54" East 190.60 feet; thence South 01°08'06" West 182.65 feet to Parcel NS-440; the next (3) courses are along the existing fence line common to Parcel NS-440; thence North 88°40'16" West 1,902.33 feet; thence South 00°58'29" East 992.30 feet; thence South 88°37'54" East 1,039.76 feet to a 3 way fence corner; thence South 15°31'34" East 636.72 feet along an existing line of fence common to Parcel NS-437; thence North 88°06'43" West 1,363.88 feet along the projection of an existing line of fence to the West quarter corner of said Section 17; said quarter corner being marked with an original stone; thence North 00°55'18" West 2,670.12 feet along the section line to the point of beginning.

PARCEL NS-449:

A tract of land being part of the Northeast quarter of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and having a basis of bearing taken as North 88°36'14"

West between the Northeast and Northwest corners of Section 17, Township 2 North, Range 5 East, Salt Lake Base and Meridian described as follows:

Beginning at the Northeast corner of Section 18, Township 2 North, Range 5 East, Salt Lake Base and Meridian and running thence South 89°10'22" West 138.00 feet along the section line; thence South 08°20'22" West 168.00 feet; thence South 03°10'22" West 128.00 feet; thence South 16°55'22" West 788.00 feet; thence South 13°28'41" West 71.32 feet; the next (5) courses are along the adjacent Wohali Partners Boundary as delineated by an existing Record of Survey; thence South 12°43'34" West 123.14 feet; thence South 19°38'10" West 1,632.00 feet; thence South 23°08'10" West 700.00 feet; thence South 00°42'42" East 589.00 feet; thence North 89°59'43" East 1,313.27 feet, more or less, to the section line; thence North 00°29'49" West 1,339.27 feet along said line to the East quarter corner of Section 18, said quarter corner being marked with an original stone; thence North 00°55'18" West 2,670.12 feet along the section line to the point of beginning.

Part of the NW1/4 of Section 17 & the NE1/4 & SE 1/4 of Section 18 Township 2 North, Range 5 East, Salt Lake Base and Meridian
Parcels NS-441 & NS-449



Related Concepts:
See Also:

1995-2000

(See full report)



Date of issue on ship December 22, 1978.

References

SURVEYED BY: PCF /JE	DRAWN BY: PCF
PCF FILE: Bore - 14455-4112047.gps	PROJECT NO:
DATE: December 20, 2018	

COMMENTS

SHEET 1 OF 1

01099790 B: 2482 P: 0959

Page 1 of 4

Rhonda Francis Summit County Recorder

10/10/2018 02:13:06 PM Fee \$20.00

By COTTONWOOD TITLE INSURANCE AGENCY, INC.

Electronically Recorded

WHEN RECORDED, RETURN TO:

Wohali Partners LLC

2120 S. Highland Drive #209

Salt Lake City, Utah 84106

Attn: David P. Boyden

CT1A#104000-WHP

Parcel Nos. NS-350-A; S-520

SPECIAL WARRANTY DEED

DEBRA ANN JONES, JENNY LIN FULL WILEY, DENNIS W. REES, and KEITH L. REES, each as to an undivided twenty-five percent (25%) interest in the real property described below (collectively, the "Grantor"), hereby CONVEYS and WARRANTS against all who claim by, through, or under the Grantor, to **WOHALI PARTNERS LLC**, a Utah limited liability company (the "Grantee"), whose mailing address is 2120 South Highland Drive #209, Salt Lake City, Utah 84106, for the sum of Ten Dollars (\$10.00) and other good and valuable consideration, the following tract of land in Summit County, Utah:

SEE ATTACHED EXHIBIT "A"

TOGETHER WITH all buildings, fixtures and improvements thereon, if any, and all rights of way, easements, rents, issues, profits, income, tenements, hereditaments, privileges and appurtenances thereto now or hereafter used or enjoyed with said real property, or any part thereof, and

SUBJECT TO all covenants, conditions, easements, rights-of-way, reservations and restrictions now of record.

IN WITNESS WHEREOF, the Grantor has caused his name to be hereunto
affixed this 9 day of October, 2018.

DEBRA ANN JONES

Debra Ann Jones
Debra Ann Jones

STATE OF Utah,
COUNTY OF Summit, ss

On this 9th day of October, 2018, before me, a notary public,
personally appeared Debra Ann Jones, and proved on the basis of satisfactory evidence to be the
person whose name is subscribed to in this document and acknowledged she executed the same.

Christine Star Hull
NOTARY PUBLIC

JENNY LIN FULLWILEY

Jenny Lin Fullwiley
Jenny Lin Fullwiley

STATE OF Utah,
COUNTY OF Summit, ss

On this 9th day of October, 2018, before me, a notary public,
personally appeared Jenny Lin Fullwiley, and proved on the basis of satisfactory evidence to be
the person whose name is subscribed to in this document and acknowledged she executed the
same.

Christine Star Hull
NOTARY PUBLIC



Dennis W. Rees
DENNIS W. REES

STATE OF Utah
COUNTY OF Salt Lake

On this 10 day of October, 2018, before me, a notary public, personally appeared Dennis W. Rees, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged he executed the same.



Wende Harris
NOTARY PUBLIC

Keith L. Rees
KEITH L. REES

STATE OF Utah
COUNTY OF Summit

On this 04 day of October, 2018, before me, a notary public, personally appeared Keith L. Rees, and proved on the basis of satisfactory evidence to be the person whose name is subscribed to in this document and acknowledged he executed the same.



Christine Star Hill
NOTARY PUBLIC

EXHIBIT "A"

PARCEL 1:

A portion of land located in the Southwest quarter of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian and having a basis of bearing taken as North 88°36'18" West between the Southeast corner of the Southwest corner of said Section 8, described as follows:

Beginning at the Southwest corner of Section 8, Township 2 North, Range 5 East, Salt Lake Base and Meridian, and running thence North 00°48'13" West 1,762.02 feet along the section line; thence South 81°05'47" East 992.89 feet; thence South 47°01'55" East 672.97 feet; thence East 195.29 feet to the Westerly line of the United States of America (Bureau of Reclamation); the following six (6) courses are along said line; thence South 03°11'42" West 458.20 feet; thence South 29°29'08" East 126.21 feet; thence South 16°02'18" East 99.70 feet; thence South 08°00'18" East 26.00 feet; thence South 00°12'42" West 193.60 feet; thence South 13°13'18" East 318.87 feet to the section line; thence North 88°36'18" West 1,784.43 feet along the section line to the point of beginning.

Containing 60.00 Acres

PARCEL 2:

15.00 Acre State Assessed Gravel Pit lying within the above described property.

Legal Description

[illegible]

Final Report:

- [illegible]

0000-0000-0000-0000

[illegible]

LEGEND

- | Printed Line |
|--------------------------|
| Parcel #18-150-0-4 |
| Gravel Pit Area |
| Reed Cultivation |
| Gravel Pit Area |
| 0110-15505545 |
| Uddiy Poda (Pond) |
| Starting Reeds with Crop |
| Showered Poda Mountain |
| Under Poda |



Surveyor Certificate

This is to certify that the sum of four and five pence only has been received on account of the 2007 difference awarded to claimant by the arbitrator (i.e. ALTA 7,618.12) and 1500 pence, jointly established and agreed by ALTA and ISOP, and includes no debts of Title A, the said work was completed on July 30, 2016.

ALTA/NSPS LAND TITLE SURVEY

Parcels NS-350-A
Located in the Southwest Quarter of Section 8, T2N, R5E, SLB&M
Cedarville, Summit County, Utah

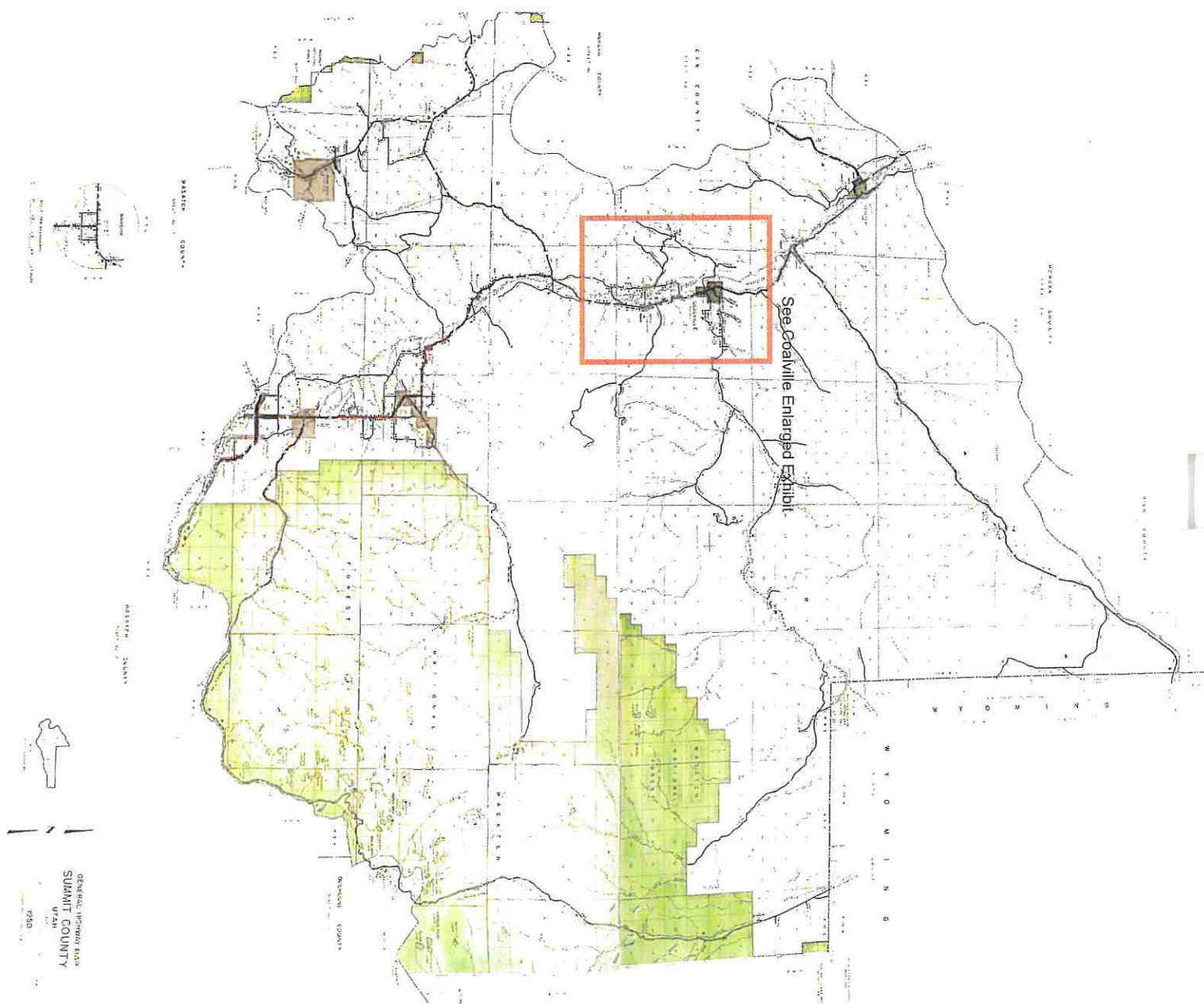
Prepared For: Jim Goydon

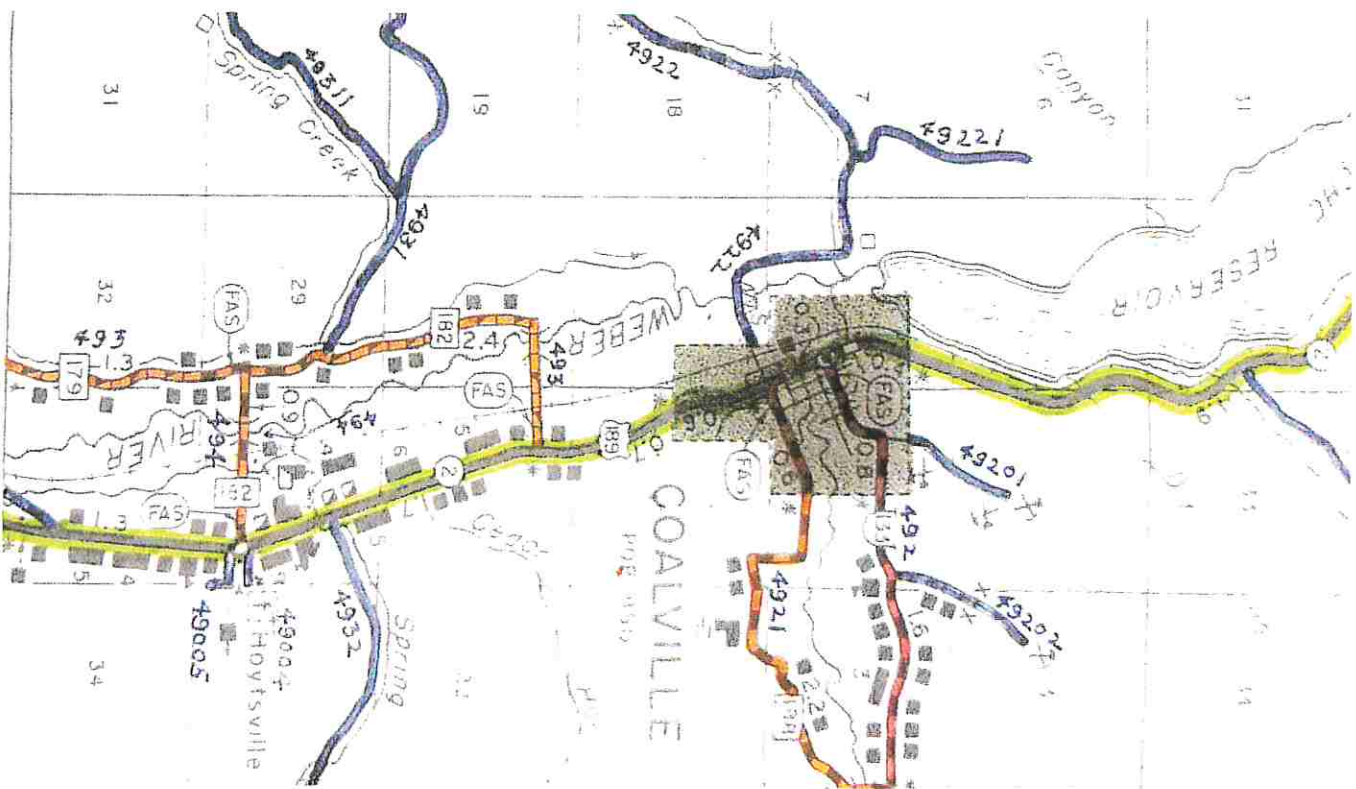
SURVEYED BY:	WV	GRABED BY:	WV
PC4 FILE	Rees Gravel PR ALTA GPG	PROJECT NO	1047-18
DATE	July 20, 2018		

SHEET 1 OF 1

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







COLOR CODE

NATIONAL FOREST

INCORPORATED CITIES

FEDERAL AID PRIMARY

FEDERAL AID SECONDARY

FEDERAL AID SECONDARY ON COUNTY SYSTEM

COUNTY ROADS

FOREST HIGHWAY

FOREST DEVELOPMENT



GENERAL HIGHWAY MAP SUMMIT COUNTY UTAH

UTAH STATE ROAD COMMISSION
DIVISION OF HIGHWAY PLANNING
U.S. DEPARTMENT OF COMMERCE
BUREAU OF PUBLIC ROADS

1950
1:50,000 SCALE
1:50,000 PROJECTION

Coalville City Enlarged Roadway Map

To: Jim Boyden
Wohali Partners

From: John Dorny, P.E.
Horrocks Engineers



Date: May 13, 2019

Subject: Traffic Engineering Services: Wohali Development

The purpose of this memorandum is to present our findings regarding traffic-engineering services performed for the Wohali Development located in Coalville, Utah. Traffic volumes on Wohali project roadways are presented here, along with estimated Trip Generation.

Study Area:

The Wohali project connects to the existing Highway 280 via Icy Springs Road. The project will consist of two golf courses, rental and non-rental units that include houses, cabins, cottages, ranches, and a public accessible trail system. There is a village type area that will include golf, restaurants, a spa, and cabin rentals. The other area will be Country units, which will consist of cabins, ranches, and estates.

Existing Traffic Conditions:

There is no existing traffic being generated by the proposed development. A full Traffic Impact Study will be completed that will include existing traffic conditions at I-80 and Icy Springs Road.

Trip Generation:

The number of vehicle trips estimated to be generated by the new development was calculated using the methodology found in the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th edition. It is estimated that the project will generate between 4,300 and 6,000 vehicle trips per day, depending on season and rental occupancies. The following land uses were used:

The overview of the proposed land uses are

- 18 Hole Golf Course
- 9 Hole Short Course
- Spa Facility
- Golf House
- Lodge restaurant and bar
- Café/Pub
- All Faiths Chapel
- Amphitheater
- Publicly accessible trail system with access from village core
- Golf and HOA maintenance facility
- 700 livable Properties

Single-Family Detached housing — Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Office Space — A space where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants providing professional services.

Recreational homes — a recreational home is located within a resort that contains local services and complete recreational facilities. These dwellings are often second homes used by the owner periodically or rented on a seasonal basis. Timeshare (Land Use 265) is a related land use.

A resort hotel — A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Golf course — Golf courses include 9-, 18-, 27- and 36-hole municipal courses. Some sites may also have driving ranges and clubhouses with a pro shop, restaurant, lounge, and banquet facilities. Miniature golf course (Land Use 431), golf driving range (Land Use 432), and multipurpose recreational facility (Land Use 435) are related uses.

Arena — an arena is a large indoor structure in which spectator events are held. These events vary from professional ice hockey and basketball to non-sporting events such as concerts, shows, or religious services. Arenas generally have large parking facilities, except when located in or around the downtown of a large city. Professional baseball stadium (Land Use 462) is a related land use.

Hair salon — A hair salon is a facility that specializes in cosmetic and beauty services including hair cutting and styling, skin and nail care, and massage therapy. A hair salon may also contain spa facilities.

Quality restaurant — this land use consists of high quality, full-service eating establishments with a typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires reservations and is generally not part of a chain. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for meals after they eat. While some of the study sites have lounge or bar facilities (serving alcoholic beverages), they are ancillary to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

High-turnover (sit-down) restaurant — this land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Fast casual restaurant (Land Use 930), quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window (Land Use 934), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Scenarios:

Since the location and high demand for the project is tourism, there will be recreational houses in the project that will not create the same traffic demands as a single-family home in a typical suburban housing development. Horrocks Engineers decided to analysis three scenarios to represent each traffic demand as best as possible. Scenario one represents 75% of the houses being rental properties and 25% of them being single family homes. Scenario two represents 50% of the houses being rental properties and 50% of them being single family homes. Scenario three represents 25% of the houses being rental properties and 75 % of them being single family homes. Each scenario will show the Annual Daily Traffic (ADT) on each length of road throughout the project area.

Roadway Capacity

The Utah/ Wasatch Front Specific Maximum Daily Traffic Capacity Estimate is created as a standard Level of Service capacity used in Utah. Level of Service (LOS) is a term used by the HCM to describe the traffic operations of roadway capacity, based on congestion and delay. LOS ranges from A (almost no congestion or delay) to F (traffic demand exceeds capacity and intersection experiences long queues and delay). LOS E is the threshold when the intersection exceeds an acceptable standard and intersection improvements are required. The following standards shown in **Table 1** and are used for a rural 2-lane road.

Table 1: Daily Traffic Capacity – Rural 2-Lane Roadway

Rural			
2 lane			
	Freeway	Arterial	Collector
LOS A	NA	5,500	3,500
LOS B	NA	8,500	5,500
LOS C	NA	12,000	7,500
LOS D	NA	15,500	9,500
LOS E	NA	19,500	12,000

Source: Wasatch Front Regional Council

Traffic Network

The traffic network was analyzed for three scenarios and is shown below. Scenario one had the least amount of ADT heading to/from I-80, as the scenarios increased so did the ADT for each road. The total ADT for the network that is heading towards I-80 is shown in

Table 2.

Roadway Livability

Roadway Livability is relative to the community. Livability represents an amount of vehicles passing in front of a house that allows for reasonable livability. This number is subjective and is not a function of roadway capacity. The capacity of a 2-lane rural collector road is approximately 7,500 to 9,500 vehicles per day. It is estimated that this area will generate 6,000 vehicles per day in a worst-case scenario, assuming 25% of all units are rented. As the rental occupancies increase the traffic will decrease. This is due to the fact that an average single-family house generates 10 trips per day. In high recreational areas with amenities available nearby, there is less traffic entering and exiting the project development. It is recommended to perform traffic counts periodically that can track vehicle trip rates as the project develops.

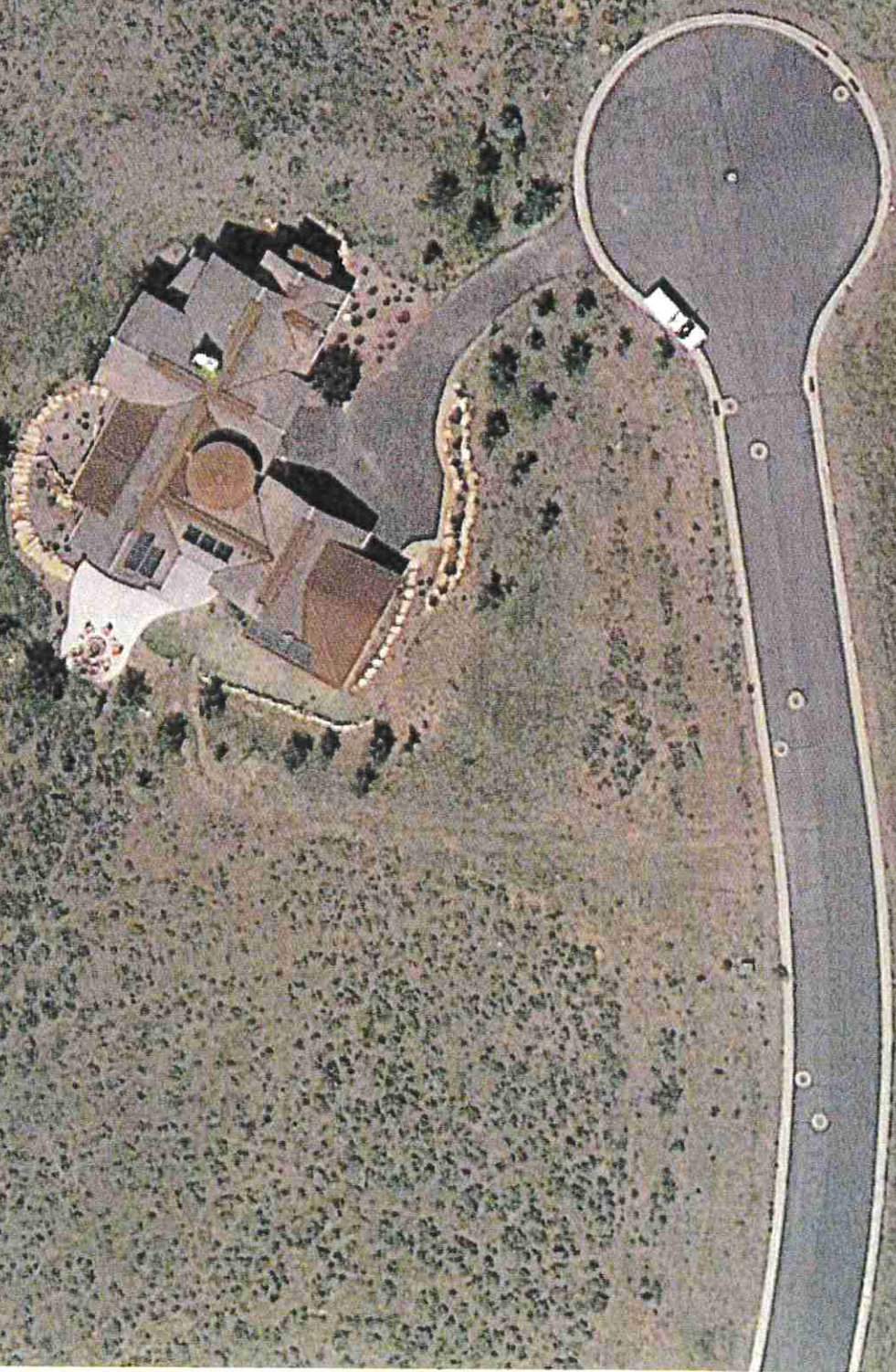
Table 2: Total ADT Heading Towards To I80

Scenario	ADT
75% Recreational Homes & 25% Single Family Homes	4305
50% Recreational Homes & 50% Single Family Homes	5144
25% Recreational Homes & 75% Single Family Homes	5965

Summary:

- Total amount of Project ADT for Scenario One that will enter or exit the project area off of I80 is 4,305 Vehicles
- Total amount of Project ADT for Scenario Two that will enter or exit the project area off of I80 is 5,144 Vehicles
- Total amount of Project ADT for Scenario Three that will enter or exit the project area off of I80 is 5,965 Vehicles
- All scenario's ADT will function at a LOS D or better
- The proposed two-lane roadway should be sufficient to accommodate project traffic.
- The Icy Springs Road bridge can accommodate an estimated 9,500 trips per day. The project is estimated to be maxed out at 6,000 trips per day.







DRAFT - July 24, 2019

Wohali Partners, LLC

Attention: John Kaiser

2120 South Highland Drive, #209

Salt Lake City, Utah 84106

Subject: **Water Supply and Quality Assessment**
Wohali Project, Coalville City, Summit County, Utah
For Wohali Partners, LLC

Dear John:

This letter summarizes our water supply and quality assessment of the proposed Wohali project located west of Coalville City (Coalville) in Summit County, Utah. We, Loughlin Water Associates, LLC (Loughlin Water), conducted our assessment and prepared this letter at your request.

BACKGROUND

Wohali Partners, LLC is planning a residential subdivision (the Wohali project) located in Lewis and Carruth canyons, west of Interstate I-80 and southwest of Echo Reservoir. Figure 1 shows the approximate boundaries of the Wohali project.

The Wohali project (the project) will (1) consist of a mixture of homes, a lodge, various commercial properties, and an 18-hole golf course, (2) develop separate systems to supply drinking (culinary) and irrigation (secondary) water, (3) be implemented in four phases, and (4) be annexed by Coalville City.

We understand that the:

- Culinary water demand of the project will increase from an initial estimated 24 acre feet (ac-ft) on an average annual and 30 gallons per minute (gpm) on a peak-day basis for Phase 1 to a total of about 156 ac-ft on an average annual and about 194 gpm on a peak-day basis at build out (Phase 4);
- Golf course water demand is estimated to be about 172 ac-ft on an average annual and 392 gpm on a peak-day basis, but will require an estimated 700 gpm during the first year ("burn-in period") as the sod is established;
- Total secondary water demand at buildout, including the golf course, is estimated to be about 236 ac-ft on an average annual and 537 gpm on a peak-day basis; and

3100 W. Pinebrook Road, Ste. 1100 • Park City, Utah 84098

Phone: 435.649.4005 • Fax: 435.649.4085 • Mobile: 435.659.1752 • www.LoughlinWater.com

Loughlin Water Associates, LLC

- Total water demand at build out, including both culinary and secondary, is estimated to be about 392 ac-ft on an average annual and 730 gpm on a peak day basis.

Coalville City is Utah Division of Drinking Water (DDW) Public Water System (PWS) #22002. We understand that Coalville City is interested in the (1) source of culinary and secondary water for the project and (2) potential impacts of the project, including the golf course, of the on the water quality of Icy Spring, the Boyden Well, and Lewis Canyon Well (the three Coalville drinking water sources).

OBJECTIVE AND APPROACH

In order to assess the source of water and potential impacts to water quality of the project, we (1) conducted a well siting study in which we reviewed the hydrogeology of the area, including information for the three Coalville drinking water sources, (2) reviewed the DDW Drinking Water Source Protection (DWSP) rules and guidance along with information for the proposed Wohali project, and (3) summarized our findings and recommendations in this letter.

WATER SUPPLY FINDINGS AND RECOMMENDATIONS

In our Well Siting Study (Loughlin Water, 2018), we concluded that it is feasible to drill and construct new PWS wells to supply the culinary demand of the project at build out of 156 ac-ft on an average annual and 194 gpm on a peak-day basis. One new PWS well should be capable of producing the estimated 30-gpm peak day culinary water demand of Phase 1 and combined 74-gpm peak day culinary water demand of Phases 1 and 2. A second and possibly third new PWS well will likely be needed to supply the build-out peak day culinary water demand of 194 gpm.

Secondary water for the project can be provided by one or more of the following:

- Shallow and/or deep wells near the Weber River;
- Excess capacity in the new PWS culinary wells, especially during the early phases of the project;
- Possibly rehabilitating and/or replacing existing, seldom-used Coalville City wells; and/or
- Direct diversion from the Weber River.

Water rights for culinary and secondary use can be obtained through an exchange contract with Weber Basin Water Conservancy District (Weber Basin), purchase of shares in an irrigation company, and/or purchase and transfer of other existing water rights.

Our recommendations include the following:

Loughlin Water Associates, LLC

- Conduct a groundwater exploration program to assess the yield, water quality, and interference potential and assist with DWRI and DDW permitting before proceeding with production wells and
- Target the Oyster Ridge Sandstone Member of the Frontier Formation in Lewis Canyon, the Upton Sandstone in Carruth Canyon, and shallow unconsolidated deposits and deeper Cretaceous sandstones near the Weber River.

WATER QUALITY FINDINGS AND RECOMMENDATIONS

If they are designed and operated to protect water quality, the Drinking Water Source Protection (DWSP) Rule allows all of the proposed uses of the Wohali Project, including the golf course and associated maintenance facilities to be located in the DWSP areas of the three Coalville drinking water uses,.

Most of the Wohali project lies outside of the DWSP areas of the Coalville drinking water sources; see Figure 1. Portions of the Wohali project, including some residential properties and part of the golf course, are located in the DWSP areas of the Coalville drinking water sources; see Figures 2a and 2b.

The Dry Hollow Sandstone Member of the Frontier Formation (the Dry Hollow Sandstone) (1) supplies most of the water that flows from Icy Spring, (2) is exposed (present at the ground surface) along the ridge that bounds the southeast side of the Wohali project and Lewis Canyon, and (3) is overlain (covered) and protected by a thick layer of low-permeability shale over most of the Wohali project and Lewis Canyon. Project infrastructure will try to avoid areas where the Dry Hollow Sandstone is exposed.

The DWSP Rule is administrated by the DDW and allows golf courses and related maintenance facilities, residential properties, and other elements of the Wohali project to be located in the DWSP areas of wells and springs if they are designed and managed to protect water quality.

Golf courses throughout Utah use Best Management Practices (BMPs) to protect the water quality of nearby PWS springs and wells. For example, the Park City Municipal Golf Course and Park Meadows Golf Course are located within the DWSP areas of and have had no impact on the water quality of nearby PWS wells and springs after decades of operation. In addition, monitoring of water quality in wells near and in surface water downstream from the Glenwild Golf Course showed no impacts after several years of operation.

The DWSP Rule allows all of the proposed uses of the three Coalville sources. The Wohali project will protect the water quality of the Coalville drinking water sources by:

- Locating all infrastructure, including the golf course and associated maintenance facilities (1) in areas where the Dry Hollow sandstone is overlain by a thick layer

Loughlin Water Associates, LLC

of low-permeable shale and (2) outside of areas where the Dry Hollow Sandstone is present at the ground surface;

- Locating new PWS wells outside of the DWSP areas of the Coleville drinking water sources; and
- Using BMPs to protect groundwater quality.



If you have any questions or need more information, please do not hesitate to call me at (435) 649-4005 (office) or (435) 659-1752 (mobile).

Loughlin Water Associates, LLC

William D. Loughlin, P.G.
Manager, Principal Hydrogeologist

Figure 1 – Topographic Map Showing DWSP Areas and Wohali Project Boundaries

Figure 2 – DWSP Areas on Wohali Master Development Plan

Figure 3 – DWSP Areas on Wohali Site Plan

REFERENCES CITED

Loughlin Water Associates, LLC (Loughlin Water), 2018, Well Siting Study, Wohali Project, Coalville City, Summit County Utah: Consultant's report prepared for Wohali Partners, LLC by Loughlin Water, dated July 3, 2018.

Utah Department of Environmental Quality, Division of Drinking Water (DDW), 2012, Groundwater Source Protection User's Guide, dated June 1, 2012.

Utah Department of Environmental Quality, Division of Drinking Water (DDW), 2012, UAC Rule R309-600, Source Protection: Drinking Water Source Protection for Ground-Water Sources, also known as the Drinking Water Source Protection (DWSP) Rule, dated November 15, 2012.

Loughlin Water Associates, LLC

FIGURES

Wildlife Study



WORLDWIDE



BIO-WEST.

1063 West 1400 North
Logan, Utah
84321-2291
Ph: 435.752.4202
Fx: 435.752.0507
www.bio-west.com

March 6, 2019

Wohali Partners, LLC
Attention: Mr. Jim Boyden
2120 South Highland Drive #209
Salt Lake City, UT 84106

Coastal Ecology
and Marine Biology

Environmental
Analysis
and Permitting

Geology/
Hydrogeology
and Remediation

Fisheries and Aquatic
Ecology

GIS Analysis
and Planning

Landscape
Architecture
and Environmental
Planning

Vegetation Resources

Watershed Sciences

Wetland Resources

Wildlife Resources

Subject: GIS Analysis and Mapping for Potential Wildlife Resources, Wohali Development Project, Coalville City, Summit County, UT

Dear Mr. Boyden:

BIO-WEST has conducted a preliminary GIS analysis of potential wildlife resources that could be located within the Wohali Development Project in Summit County, UT. The GIS analysis is provided as part of the project planning as required by the **Coalville City Development Code, Section 10-22-050: Sensitive Lands Analysis**. The analysis corresponds to the following development code section: *Coalville City Development Code 10-22-050 H. Wildlife Habitat Areas*. The project area is approximately 1,800 acres and is located in Sections 11, 12, 13, 14, 23, and 24 of Township 2 North, Range 4 East and Section 18 of Township 2 North, Range 5 East, Salt Lake Base and Meridian. The approximate coordinates for the center of the project area are Latitude 40°54'27.46"N, Longitude 111°26'28.98"W.

The assessment included an investigation of available spatial data for distribution of specific wildlife species in relation to the project area. The data evaluated included habitat for selected game animals including mammal and bird species, seasonal use areas for those species when available, and areas that could be potential breeding and rearing habitat based on available seasonal use data. The assessment included the potential for occurrence of federally listed threatened and endangered (TE) species, and species on the Utah Sensitive Species List for the project area vicinity. Information on existing land cover and vegetation within the project area was collected to provide additional information on potential wildlife habitat.

Methods

BIO-WEST reviewed and downloaded project specific wildlife and critical habitat spatial data available from the Utah Division of Wildlife Resources (UDWR) Conservation Data Center (UDWR 2019a), the Utah Automated Geographic Reference Center (Utah AGRC 2019), and the UDWR Utah Hunt Planner (UDWR 2019b). The data was used to prepare project area specific wildlife habitat maps. The U.S. Geological Survey Gap Analysis Program (GAP) Landcover Type Map of the project area was also produced to provide additional information on potential wildlife habitat. The GIS map set is included as an attachment to this letter (3 pages).

BIO-WEST performed a literature review to determine TE species that potentially occur in the project area vicinity. BIO-WEST completed a Utah Natural Heritage Program (UNHP)

Information Request available on the UDWR Utah Conservation Data Center website (UDWR 2019c). The results of the data request provide a list of TE species and state sensitive species tracked by the UNHP that may occur in the project area vicinity. The UDWR results are attached to this letter (2 pages). The U. S. Fish and Wildlife Service (USFWS) Information for Planning and Consultation (IPaC) tool was used to generate a resource list of species and potential critical habitat for the project area vicinity. The IPaC summary report is attached to this letter (10 pages).

Results and Discussion

The specific game animal species included within the project area or in close proximity to the project area according to the UDWR hunt maps include:

- Elk (*Cervus canadensis*) – summer/fall and winter habitat within the project area
- Mule Deer (*Odocoileus hemionus*) – summer and winter habitat within the project area
- Black Bear (*Ursus americanus*) – year round habitat within the project area
- Snowshoe hare (*Lepus americanus*) – year round habitat within ½ mile of the project area, but not in the project area
- Sage grouse (*Centrocercus urophasianus*) – potential year round habitat within the project area, known occupied habitat within ½ mile of the project area but not in the project area
- Hungarian partridge (*Perdix perdix*) – year round habitat within the project area
- Wild turkey (*Meleagris gallopavo*) – year round habitat within ½ mile of the project area but not in the project area
- California quail (*Callipepla californica*) – year round habitat within 2 miles of the project area but not in the project area
- Band tailed pigeon (*Patagioenas fasciata*) – year round habitat within 2 miles of the project area but not in the project area
- Dusky Grouse (*Dendragapus obscurus*) – year round habitat within the project area
- Ruffed grouse (*Bonasa umbellus*) – year round habitat within the project area

Vegetation community types from the GAP landcover map can be compared to the habitat maps to make a correlation to known species habitat preferences. Elk and mule deer are highly likely to be present throughout the year on at least some parts of the project area. Any mowed or grazed fields would be used by these two species as foraging and resting areas while areas with higher vegetation cover such as less disturbed tall grasslands, shrublands, and forested areas would be most likely to provide suitable calving areas. The project area provides foraging habitat for black bears in the more remote forested slopes of the western project area. Any black bear dens or caves suitable for hibernation and cub births would be limited to remote forested areas of the project area. Snowshoe hare habitat appears absent, and if present it would be confined to the highest elevation coniferous forest areas adjacent to the western project area. Sage grouse habitat would be limited to larger undisturbed and unfragmented monoculture sage brush communities within the project area. If undisturbed sage brush monoculture habitat is present it is possible the project area could support sage grouse. In addition to being a game bird, the sage grouse is listed by the State of Utah as a wildlife species of concern. The sage grouse is not listed under the U.S. Endangered Species Act. The project area does appear to support at least some suitable breeding and nesting habitat for the remainder of the game bird species listed above, and some or all of

these species are likely present within the project area at some time during the year. The majority of appropriate nesting habitat would be limited to higher cover vegetation communities such as less disturbed tall grasslands, shrublands, and forested areas within the project area. The dusky grouse and the ruffed grouse are forest grouse species and would be limited to forested areas.

The UNHP information request from the UDWR Utah Conservation Data Center indicated that no known occurrences of federally listed species have been recorded within the project area or within the vicinity of the project area. The UNHP did indicate that the bluehead sucker (*Catostomus discobolus*) and Lewis's woodpecker (*Melanerpes lewishave*) have been recorded within ½ mile radius of the project area and the Bonneville Cutthroat trout (*Oncorhynchus clarkii utah*) and the bald eagle (*Haliaeetus leucocephalus*) have been recorded within a 2-mile radius of the project area. The bald eagle and Lewis's woodpecker are both listed as State of Utah wildlife species of concern. The bluehead sucker and the Bonneville Cutthroat trout are both species managed by the State of Utah under a conservation agreement to prevent Federal listing. Both of the fish species would require perennial streams and rivers as habitat. The Lewis's woodpecker and the bald eagle would both require at least some tree cover be located within their nesting habitat.

The IPaC resource list generated for the project area vicinity includes yellow-billed cuckoo (*Coccyzus americanus*) and Canada lynx (*Lynx canadensis*). Both species are listed as threatened by the USFWS. However, there are no critical habitats for any federally listed species in the project area vicinity according to the IPaC resource list. The IPaC resource list does include a number of migratory birds that could occur within the project area. Active migratory bird nests are protected from destruction under the Migratory Bird Treaty Act of 1918 (MBTA 1918). In addition, any active bald and golden eagle nests would be protected from destruction under the bald and golden eagle protection act of 1940 and amended 1962 (Bald Eagle Protection Act 1940).

The USFWS describes Canada lynx habitat as higher elevation forests with cold snowy winters and a high-density snowshoe hare prey base. The predominant vegetation is conifer trees, primarily spruce and fir trees (USFWS 2005). The project area is likely not located at a high enough elevation nor does it contain sufficient spruce/fir forest to provide habitat for Canada lynx.

The USFWS describes yellow-billed cuckoo preferred habitat as large blocks of dense riparian forests and woodlands near water that are situated in open riverine valleys that provide wide floodplain conditions. The lowland riparian areas that provide nesting habitat are characterized by large, gallery-forming trees such as cottonwoods, with a dense sub-canopy or shrub layer. Typically, riparian habitat capable of supporting yellow-billed cuckoo is at least 50 acres in size, with the optimal size being generally greater than 200 acres (USFWS 2013 and 2014). The project area does not appear to contain suitable habitat for yellow-billed cuckoo.

Conclusions and Recommendations

BIO-WEST downloaded available project specific wildlife information from numerous data sources described earlier in this document in order to develop a list of species of interest that could be present with the Wohali project area. The work was done to satisfy the ***Coalville City Development Code, Section 10-22-050: Sensitive Lands Analysis, Section H. Wildlife Habitat Areas.*** The known preferred

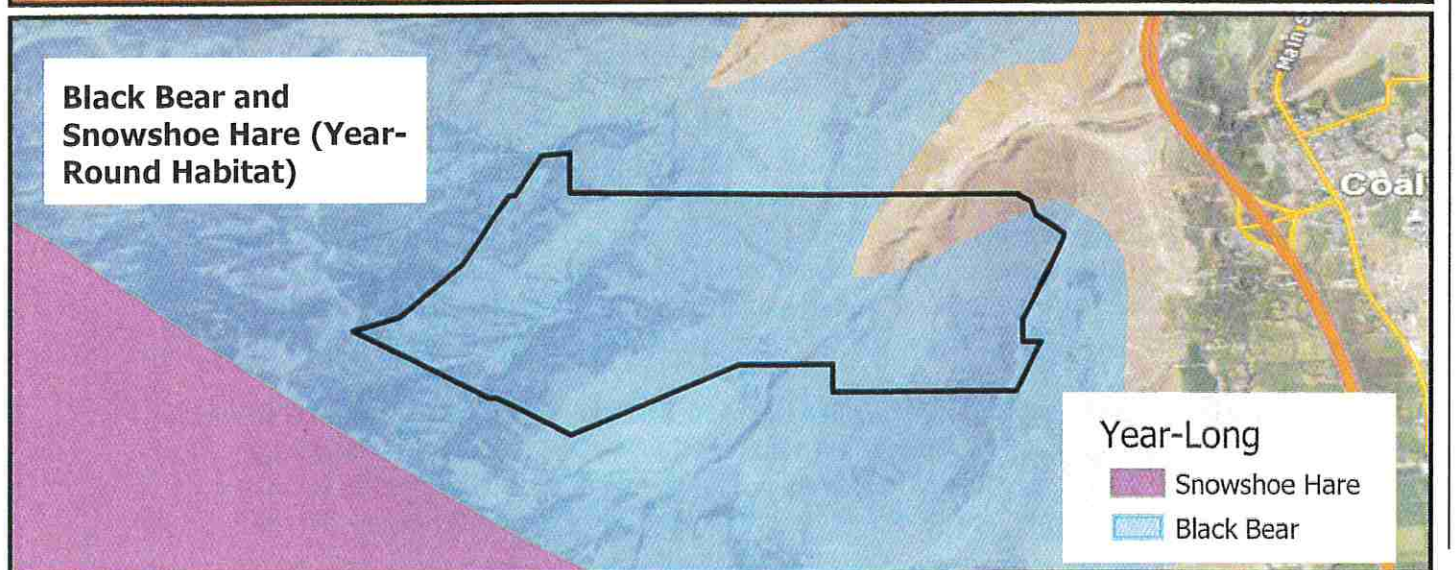
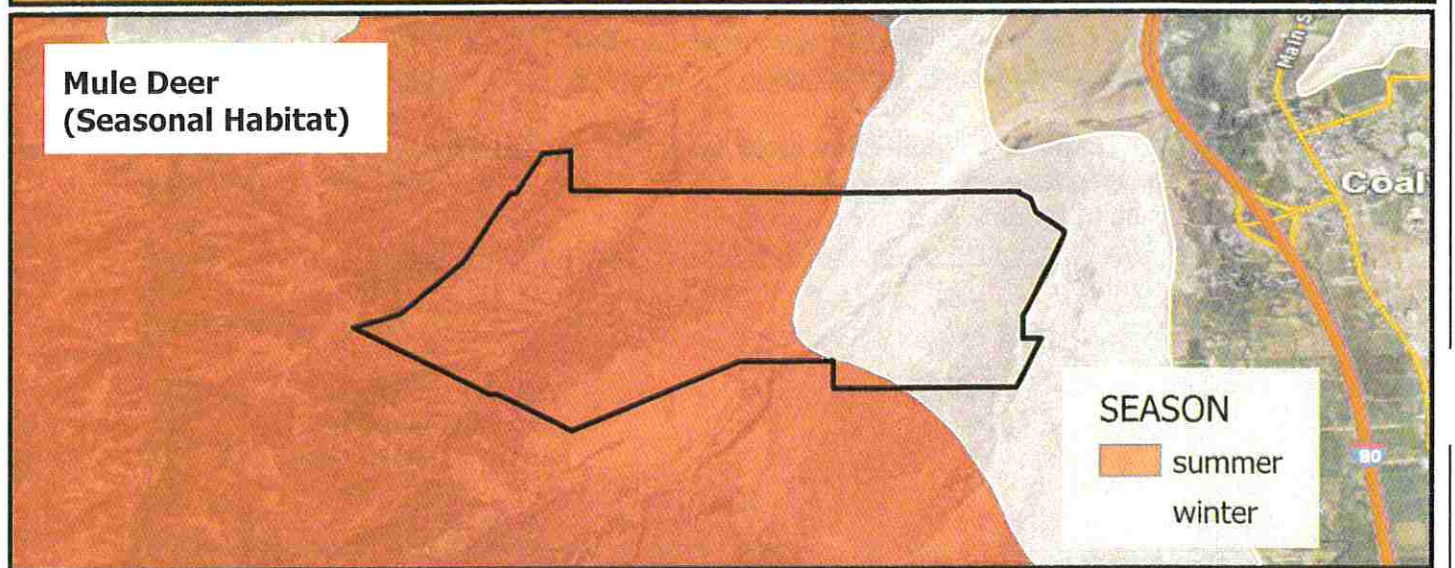
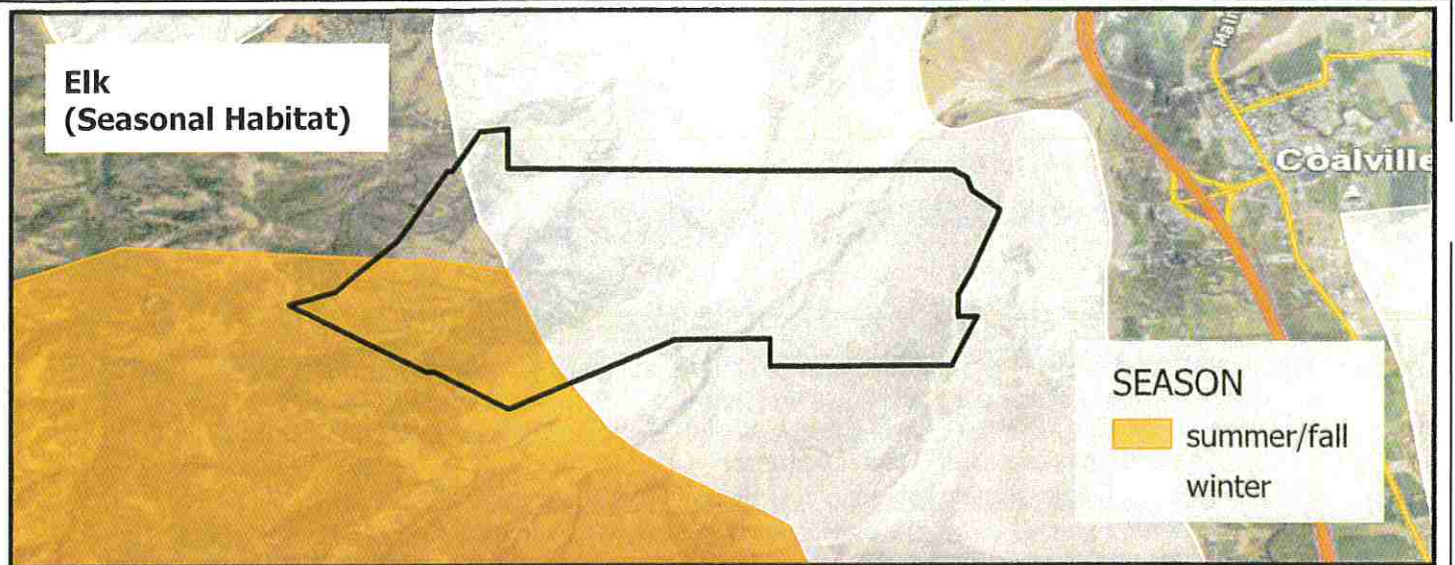
habitat of these species was compared to the project area vegetation data from the GAP landcover analysis to make a determination as to the likelihood of suitable habitat within the project area. It is important to note that the information presented here has not been field verified by BIO-WEST staff and this letter represents a preliminary analysis based on remote sensing and available data only. Numerous other common wildlife species that are not listed here are present within the project area and this list represents only specific species of interest as requested by the Coalville City Development Code. The results are described below in Table 1.

Table 1. Summary species list results for the Wohali Development (literature review analysis).

Common Name	Scientific Name	Status	Suitable Habitat in Project Area*
Canada lynx	<i>Lynx Canadensis</i>	Federally threatened	Absent
Yellow-billed cuckoo	<i>Coccyzus americanus</i>	Federally threatened	Absent
Elk	<i>Cervus canadensis</i>	State game animal	Yes
Mule deer	<i>Odocoileus hemionus</i>	State game animal	Yes
Black bear	<i>Ursus americanus</i>	State game animal	Yes - limited to more remote and less disturbed areas
Snowshoe hare	<i>Lepus americanus</i>	State game animal	Absent
Sage grouse	<i>Centrocercus urophasianus</i>	State game animal and Utah species of concern	Possible in less disturbed sagebrush dominated areas
Hungarian partridge	<i>Perdix perdix</i>	State game animal	Yes
Wild turkey	<i>Meleagris gallopavo</i>	State game animal	Yes
California quail	<i>Callipepla californica</i>	State game animal	Yes
Band tailed pigeon	<i>Patagioenas fasciata</i>	State game animal	Yes
Dusky grouse	<i>Dendragapus obscurus</i>	State game animal	Yes
Ruffed grouse	<i>Bonasa umbellus</i>	State game animal	Yes
Lewis's woodpecker	<i>Melanerpes lewishave</i>	Utah species of concern	Possible but limited to forested areas and less disturbed areas
Bald eagle	<i>Haliaeetus leucocephalus</i>	Utah species of concern	Possible but limited to forested areas and less disturbed areas near large waterbodies
Blue head sucker	<i>Catostomus discobolus</i>	Utah conservation agreement special management	Possible but limited to perennial streams
Bonneville Cutthroat trout	<i>Oncorhynchus clarkii utah</i>	Utah conservation agreement special management	Possible but limited to perennial streams

*Based on best professional judgement and remote sensing data, no field verification has been done.

The project area is not likely to support any federally listed threatened or endangered species or habitat for those species. The project area does likely support several game species including elk, mule deer, black bear, and numerous game bird species. Calving and nesting areas for these species would likely be limited to less disturbed areas that are not mowed for hay, cleared, or heavily grazed. The project area has the potential to support sage grouse, a Utah State listed wildlife species of concern. If present sage grouse would be located within less disturbed or less heavily grazed sagebrush monoculture areas. On site review could determine if appropriate sage grouse habitat is present within the project area. The project area could provide habitat for two other Utah State listed wildlife species of concern, the Lewis's woodpecker and the bald eagle. Nesting and breeding habitat for these birds within the project area would be limited to forested areas or individual trees nearer large waterbodies. The project area could also provide habitat for two Utah State listed fish species that are currently under a



Potential Mammal Habitat Wohali Development

Coalville City, Summit County, Utah

Note: Designated hunting areas for elk, bear, mule deer, and moose cover the entire area.

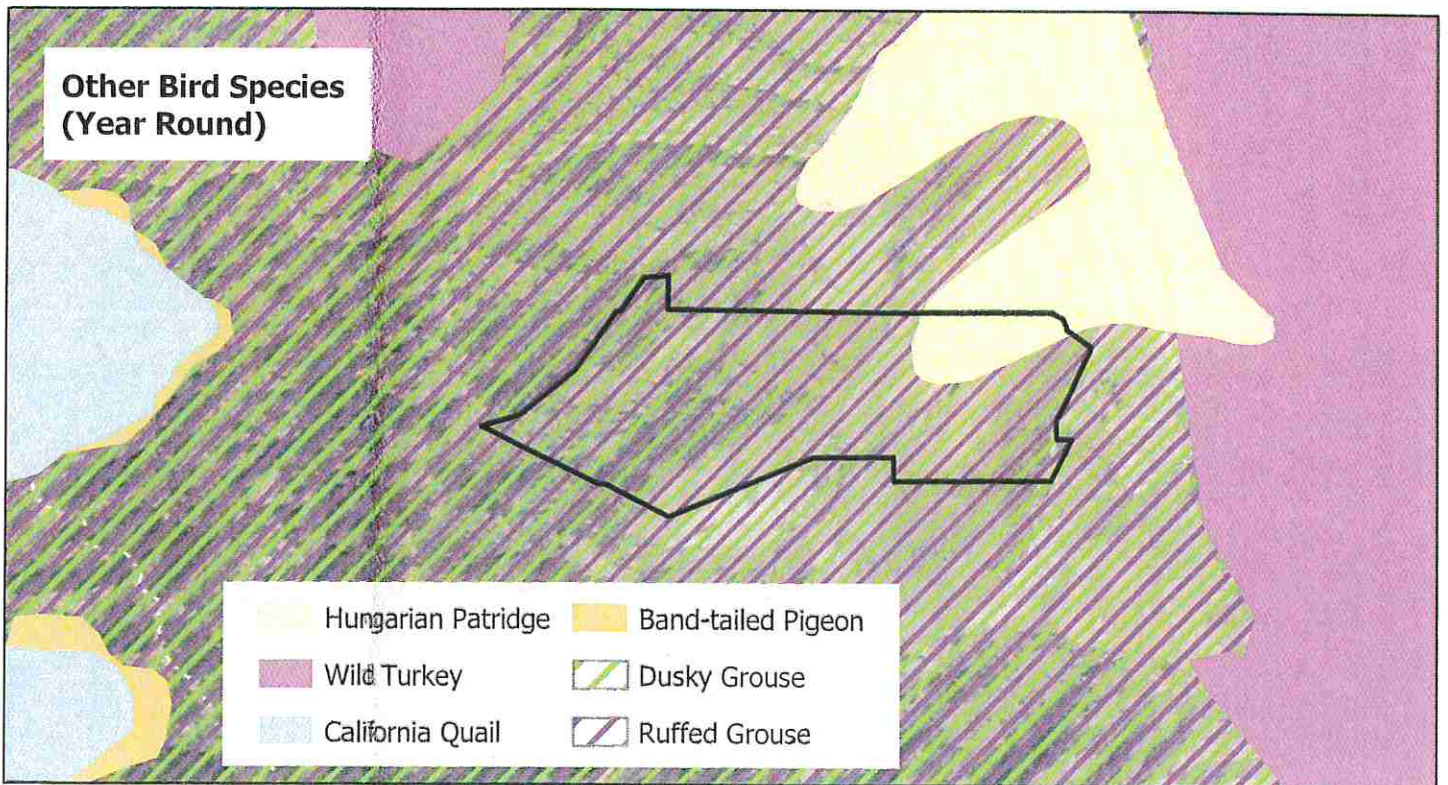
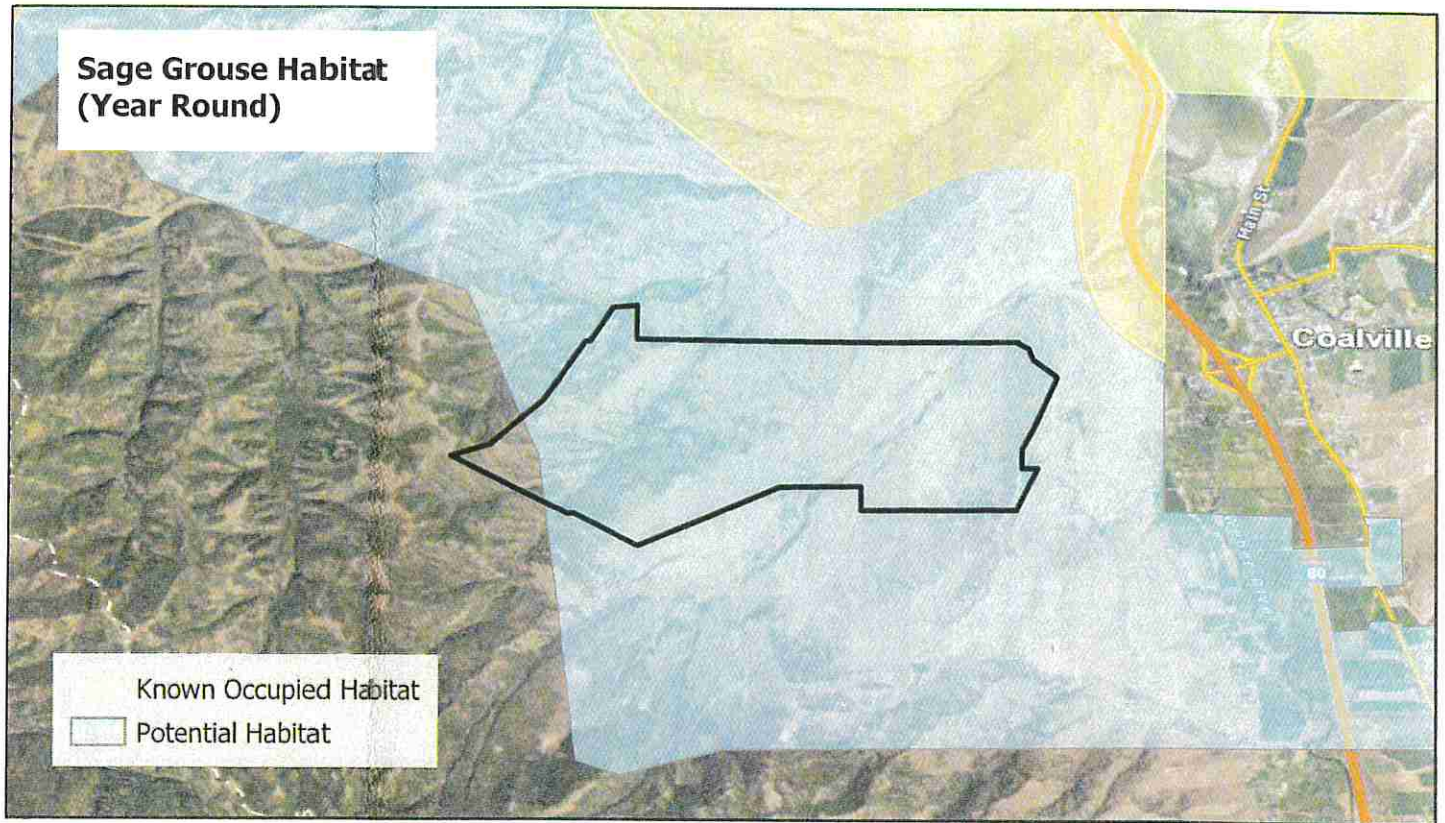
0 0.25 0.5 1 Miles



Drawn By: Lyndi Perry
Date: 3/6/2019



Data provided by Utah Division of Wildlife Resources;
online at <https://dwr.cdc.nr.utah.gov/ucdc/DownloadGIS/disclaim.htm>



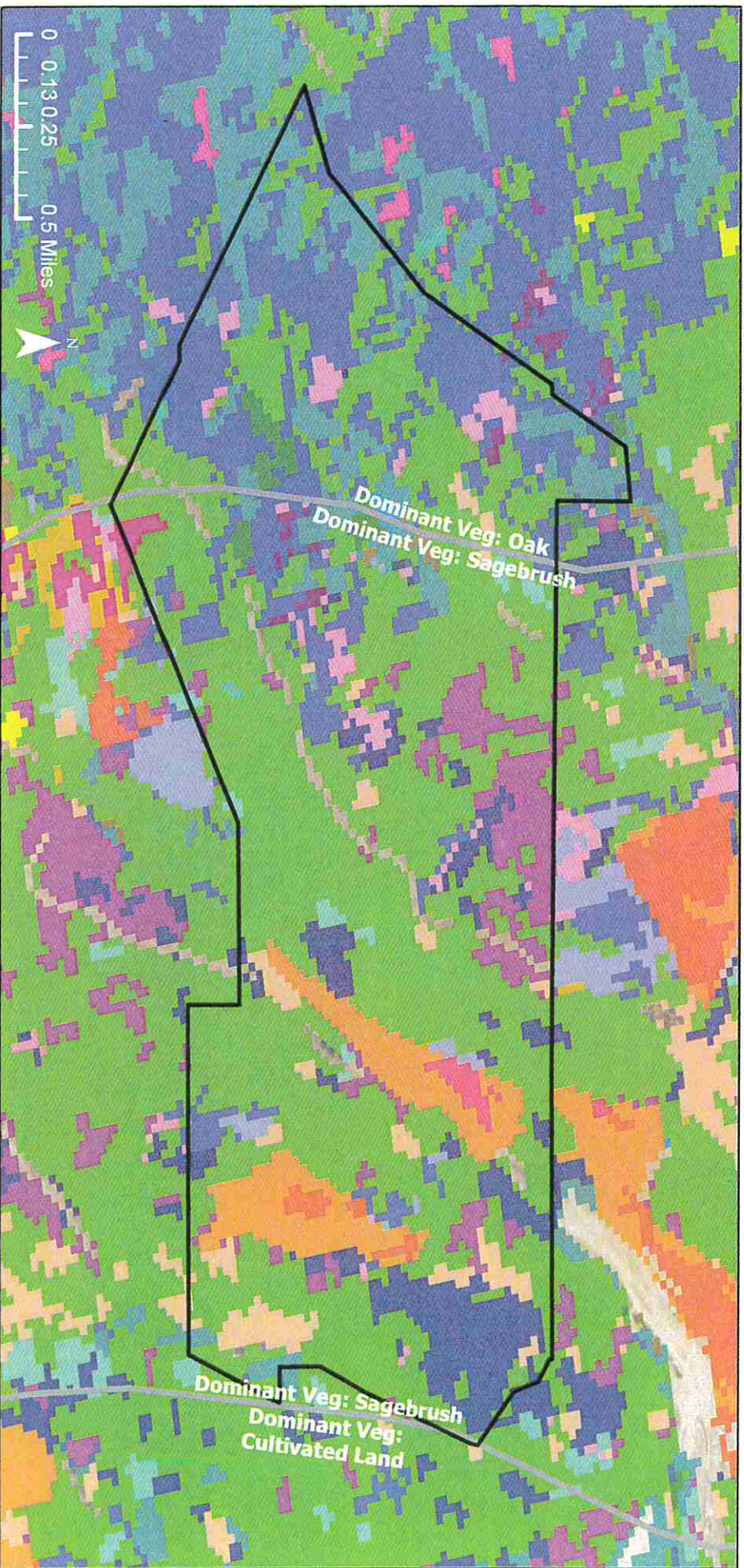
Potential Bird Habitat Wohali Development

Coalville City, Summit County, Utah
Drawn By: Lyndi Perry Date: 3/6/2019

0 0.250.5 1 Miles



Data provided by Utah Division of Wildlife Resources;
online at <https://dwr.cdc.nr.utah.gov/ucdc/DownloadGIS/disclaim.htm>



Vegetation Data

Wohali Development

Coalville City, Summit County, Utah

Drawn By: Lyndi Perry

Date: 3/6/2019



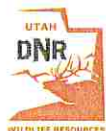
Data provided by U.S. Geological Survey; online at <https://gapanalystis.usgs.gov/gaplandcover/data/download/>

GAP Landcover

- Colorado Plateau Pinyon-Juniper Woodland
- Cultivated Cropland
- Developed, High Intensity
- Developed, Low Intensity
- Developed, Medium Intensity
- Developed, Open Space
- Disturbed/Successional - Shrub Regeneration
- Great Basin Pinyon-Juniper Woodland
- Inter-Mountain Basins Aspen-Mixed Conifer Forest and Woodland
- Inter-Mountain Basins Big Sagebrush Shrubland
- Inter-Mountain Basins Big Sagebrush Steppe
- Inter-Mountain Basins Curl-leaf Mountain Mahogany Woodland and Shrubland
- Inter-Mountain Basins Montane Sagebrush Steppe
- Introduced Upland Vegetation - Perennial Grassland and Forbland
- Introduced Upland Vegetation - Shrub

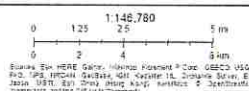
North American Arid West Emergent Marsh

- Open Water (Fresh)
- Pasture/Hay
- Rocky Mountain Alpine-Montane Wet Meadow
- Rocky Mountain Alpine Forest and Woodland
- Rocky Mountain Bigtooth Maple Ravine Woodland
- Rocky Mountain Cliff, Canyon and Massive Bedrock
- Rocky Mountain Gambel Oak-Mixed Montane Shrubland
- Rocky Mountain Lodgepole Pine Forest
- Rocky Mountain Lower Montane Riparian Woodland and Shrubland
- Rocky Mountain Subalpine Dry-Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine Mesic Spruce-Fir Forest and Woodland
- Rocky Mountain Subalpine-Montane Mesic Meadow
- Rocky Mountain Subalpine-Montane Riparian Shrubland
- Southern Rocky Mountain Dry-Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Mesic Montane Mixed Conifer Forest and Woodland
- Southern Rocky Mountain Montane-Subalpine Grassland



Report Number: 10067
February 28, 2019

February 28, 2019



Common Name	Scientific Name	State Protection Status	U.S. ESA Status	Last Observation Year
Bluehead Sucker	Catostomus discobolus	CS		2010
Bonneville Cutthroat Trout	Oncorhynchus clarkii utah	CS		2010
Bald Eagle	Haliaeetus leucocephalus	SPC		2003
Lewis's Woodpecker	Melanerpes lewis	SPC		1913

Definitions

State Protection Status

S-ESA	Federally-listed or candidate species under the Endangered Species Act
SPC	Wildlife species of concern
CS	Species receiving special management under a Conservation Agreement in order to preclude the need for Federal listing

U.S. Endangered Species Act

LE	A taxon that is listed by the U.S. Fish and Wildlife Service as "endangered" with the probability of worldwide extinction
LT	A taxon that is listed by the U.S. Fish and Wildlife Service as "threatened" with becoming endangered
LE/XN	An "endangered" taxon that is considered by the U.S. Fish and Wildlife Service to be "experimental and nonessential" in its designated use areas in Utah
C	A taxon for which the U.S. Fish and Wildlife Service has on file sufficient information on biological vulnerability and threats to justify it being a "candidate" for listing as endangered or threatened
PT/PE	A taxon "proposed" to be listed as "endangered" or "threatened" by the U.S. Fish and Wildlife Service

Disclaimer

The information provided in this report is based on data existing in the Utah Division of Wildlife Resources' central database at the time of the request. It should not be regarded as a final statement on the occurrence of any species on or near the designated site, nor should it be considered a substitute for on-the-ground biological surveys. Moreover, because the Utah Division of Wildlife Resources' central database is continually updated, any given response is only appropriate for its respective request.

The UDWR provides no warranty, nor accepts any liability, occurring from any incorrect, incomplete, or misleading data, or from any incorrect, incomplete, or misleading use of these data.

The results are a query of species tracked by the Utah Natural Heritage Program, which includes all species listed under the U.S. Endangered Species Act and species on the Utah Sensitive Species List. Other significant wildlife values might also be present on the designated site. Please [contact](#) UDWR's regional habitat manager if you have any questions.

Contact the U.S. Fish and Wildlife Service at (801) 975-3330 for the purpose of consultation under the Endangered Species Act.

Please contact our office at (801) 538-4759 or habitat@utah.gov if you require further assistance.

Your project is located in the following UDWR region(s): Northern region

Report generated for:

Travis Taylor
BIO-WEST, Inc.
1063 West 1400 North
Logan, UT 84321
(435) 752-4202
ttaylor@bio-west.com



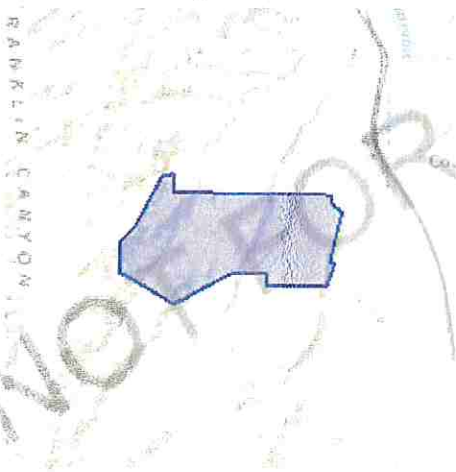
IPaC resource list

This report is an automatically generated list of species and other resources such as critical habitat (collectively referred to as *trust resources*) under the U.S. Fish and Wildlife Service's (USFWS) jurisdiction that are known or expected to be on or near the project area referenced below. The list may also include trust resources that occur outside of the project area, but that could potentially be directly or indirectly affected by activities in the project area. However, determining the likelihood and extent of effects a project may have on trust resources typically requires gathering additional site-specific (e.g., vegetation/species surveys) and project-specific (e.g., magnitude and timing of proposed activities) information.

Below is a summary of the project information you provided and contact information for the USFWS office(s) with jurisdiction in the defined project area. Please read the introduction to each section that follows (Endangered Species, Migratory Birds, USFWS Facilities, and NWI Wetlands) for additional information applicable to the trust resources addressed in that section.

Location

Summit County, Utah



Local office

Utah Ecological Services Field Office

☎ (801) 975-3330

📠 (801) 975-3331

2369 West Orton Circle, Suite 50
West Valley City, UT 84119-7603

<http://www.fws.gov>

<http://www.fws.gov/utahfieldoffice/>

Endangered species

This resource list is for informational purposes only and does not constitute an analysis of project level impacts.

The primary information used to generate this list is the known or expected range of each species. Additional areas of influence (AOI) for species are also considered. An AOI includes areas outside of the species range if the species could be indirectly affected by activities in that area (e.g., placing a dam upstream of a fish population, even if that fish does not occur at the dam site, may indirectly impact the species by reducing or eliminating water flow downstream). Because species can move, and site conditions can change, the species on this list are not guaranteed to be found on or near the project area. To fully determine any potential effects to species, additional site-specific and project-specific information is often required.

Section 7 of the Endangered Species Act **requires** Federal agencies to "request of the Secretary information whether any species which is listed or proposed to be listed may be present in the area of such proposed action" for any project that is conducted, permitted, funded, or licensed by any Federal agency. A letter from the local office and a species list which fulfills this requirement can **only** be obtained by requesting an official species list from either the Regulatory Review section in IPaC (see directions below) or from the local field office directly.

For project evaluations that require USFWS concurrence/review, please return to the IPaC website and request an official species list by doing the following:

1. Draw the project location and click CONTINUE.
2. Click DEFINE PROJECT.
3. Log in (if directed to do so).
4. Provide a name and description for your project.
5. Click REQUEST SPECIES LIST.

Listed species¹ and their critical habitats are managed by the [Ecological Services Program](#) of the U.S. Fish and Wildlife Service (USFWS) and the fisheries division of the National Oceanic and Atmospheric Administration (NOAA Fisheries²).

Species and critical habitats under the sole responsibility of NOAA Fisheries are **not** shown on this list. Please contact [NOAA Fisheries](#) for [species under their jurisdiction](#).

1. Species listed under the [Endangered Species Act](#) are threatened or endangered; IPaC also shows species that are candidates, or proposed, for listing. See the [listing status page](#) for more information.
2. [NOAA Fisheries](#), also known as the National Marine Fisheries Service (NMFS), is an office of the National Oceanic and Atmospheric Administration within the Department of Commerce.

The following species are potentially affected by activities in this location:

Mammals

NAME

STATUS

Canada Lynx *Lynx canadensis*

Threatened

There is **final** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/3652>

Birds

NAME

STATUS

Yellow-billed Cuckoo *Coccyzus americanus*

Threatened

There is **proposed** critical habitat for this species. Your location is outside the critical habitat.

<https://ecos.fws.gov/ecp/species/3911>

Critical habitats

Potential effects to critical habitat(s) in this location must be analyzed along with the endangered species themselves.

THERE ARE NO CRITICAL HABITATS AT THIS LOCATION.

Migratory birds

Certain birds are protected under the Migratory Bird Treaty Act¹ and the Bald and Golden Eagle Protection Act².

Any person or organization who plans or conducts activities that may result in impacts to migratory birds, eagles, and their habitats should follow appropriate regulations and consider implementing appropriate conservation measures, as described [below](#).

1. The [Migratory Birds Treaty Act](#) of 1918.
2. The [Bald and Golden Eagle Protection Act](#) of 1940.

Additional information can be found using the following links:

- Birds of Conservation Concern <http://www.fws.gov/birds/management/managed-species/birds-of-conservation-concern.php>
- Measures for avoiding and minimizing impacts to birds <http://www.fws.gov/birds/management/project-assessment-tools-and-guidance/conservation-measures.php>
- Nationwide conservation measures for birds <http://www.fws.gov/migratorybirds/pdf/management/nationwidestandardconservationmeasures.pdf>

The birds listed below are birds of particular concern either because they occur on the [USFWS Birds of Conservation Concern](#) (BCC) list or warrant special attention in your project location. To learn more about the levels of concern for birds on your list and how this list is generated, see the FAQ

[below](#). This is not a list of every bird you may find in this location, nor a guarantee that every bird on this list will be found in your project area. To see exact locations of where birders and the general public have sighted birds in and around your project area, visit the [E-bird data mapping tool](#) (Tip: enter your location, desired date range and a species on your list). For projects that occur off the Atlantic Coast, additional maps and models detailing the relative occurrence and abundance of bird species on your list are available. Links to additional information about Atlantic Coast birds, and other important information about your migratory bird list, including how to properly interpret and use your migratory bird report, can be found [below](#).

For guidance on when to schedule activities or implement avoidance and minimization measures to reduce impacts to migratory birds on your list, click on the PROBABILITY OF PRESENCE SUMMARY at the top of your list to see when these birds are most likely to be present and breeding in your project area.

NAME

BREEDING SEASON (IF A BREEDING SEASON IS INDICATED FOR A BIRD ON YOUR LIST, THE BIRD MAY BREED IN YOUR PROJECT AREA SOMETIME WITHIN THE TIMEFRAME SPECIFIED, WHICH IS A VERY LIBERAL ESTIMATE OF THE DATES INSIDE WHICH THE BIRD BREEDS ACROSS ITS ENTIRE RANGE. "BREEDS ELSEWHERE" INDICATES THAT THE BIRD DOES NOT LIKELY BREED IN YOUR PROJECT AREA.)

Bald Eagle *Haliaeetus leucocephalus*

This is not a Bird of Conservation Concern (BCC) in this area, but warrants attention because of the Eagle Act or for potential susceptibilities in offshore areas from certain types of development or activities.

<https://ecos.fws.gov/ecp/species/1626>

Breeds Dec 1 to Aug 31

Golden Eagle *Aquila chrysaetos*

This is a Bird of Conservation Concern (BCC) only in particular Bird Conservation Regions (BCRs) in the continental USA

<https://ecos.fws.gov/ecp/species/1680>

Breeds Jan 1 to Aug 31

Long-eared Owl *asio otus*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3631>

Breeds Mar 1 to Jul 15

Olive-sided Flycatcher *Contopus cooperi*

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/3914>

Breeds May 20 to Aug 31

Pinyon Jay *Gymnorhinus cyanocephalus*

Breeds Feb 15 to Jul 15

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9420>

Rufous Hummingbird *selasphorus rufus*

Breeds elsewhere

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/8002>

Virginia's Warbler *Vermivora virginiae*

Breeds May 1 to Jul 31

This is a Bird of Conservation Concern (BCC) throughout its range in the continental USA and Alaska.

<https://ecos.fws.gov/ecp/species/9441>

Probability of Presence Summary

The graphs below provide our best understanding of when birds of concern are most likely to be present in your project area. This information can be used to tailor and schedule your project activities to avoid or minimize impacts to birds. Please make sure you read and understand the FAQ "Proper Interpretation and Use of Your Migratory Bird Report" before using or attempting to interpret this report.

Probability of Presence

Each green bar represents the bird's relative probability of presence in the 10km grid cell(s) your project overlaps during a particular week of the year. (A year is represented as 12 4-week months.) A taller bar indicates a higher probability of species presence. The survey effort (see below) can be used to establish a level of confidence in the presence score. One can have higher confidence in the presence score if the corresponding survey effort is also high.

How is the probability of presence score calculated? The calculation is done in three steps:

1. The probability of presence for each week is calculated as the number of survey events in the week where the species was detected divided by the total number of survey events for that week. For example, if in week 12 there were 20 survey events and the Spotted Towhee was found in 5 of them, the probability of presence of the Spotted Towhee in week 12 is 0.25.
2. To properly present the pattern of presence across the year, the relative probability of presence is calculated. This is the probability of presence divided by the maximum probability of presence across all weeks. For example, imagine the probability of presence in week 20 for the Spotted Towhee is 0.05, and that the probability of presence at week 12 (0.25) is the maximum of any week of the year. The relative probability of presence on week 12 is $0.25/0.25 = 1$; at week 20 it is $0.05/0.25 = 0.2$.
3. The relative probability of presence calculated in the previous step undergoes a statistical conversion so that all possible values fall between 0 and 10, inclusive. This is the probability of presence score.

To see a bar's probability of presence score, simply hover your mouse cursor over the bar.

Breeding Season

Yellow bars denote a very liberal estimate of the time-frame inside which the bird breeds across its entire range. If there are no yellow bars shown for a bird, it does not breed in your project area.

Survey Effort (I)

Vertical black lines superimposed on probability of presence bars indicate the number of surveys performed for that species in the 10km grid cell(s) your project area overlaps. The number of surveys is expressed as a range, for example, 33 to 64 surveys.

To see a bar's survey effort range, simply hover your mouse cursor over the bar.

No Data (-)

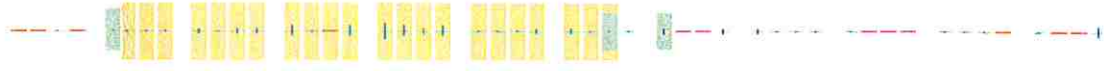
A week is marked as having no data if there were no survey events for that week.

Survey Timeframe

Surveys from only the last 10 years are used in order to ensure delivery of currently relevant information. The exception to this is areas off the Atlantic coast, where bird returns are based on all years of available data, since data in these areas is currently much more sparse.



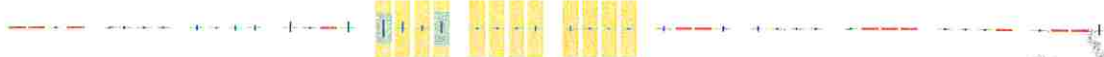
Pinyon Jay
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Rufous
Hummingbird
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Virginia's Warbler
BCC Rangewide
(CON) (This is a Bird
of Conservation
Concern (BCC)
throughout its range
in the continental
USA and Alaska.)



Tell me more about conservation measures I can implement to avoid or minimize impacts to migratory birds.

[Nationwide Conservation Measures](#) describes measures that can help avoid and minimize impacts to all birds at any location year round. Implementation of these measures is particularly important when birds are most likely to occur in the project area. When birds may be breeding in the area, identifying the locations of any active nests and avoiding their destruction is a very helpful impact minimization measure. To see when birds are most likely to occur and be breeding in your project area, view the [Probability of Presence Summary](#). [Additional measures](#) and/or [permits](#) may be advisable depending on the type of activity you are conducting and the type of infrastructure or bird species present on your project site.

What does IPaC use to generate the migratory birds potentially occurring in my specified location?

The Migratory Bird Resource List is comprised of USFWS [Birds of Conservation Concern \(BCC\)](#) and other species that may warrant special attention in your project location.

The migratory bird list generated for your project is derived from data provided by the [Avian Knowledge Network \(AKN\)](#). The AKN data is based on a growing collection of [survey, banding, and citizen science datasets](#) and is queried and filtered to return a list of those birds reported as occurring in the 10km grid cell(s) which your project intersects, and that have been identified as warranting special attention because they are a BCC species in that area, an eagle ([Eagle Act](#) requirements may apply), or a species that has a particular vulnerability to offshore activities or development.

Again, the Migratory Bird Resource list includes only a subset of birds that may occur in your project area. It is not representative of all birds that may occur in your project area. To get a list of all birds potentially present in your project area, please visit the [E-bird Explore Data Tool](#).

What does IPaC use to generate the probability of presence graphs for the migratory birds potentially occurring in my specified location?

The probability of presence graphs associated with your migratory bird list are based on data provided by the [Avian Knowledge Network \(AKN\)](#). This data is derived from a growing collection of [survey, banding, and citizen science datasets](#).

Probability of presence data is continuously being updated as new and better information becomes available. To learn more about how the probability of presence graphs are produced and how to interpret them, go the Probability of Presence Summary and then click on the "Tell me about these graphs" link.

How do I know if a bird is breeding, wintering, migrating or present year-round in my project area?

To see what part of a particular bird's range your project area falls within (i.e. breeding, wintering, migrating or year-round), you may refer to the following resources: [The Cornell Lab of Ornithology All About Birds Bird Guide](#), or (if you are unsuccessful in locating the bird of interest there), the [Cornell Lab of Ornithology Neotropical Birds guide](#). If a bird on your migratory bird species list has a breeding season associated with it, if that bird does occur in your project area, there may be nests present at some point within the timeframe specified. If "Breeds elsewhere" is indicated, then the bird likely does not breed in your project area.

What are the levels of concern for migratory birds?

Migratory birds delivered through IPaC fall into the following distinct categories of concern:

1. "BCC Rangewide" birds are [Birds of Conservation Concern](#) (BCC) that are of concern throughout their range anywhere within the USA (including Hawaii, the Pacific Islands, Puerto Rico, and the Virgin Islands);
2. "BCC - BCR" birds are BCCs that are of concern only in particular Bird Conservation Regions (BCRs) in the continental USA; and
3. "Non-BCC - Vulnerable" birds are not BCC species in your project area, but appear on your list either because of the [Eagle Act](#) requirements (for eagles) or (for non-eagles) potential susceptibilities in offshore areas from certain types of development or activities (e.g. offshore energy development or longline fishing).

Although it is important to try to avoid and minimize impacts to all birds, efforts should be made, in particular, to avoid and minimize impacts to the birds on this list, especially eagles and BCC species of rangewide concern. For more information on conservation measures you can implement to help avoid and minimize migratory bird impacts and requirements for eagles, please see the FAQs for these topics.

Details about birds that are potentially affected by offshore projects

For additional details about the relative occurrence and abundance of both individual bird species and groups of bird species within your project area off the Atlantic Coast, please visit the [Northeast Ocean Data Portal](#). The Portal also offers data and information about other taxa besides birds that may be helpful to you in your project review. Alternately, you may download the bird model results files underlying the portal maps through the [NOAA NCCOS Integrative Statistical Modeling and Predictive Mapping of Marine Bird Distributions and Abundance on the Atlantic Outer Continental Shelf](#) project webpage.

Bird tracking data can also provide additional details about occurrence and habitat use throughout the year, including migration. Models relying on survey data may not include this information. For additional information on marine bird tracking data, see the [Diving Bird Study](#) and the [nanotag studies](#) or contact [Caleb Spiegel](#) or [Pam Loring](#).

What if I have eagles on my list?

If your project has the potential to disturb or kill eagles, you may need to [obtain a permit](#) to avoid violating the Eagle Act should such impacts occur.

Proper Interpretation and Use of Your Migratory Bird Report

The migratory bird list generated is not a list of all birds in your project area, only a subset of birds of priority concern. To learn more about how your list is generated, and see options for identifying what other birds may be in your project area, please see the FAQ "What does IPaC use to generate the migratory birds potentially occurring in my specified location". Please be aware this report provides the "probability of presence" of birds within the 10 km grid cell(s) that overlap your project; not your exact project footprint. On the graphs provided, please also look

carefully at the survey effort (indicated by the black vertical bar) and for the existence of the "no data" indicator (a red horizontal bar). A high survey effort is the key component. If the survey effort is high, then the probability of presence score can be viewed as more dependable. In contrast, a low survey effort bar or no data bar means a lack of data and, therefore, a lack of certainty about presence of the species. This list is not perfect; it is simply a starting point for identifying what birds of concern have the potential to be in your project area, when they might be there, and if they might be breeding (which means nests might be present). The list helps you know what to look for to confirm presence, and helps guide you in knowing when to implement conservation measures to avoid or minimize potential impacts from your project activities, should presence be confirmed. To learn more about conservation measures, visit the FAQ "Tell me about conservation measures I can implement to avoid or minimize impacts to migratory birds" at the bottom of your migratory bird trust resources page.

Facilities

National Wildlife Refuge lands

Any activity proposed on lands managed by the [National Wildlife Refuge](#) system must undergo a 'Compatibility Determination' conducted by the Refuge. Please contact the individual Refuges to discuss any questions or concerns.

THERE ARE NO REFUGE LANDS AT THIS LOCATION.

Fish hatcheries

THERE ARE NO FISH HATCHERIES AT THIS LOCATION.

Wetlands in the National Wetlands Inventory

Impacts to [NWI wetlands](#) and other aquatic habitats may be subject to regulation under Section 404 of the Clean Water Act, or other State/Federal statutes.

For more information please contact the Regulatory Program of the local [U.S. Army Corps of Engineers District](#).

Please note that the NWI data being shown may be out of date. We are currently working to update our NWI data set. We recommend you verify these results with a site visit to determine the actual extent of wetlands on site.

This location overlaps the following wetlands:

FRESHWATER EMERGENT WETLAND

[PEM1C](#)

FRESHWATER FORESTED/SHRUB WETLAND

[PSSC](#)
[PSS/EM1C](#)

FRESHWATER POND

[PABFh](#)
[PABGb](#)
[PUSCh](#)

RIVERINE

[R4SBC](#)
[R5UBH](#)

A full description for each wetland code can be found at the [National Wetlands Inventory website](#)

Data limitations

The Service's objective of mapping wetlands and deepwater habitats is to produce reconnaissance level information on the location, type and size of these resources. The maps are prepared from the analysis of high altitude imagery. Wetlands are identified based on vegetation, visible hydrology and geography. A margin of error is inherent in the use of imagery; thus, detailed on-the-ground inspection of any particular site may result in revision of the wetland boundaries or classification established through image analysis.

The accuracy of image interpretation depends on the quality of the imagery, the experience of the image analysts, the amount and quality of the collateral data and the amount of ground truth verification work conducted. Metadata should be consulted to determine the date of the source imagery used and any mapping problems.

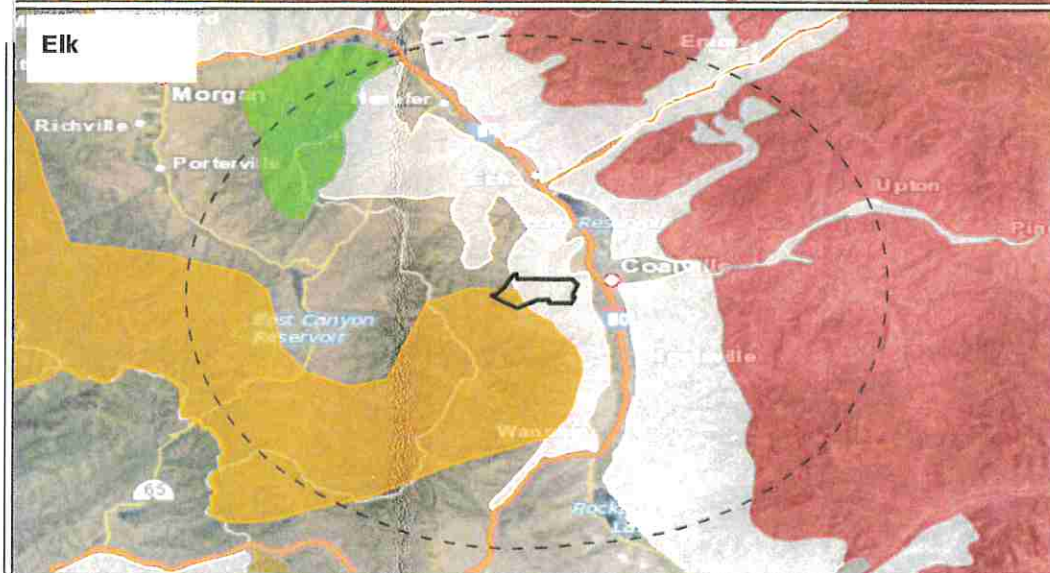
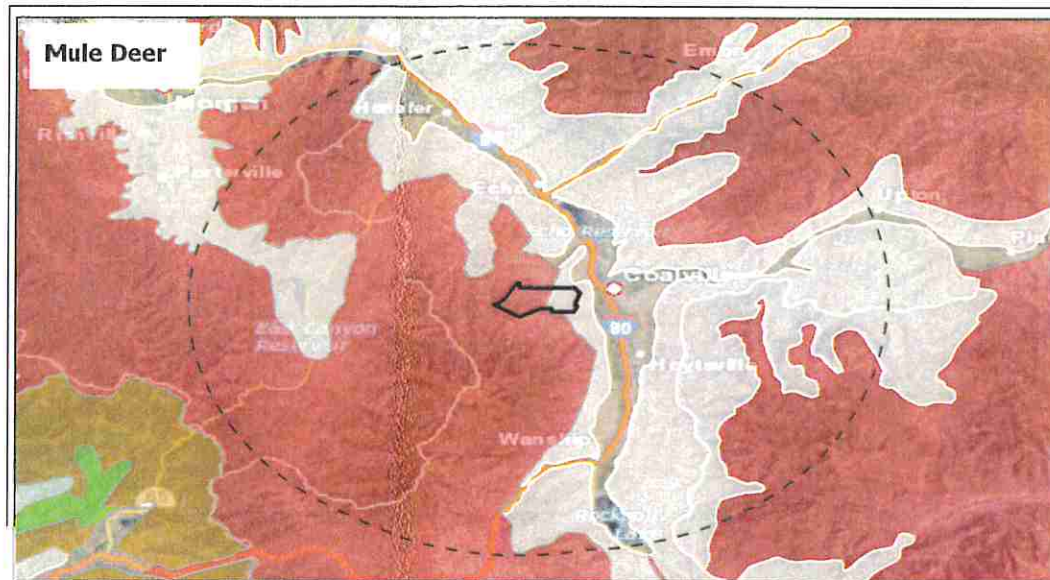
Wetlands or other mapped features may have changed since the date of the imagery or field work. There may be occasional differences in polygon boundaries or classifications between the information depicted on the map and the actual conditions on site.

Data exclusions

Certain wetland habitats are excluded from the National mapping program because of the limitations of aerial imagery as the primary data source used to detect wetlands. These habitats include seagrasses or submerged aquatic vegetation that are found in the intertidal and subtidal zones of estuaries and nearshore coastal waters. Some deepwater reef communities (coral or tubercid worm reefs) have also been excluded from the inventory. These habitats, because of their depth, go undetected by aerial imagery.

Data precautions

Federal, state, and local regulatory agencies with jurisdiction over wetlands may define and describe wetlands in a different manner than that used in this inventory. There is no attempt, in either the design or products of this inventory, to define the limits of proprietary jurisdiction of any Federal, state, or local government or to establish the geographical scope of the regulatory programs of government agencies. Persons intending to engage in activities involving modifications within or adjacent to wetland areas should seek the advice of appropriate federal, state, or local agencies concerning specified agency regulatory programs and proprietary jurisdictions that may affect such activities.



Elk and Mule Deer Habitat Wohali Development

Coalville City, Summit County, Utah

Elk and mule deer habitat shown within a 10 mile buffer area.

Mule deer habitat within a 10 mile radius:

227,180 acres

Project area:

1,531 acres (0.7% of available habitat)

Elk habitat within a 10 mile radius:

181,101 acres

Project area:

1,450 acres (0.8% of available habitat)

Drawn By: Lyndi Perry

Date: 3/8/2019

Study Area

10 Mile

Buffer Area

SEASON

spring/fall

summer

summer/fall

winter

year-long

0 2.5 5 10 Miles



Data provided by U.S. Geological Survey; online at <https://gapanalysis.usgs.gov/gaplandcover/data/download/>

To: Jim Boyden
Wohali Partners

From: John Dorny, P.E.
Horrocks Engineers



Date: May 13, 2019

Subject: Traffic Engineering Services: Wohali Development

The purpose of this memorandum is to present our findings regarding traffic-engineering services performed for the Wohali Development located in Coalville, Utah. Traffic volumes on Wohali project roadways are presented here, along with estimated Trip Generation.

Study Area:

The Wohali project connects to the existing Highway 280 via Icy Springs Road. The project will consist of two golf courses, rental and non-rental units that include houses, cabins, cottages, ranches, and a public accessible trail system. There is a village type area that will include golf, restaurants, a spa, and cabin rentals. The other area will be Country units, which will consist of cabins, ranches, and estates.

Existing Traffic Conditions:

There is no existing traffic being generated by the proposed development. A full Traffic Impact Study will be completed that will include existing traffic conditions at I-80 and Icy Springs Road.

Trip Generation:

The number of vehicle trips estimated to be generated by the new development was calculated using the methodology found in the Institute of Transportation Engineers (ITE) Trip Generation Manual 10th edition. It is estimated that the project will generate between 4,300 and 6,000 vehicle trips per day, depending on season and rental occupancies. The following land uses were used:

The overview of the proposed land uses are

- 18 Hole Golf Course
- 9 Hole Short Course
- Spa Facility
- Golf House
- Lodge restaurant and bar
- Café/Pub
- All Faiths Chapel
- Amphitheater
- Publicly accessible trail system with access from village core
- Golf and HOA maintenance facility
- 700 livable Properties

Single-Family Detached housing — Single-family detached housing includes all single-family detached homes on individual lots. A typical site surveyed is a suburban subdivision.

Office Space— A space where affairs of businesses, commercial or industrial organizations, or professional persons or firms are conducted. An office building or buildings may contain a mixture of tenants providing professional services.

Recreational homes— a recreational home is located within a resort that contains local services and complete recreational facilities. These dwellings are often second homes used by the owner periodically or rented on a seasonal basis. Timeshare (Land Use 265) is a related land use.

A resort hotel — A resort hotel is similar to a hotel (Land Use 310) in that it provides sleeping accommodations, restaurants, cocktail lounges, retail shops, and guest services. The primary difference is that a resort hotel caters to the tourist and vacation industry, often providing a wide variety of recreational facilities/programs (golf courses, tennis courts, beach access, or other amenities) rather than convention and meeting business. Hotel (Land Use 310), all suites hotel (Land Use 311), business hotel (Land Use 312), and motel (Land Use 320) are related uses.

Golf course—Golf courses include 9-, 18-, 27- and 36-hole municipal courses. Some sites may also have driving ranges and clubhouses with a pro shop, restaurant, lounge, and banquet facilities. Miniature golf course (Land Use 431), golf driving range (Land Use 432), and multipurpose recreational facility (Land Use 435) are related uses.

Arena—an arena is a large indoor structure in which spectator events are held. These events vary from professional ice hockey and basketball to non-sporting events such as concerts, shows, or religious services. Arenas generally have large parking facilities, except when located in or around the downtown of a large city. Professional baseball stadium (Land Use 462) is a related land use.

Hair salon— A hair salon is a facility that specializes in cosmetic and beauty services including hair cutting and styling, skin and nail care, and massage therapy. A hair salon may also contain spa facilities.

Quality restaurant— this land use consists of high quality, full-service eating establishments with a typical duration of stay of at least one hour. Quality restaurants generally do not serve breakfast; some do not serve lunch; all serve dinner. This type of restaurant often requests and sometimes requires reservations and is generally not part of a chain. Patrons commonly wait to be seated, are served by a waiter/ waitress, order from menus and pay for meals after they eat. While some of the study sites have lounge or bar facilities (serving alcoholic beverages), they are ancillary to the restaurant. Fast casual restaurant (Land Use 930) and high-turnover (sit-down) restaurant (Land Use 932) are related uses.

High-turnover (sit-down) restaurant— this land use consists of sit-down, full-service eating establishments with typical duration of stay of approximately one hour. This type of restaurant is usually moderately priced and frequently belongs to a restaurant chain. Generally, these restaurants serve lunch and dinner; they may also be open for breakfast and are sometimes open 24 hours a day. These restaurants typically do not take reservations. Patrons commonly wait to be seated, are served by a waiter/waitress, order from menus and pay for their meal after they eat. Some facilities contained within this land use may also contain a bar area for serving food and alcoholic drinks. Fast casual restaurant (Land Use 930), quality restaurant (Land Use 931), fast-food restaurant without drive-through window (Land Use 933), fast-food restaurant with drive-through window (Land Use 934), and fast-food restaurant with drive-through window and no indoor seating (Land Use 935) are related uses.

Scenarios:

Since the location and high demand for the project is tourism, there will be recreational houses in the project that will not create the same traffic demands as a single-family home in a typical suburban housing development. Horrocks Engineers decided to analysis three scenarios to represent each traffic demand as best as possible. Scenario one represents 75% of the houses being rental properties and 25% of them being single family homes. Scenario two represents 50% of the houses being rental properties and 50% of them being single family homes. Scenario three represents 25% of the houses being rental properties and 75 % of them being single family homes. Each scenario will show the Annual Daily Traffic (ADT) on each length of road throughout the project area.

Roadway Capacity

The Utah/ Wasatch Front Specific Maximum Daily Traffic Capacity Estimate is created as a standard Level of Service capacity used in Utah. Level of Service (LOS) is a term used by the HCM to describe the traffic operations of roadway capacity, based on congestion and delay. LOS ranges from A (almost no congestion or delay) to F (traffic demand exceeds capacity and intersection experiences long queues and delay). LOS E is the threshold when the intersection exceeds an acceptable standard and intersection improvements are required. The following standards shown in **Table 1** and are used for a rural 2-lane road.

Table 1: Daily Traffic Capacity – Rural 2-Lane Roadway

Rural			
2 lane			
	Freeway	Arterial	Collector
LOS A	NA	5,500	3,500
LOS B	NA	8,500	5,500
LOS C	NA	12,000	7,500
LOS D	NA	15,500	9,500
LOS E	NA	19,500	12,000

Source: Wasatch Front Regional Council

Traffic Network

The traffic network was analyzed for three scenarios and is shown below. Scenario one had the least amount of ADT heading to/from I-80, as the scenarios increased so did the ADT for each road. The total ADT for the network that is heading towards I-80 is shown in

Table 2.

Roadway Livability

Roadway Livability is relative to the community. Livability represents an amount of vehicles passing in front of a house that allows for reasonable livability. This number is subjective and is not a function of roadway capacity. The capacity of a 2-lane rural collector road is approximately 7,500 to 9,500 vehicles per day. It is estimated that this area will generate 6,000 vehicles per day in a worst-case scenario, assuming 25% of all units are rented. As the rental occupancies increase the traffic will decrease. This is due to the fact that an average single-family house generates 10 trips per day. In high recreational areas with amenities available nearby, there is less traffic entering and exiting the project development. It is recommended to perform traffic counts periodically that can track vehicle trip rates as the project develops.

Table 2: Total ADT Heading Towards To I80

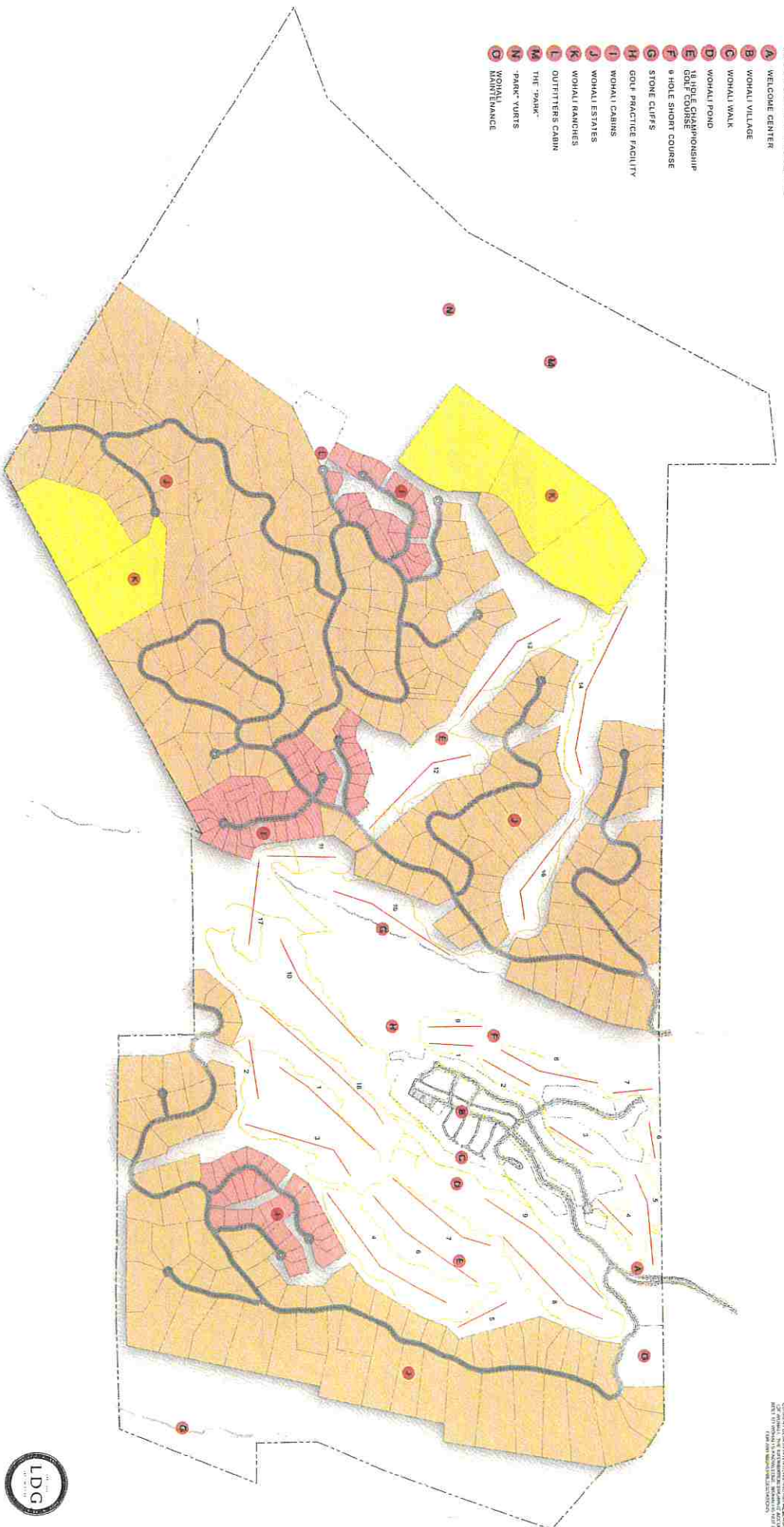
Scenario	ADT
75% Recreational Homes & 25% Single Family Homes	4305
50% Recreational Homes & 50% Single Family Homes	5144
25% Recreational Homes & 75% Single Family Homes	5965

Summary:

- Total amount of Project ADT for Scenario One that will enter or exit the project area off of I80 is 4,305 Vehicles
- Total amount of Project ADT for Scenario Two that will enter or exit the project area off of I80 is 5,144 Vehicles
- Total amount of Project ADT for Scenario Three that will enter or exit the project area off of I80 is 5,965 Vehicles
- All scenario's ADT will function at a LOS D or better
- The proposed two-lane roadway should be sufficient to accommodate project traffic.
- The Icy Springs Road bridge can accommodate an estimated 9,500 trips per day. The project is estimated to be maxed out at 6,000 trips per day.

DEVELOPMENT LEGEND

- A WELCOME CENTER
- B WOHALI VILLAGE
- C WOHALI WALK
- D WOHALI POND
- 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 RANCHES
- L OUTRITTERS CABIN
- M THE PARK
- N PARK YURTS
- O WOHALI KAHUNA



THE LDB GROUP HAS BEEN SELECTED TO DESIGN AND CONSTRUCT THE WOHALI RESORT. THE WOHALI RESORT IS A 1800-ACRE DEVELOPMENT LOCATED IN THE WOHALI AREA OF THE STATE OF CALIFORNIA. THE WOHALI RESORT IS A 1800-ACRE DEVELOPMENT LOCATED IN THE WOHALI AREA OF THE STATE OF CALIFORNIA. THE WOHALI RESORT IS A 1800-ACRE DEVELOPMENT LOCATED IN THE WOHALI AREA OF THE STATE OF CALIFORNIA.



WOHALI

MASTER PLAN

APRIL 2010

