



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, August 19, 2019** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. The meeting will begin at **6:00 P.M.** The agenda will be as follows:

1. Roll Call
2. Pledge Of Allegiance
- Regular Meeting Agenda:**
 3. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Conditional Use Permit Application For Escapod Trailers Manufacturing In The R-2 Residential Zone, 627 South Main
 4. **Public Hearing:** Review, Discuss, Receive Comment, And Possibly Take Action On The Proposed Chalk Creek Estates Phase II Final Subdivision Plan, 10 Lots
- Work Session Agenda:**
 5. Review And Discussion Of The Wohali Property Overall Master Planned Development And Phase I Preliminary Plan
 6. Planning Commission Updates
 7. Consultant Updates
 8. Review and Possible Approval of Minutes
 9. Adjournment

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

Dated this 16th day of August, 2019.


Nachele D. Sargent, City Recorder

Mayor
Trever Johnson

Council
Adrienne Anson
Cody Blonquist
Arlin Judd
Rodney Robbins
Tyler Rowser

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

Posted: August 16, 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
August 19, 2019
IN THE
CITY HALL

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

PLANNING COMMISSION MEMBERS PRESENT: Chair: Linda Vernon
Vice Chair: Shoat Roath
Commissioners:
Tonja Hanson
Dusty France (excused)

CITY STAFF PRESENT:
Don Sargent, Consultant
Sheldon Smith, City Attorney
Zane DeWeese, Public Works Director

PUBLIC IN ATTENDANCE:
Jen Hydak, Chris Hydak, Dave Boyden,
Chris Boyer, John Kaiser, Courtney
Richins, Kari Koyle, Jim Boyden, Ben
Keyes, Ed Keyes, Leslie Osborne, Sheryl
Rees, Tom Rees

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.

**Item 3 – Public Hearing: Review, Discuss, Receive Comment, And Possibly Take Action On
The Proposed Conditional Use Permit Application For Escapod Trailers Manufacturing In
The R-2 Residential Zone, 627 South Main:**

Shane McFarland referred to the Staff report (Exhibit A) and stated the owners of Escapod Trailers were interested in purchasing the Crandall Ford Building to move their business to Coalville from Wanship. He stated they had applied for a Conditional Use Permit to manufacture trailers at this location. Chris Hydak, Escapod Trailers, stated they were

interested expanding their business and wanted to stay in the community. He stated the Crandall building would give them the opportunity to double their production. He stated they were not like a dealership as they built the trailers to order. They had a few trailers they used as rentals and they would like to expand that part of their business too. Mr. Hydak stated they would have a small display area, but didn't expect a lot of foot traffic. He stated they would be able to use the existing building and planned to revitalize it to be a functioning part of the community. He stated they would be doing the manufacturing and storage inside the building.

Chair Linda Vernon opened the public hearing at 6:10 P.M.

Ed Keyes – 531 South Main

Ed Keyes stated he was the neighbor to the North of the Crandall building. He stated he wasn't against this project and the Applicant had been very nice, but he was asking for three conditions to be placed on the property. He stated he would like a provision to limit the noise from March 1st thru June 1st as it was very critical to his business. He stated he would like to have no overhead lighting that would light the sheds on his property. He stated he would also like the Applicant to acknowledge that they realized what his business was and he didn't want them coming back in a couple of years complaining about the smell and the flies. Mr. Keyes stated he thought they realized what they would be moving next to, but he wanted to put it out there so he didn't have any problems. He stated he had been through this with the City before for a number of years. Mr. Keyes stated he was not by any means saying not to approve this, but he did have some concerns. Commissioner Tonja Hanson questioned if the existing lights were a problem. Ed Keyes stated he really thought the new provisions the City adopted would cover any problems he would have. He stated he just didn't want any extreme overhead advertisement like Bell's had at the Best Western. The parking lot lights were okay and shouldn't be a problem unless they were turned to shine toward his sheds. Chris Hydak stated they didn't have any intentions of putting in any large obnoxious signage. Ed Keyes stated what they had there now was fine. He stated he had met with Mr. Hydak, but he was just thinking ahead and wanted his business to be covered. Commissioner Tonja Hanson questioned if the noise from the manufacturing would be a problem where they would be indoors. Ed Keyes stated he didn't think it would be a problem, but he had thought that before and ended up having problems. The business at the time started using jackhammers and a backhoe during his critical time and the City didn't do anything to protect them. He stated the Conditional Use Permit they had should have been pulled by the City. He stated he had met with Mr. Hydak and if there was something they needed during his critical time, he would try and work with them. Commissioner Hanson questioned if a condition was added to this CUP and the property was sold, if the new owner would need to re-apply to have the conditions changed. Sheldon Smith stated yes, they would need to come back to the City to have

changes made to the CUP. He stated he would be careful with any wording on noise so it didn't come back on the City. He stated they could add something that would make them aware the owner to the North was sensitive to noise because of his mink operation how it may affect them. Chair Linda Vernon stated the noise and the lighting issues had been addressed with the new Code changes. Don Sargent agreed and read from the Noise Ordinance of the Code where it referred to noise near agricultural operations. Chris Hydak stated he had spoken with Ed Keyes and they were happy to be their neighbors. He stated he would work with them as much as he could to avoid having any issues with them. He stated they planned to do some construction on the building from October thru December. He stated they planned on taking deliveries on the South side of the building and would unload on that side to mitigate any possible noise issues. Ed Keyes stated he didn't have any problems from October thru December.

Chair Linda Vernon closed the public hearing at 6:23 P.M.

The Commissioners discussed the concerns brought up by Ed Keyes including how the new Code would address the issues of light trespass and signage, how the Code could change but conditions on the Conditional Use Permit would stay with the land, cleaning up the existing building would be great for the community and allowed for growth, a sign permit would be reviewed as a separate use on the property, the mink farm may not always be the neighbor to the business and conditions wouldn't fair, having a condition only listed as long as there was a mink operation as a neighbor, the new business would have regular business hours of 8:00 A.M. – 6:00 P.M. which shouldn't be an impact, this was a R-2 Zone which wouldn't allow signs like in the Highway Corridor Zone, the new Applicant didn't intend to put up a new sign, and the current noise ordinance would mitigate any noise issues. The Commissioners decided the Code was written to mitigate any concerns that had been voiced tonight.

A motion was made by Commissioner Tonja Hanson to forward a positive recommendation to the City Council for the Escapod Trailers Conditional Use Permit Application. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.

Item 4 – Public Hearing: Review, Discuss, Receive Comment, And Possible Take Action On The Proposed Chalk Creek Estates Phase II Final Subdivision Plan, 10 lots:

Shane McFarland stated Courtney Richins and Chris Boyer had received Preliminary approval for three Phases of the Chalk Creek Estates Subdivision back in 2017. He referred to the Staff report (Exhibit B) and stated this was the application for the Final plan for Phase II for 10 lots. Courtney Richins stated there had been a couple of changes to their plan since the Preliminary approval. He stated with the enforcement of the Code regarding the 100-year high water mark setback, they had to remove one lot to make the subdivision

work and incorporated a lot from the initial Phase III plan. He stated they had changed the trail to a City dedicated 15-foot easement and had reserved Parcel A for the retention pond requirements. Commissioner Tonja Hanson stated she was under the impression the trail was to be put in by the Developer and not just an easement dedicated to the City. The Commissioners discussed the trail options including having the Developer put in an improved trail, if there was an improved trail the City would have to maintain it, an improved trail at this time would be a trail to nowhere, creating a dedicated easement would allow the City to do something with the trail when they were ready, if they waited for the City the probability would be it wouldn't happen, having the trail completed by the Developer in a timely manner, trails needed to start somewhere and be incorporated into the City, the City didn't have a complete plan of how they wanted trails to be improved, if they waited for the City the trail wouldn't be a priority to be completed, and if the trail was paved there wouldn't be a lot of maintenance for the City. Don Sargent referred to the General Plan and stated there was a provision for trail construction that stated the design and construction needed to meet the needs of the residents and this easement was critical for the Trail Master Plan. Courtney Richins stated they met the need of the residents with the connectivity of the sidewalks through the subdivision. He stated the Black Willow Subdivision was given approval after his project without having a trail because it would devalue their lots and that was happening here. Chair Linda Vernon stated they were trying to protect the waterway that was next to this subdivision which Black Willow didn't have. Courtney Richins stated the trail across the top at the back of the Black Willow Subdivision offered a very good view and a lot more people would walk it. Commissioner Tonja Hanson stated it was a very short distance from this trail to the Fairgrounds and all of the homes in the subdivision would use that and it would be very easy to connect to Main Street. Chair Linda Vernon referred to Title 8-4-80 which stated the trail would be provided by the Developer as determined by the Planning Commission. Commissioner Tonja Hanson stated the trail was part of the reason they received the density and it was the only public benefit the City was receiving. Shane McFarland stated the Developer was within their right for the density allowed with the re-Zone and they hadn't asked for any bonuses outside of that allowance. Chair Linda Vernon stated it was their job as the Planning Commission to consider any public benefit. Don Sargent stated the General Plan had identified the Chalk Creek Corridor as an important part of the City and this Final Plan had identified that with an easement. He stated the question that needed to be decided was if it should be an improved trail or not at this time.

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

Leslie Osborne – 431 E Chalk Creek Road

Leslie Osborne stated she lived in the Chalk Creek Estates Subdivision. She stated she had a little boy and she would definitely like the future of a path and thought there were pros

and cons to both. She stated she wouldn't want the path to be a place where people hung out prior to it being developed in either direction. She stated she thought building it now had a greater negative impact then having the community chip in and build it with gravel later. She stated she thought since it wasn't going anywhere, having the easement was enough and knowing there was a place for the City to build it in the future.

Kari Koyle – Realtor

Kari Koyle stated she lived by the Rail Trail and there were a lot of people that hung out there which was kind of scary. She stated they had been told by Cops not to go on the Rail Trail by themselves. There were a lot of people that hung out there and it wasn't well maintained with weeds overgrowing. She stated she thought an easement was good enough for future development. The City would need to maintain whatever was put in. Ms. Koyle stated the cross country and track team ran along the river and they soaked their legs in the river and so people did go along there and hang out. She stated it would be bad for the two lots that were located there and wanted them to realize it would make a hangout area.

Alan Stanford – Part Owner

Alan Stanford stated he thought the principal of dedicating the easement was good enough. He stated the easement was a given and right now it was a trail to nowhere with no plan and no place to go. He stated having an easement would allow the City to put in a trail when they were ready and if it was planned and done with other trails, it would have the same look and flow. He stated the City needed a plan of what type of materials they wanted for the trails. It would be a benefit to have one plan for the trails all at the same time and then the City would be prepared to maintain whatever they put in. He stated he agreed with having the easement for a potential trail, but thought it needed to be done right.

Chair Linda Vernon closed the public hearing at 7:07 P.M.

Shane McFarland stated the Planning Commission needed to decide whether to approve or deny the Final Plan for Phase II of the Chalk Creek Estates. He stated the City had steered away from having Parcel A as a park as it was a struggle to maintain something just for this subdivision. The Commissioners discussed who would maintain Parcel A and was concerned it would just be a weed patch. Shane stated Parcel A would be dedicated to the City. The Commissioners discussed the options for Parcel A including having it as a grass area that needed to be mowed, having just a rock area, having grass and a sprinkler system, requiring the Developer to put in grass, when the improvements would be required to be completed, and grass would be cleaner and more user friendly. The

Commissioners discussed the options for the trail including just having a dedicated easement for future use, waiting for a plan from the City for trail improvements, and adding a condition that the trail would need to be completed with Phase III. Courtney Richins stated they had planned for 42 lots and losing one lot made big difference to them. He stated if they had been notified they were only going to be able to have 41 lots from the beginning, they would have been fine with that because they would have done their math with that in mind. He stated losing the lot was a big deal because it played with their profit margin and if they now had to put in the trail when they finished Phase III, he didn't think that was right. Shane McFarland stated they did receive preliminary approval for 42 lots and in the initial conversation, they had missed the 100-foot setback, but it was an oversight that needed to be dealt with. The 100-foot setback was part of the Code at the time of the Preliminary Plan and they would only have been entitled to 41 lots from the beginning. He stated he understood Courtney's frustration, but they had to enforce what was in the Code.

A motion was made by Commissioner Tonja Hanson to approve Chalk Creek Estates Phase II Final Plan, 10 lots, for a positive recommendation to the City Council with the conditions of Parcel A having grass seed and irrigation installed by the Developer, reviewing and discussing the completion of the trail with the Phase III Final Plan, and recognizing an easement to Coalville City for a trail along Chalk Creek was included on the Phase II Final Plan. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.

Work Session Agenda:

Item 5 – Review And Discussion Of The Wohali Property Overall Master Planned Development And Phase I Preliminary Plan:

Don Sargent referred to the Staff report (Exhibit C) and stated tonight was to look at the overall Master plan and Preliminary Phase I Plan. He stated this was a large-scale development with a substantial amount of density and the Applicant would give an overview of Phase I and how it would fit in with the overall Master Plan. Eric Langvardt reviewed the maps and stated this plan was based off the Concept plan they had presented. He stated the maps showed the plan for parcels of development and parcels of open space with the potential units within the parcels. There were 17 parcels shown on the map, but they may need 18 parcels. He stated they were committing to 49% of open space and they were only required to have 15%. He stated they would have building pads which would allow for additional secondary open space. Eric Langvardt stated Phase I would consist of 102 single family lots with 5.2 miles of trail. He stated the golf course would be part of Phase I with the club house to follow in a later Phase. Don Sargent stated when he reviewed this plan, he thought they had presented a good balance for the City.

He stated the Development Agreement would define the specifics of the development and what the City expectations were for the development. Commissioner Tonja Hanson questioned what phase would include the work force housing. She stated it was a benefit to the community and would like to see it with Phase I. Eric Langvardt stated they had discussed providing housing with the maintenance area, but they would put a plan together to address it specifically with the discussions on Phase I. Don Sargent stated it may not be appropriate on site at this time, but there were ways to integrate it with the project and would make sure the Applicant brought forward a proposal. He stated there were 130 lodging units that were not calculated as density. He stated they would be something like a hotel room or a cabin rental. Commissioner Tonja Hanson stated they needed to provide a plan for how they were being controlled. She stated a hotel room was completely different than a condo or cabin. She stated in other projects, people had started buying the overnight rentals and living in them full time. She stated she wasn't sure what the public perception would be for an additional 130 units. Eric Langvardt stated they would restrict the lodging sites on the plat as not for sell and intended only for a nightly rental. He stated they had been saying all along there would be 700 units. Don Sargent stated they would clarify this with the Development Agreement and restrict it on the plat so a lodging unit wouldn't become a permanent residence. He stated Phase I would be attached to a Master Plan and when Phase II was ready, they would amend the Master Planned and continue in that manner until the development was built out with a time frame to make sure the City would be able to accommodate the entire project.

Item 6 – Planning Commission Updates:

Chair Linda Vernon stated Commissioner Isaac Rackliffe was moving out of the area and had resigned his position. Niki Sargent stated the City Council had scheduled to appoint two members at their next meeting. Don Sargent encouraged the Commissioners to give any suggestions for someone to the Mayor and Council.

Item 7 – Consultant Updates:

Don Sargent stated the City Council had approved the Master Planned Development Code revision. He stated this would apply to any new proposed developments. He stated he would be working on trails as part of Phase III of the Code revisions which would help as these developments moved forward.

Item 8 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the July 29, 2019 meeting.

A motion was made by Commissioner Tonja Hanson to approve the minutes of July 29, 2019 as written. Commissioner Shoat Roath seconded the motion. All Ayes. Motion Carried.

Item 9 – Adjournment:

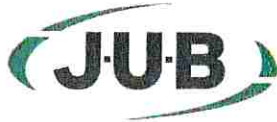
A motion was made by Commissioner Shoat Roath to adjourn the meeting. Commissioner Tonja Hanson seconded the motion. All ayes. Motion Carried.

The meeting adjourned at 8:28 P.M.

Chair Linda Vernon

Attest:

Nachele D. Sargent, City Recorder



J-U-B ENGINEERS, INC.

"Exhibit A"
Planning 8/19/2019

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: August 14, 2019

TO: Coalville City Council

CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;

FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner

SUBJECT: Conditional Use Permit Application

Application Information:

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

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

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

Background: The applicant submitted an application for a conditional use permit to manufacture, assemble, and operate their business at 627 S. Main Street Coalville, UT.

Staff Comments: The current zoning of the property located at 627 S. Main Street in Coalville, Utah (Parcel CT-360) is R-2, however, the use of the property is currently commercial use and may continue operating as a commercial use for those uses permitted or conditional as outlined in Chapter 15. According to 10-15-110, staff have the authority to identify and categorize the unlisted use based on similarity to character, origin, and impact of uses listed in Chapter 15 and to require a Conditional Use Permit for such uses. Staff have characterized the use as similar to the current or conditional uses on the commercial property and recommend the following conditions to the Planning Commission (based on the Standards for Review found in 10-3-120-E-10):

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

In summary, the planned use of the building does not appear to introduce additional impacts to surrounding property owners.

If you have any questions feel free to contact us.





APPLICATION for
CONDITIONAL USE within
COALVILLE CITY:

For Office Use Only:

Application #: _____ Application Date: Aug 6, 2019
New: ☒ Renewal: ☐ PC Approval Date: _____ CC Approval Date: _____
Community Development Director Approval Date: _____ Initial: _____
Expiration Date: _____ Denial Date: _____
Fee Paid: \$ 250.00 UT # 1206 Receipt #: _____

NOTE: The conditional use approval process requires a minimum of two public hearings. To meet scheduling, workload, and legal posting requirements, this permit may require a minimum of 60 days to process.

Project Name: Escapod Trailers occupies Crandall Ford Building

Project Address or Area: 627 S. Main St, Coalville, UT 84017

Name of Owner: Escapod Trailers LLC, Currently under contract with Robert Crandall

Address of Owner: _____

Phone: _____ **Cell:** _____

Email: _____ **Fax:** _____

Name of Applicant: Christopher Hudak

Address of Applicant: _____

Phone: _____ **Cell:** _____

Email: _____ **Fax:** _____

Please include two sets of the following information with the application:

NA 1. If the proposed conditional use would require any alteration of the building or site, or construction of a new building, please include the following:

____ a. A legal description of the subject property.

- ☐ b. A map of the site showing the existing conditions prior to the demolition of any structures and any grading, with north arrow and scale.
 - ☐ c. A vicinity map identifying the subject site in relation to adjoining public streets and the neighborhood in which it is located with north arrow and scale.
 - ☐ d. The boundaries of the site, any easements of record or known prescriptive easements, existing public utility facilities, roads, fences, irrigation ditches, and drainage facilities.
 - ☐ e. Topography with contours shown at intervals of five (5) feet or less, one hundred (100) year floodplain, or ordinary high water mark and high ground water areas, known spring and seep areas, ditches or canals, and wetlands.
 - ☐ f. Existing vegetation, type and location, soil classification and load carrying capacity information.
 - ☐ g. Site plan of the proposed conditional use showing building locations, proposed road locations, parking areas, trails and sidewalks and other circulation features at proposed finish grade.
 - ☐ h. Proposed grading, drainage, and erosion control plans.
 - ☐ i. Proposed location of all site improvements such as arenas, barns, plazas, tennis courts, swimming pools, and similar improvements.
 - ☐ j. Proposed utility plan including easements for new utility services or relocated utility services.
 - ☐ k. Proposed landscape and irrigation plans.
 - ☐ l. Designations of proposed ownership of areas shown on site plan as common area or dedicated open space.
 - ☐ m. Architectural elevation drawings of proposed buildings.
 - ☐ n. Proposed lighting and signage plans.
 - ☐ o. Proposed location of a common satellite receiving station or other antennae.
- ☒ 2. A preliminary title report showing the title to the property and listing all encumbrances, covenants, easements, and other matters affecting title and a legal description of the site.
- ☒ 3. Copies of any covenants or easements that are referred to in the title report.

- X 4. A development schedule indicating phased development, if any, and the estimated completion date for the project.
- X 5. Stamped and addressed envelopes for all property owners within three hundred (300) feet of the perimeter of the site or lot line with their current mailing addresses as shown from the most recently available county assessment rolls.
- X 6. Answers to questions on this form.
- NA 7. If applicable, a signed, notarized statement of consent authorizing applicant to act as an agent.
- NA 8. If this Conditional Use Approval is required as part of a Temporary Use, Sign, Subdivision, or Master Planned Development, please attach a copy of the applicable applications.
- X 9. **Filing fee of (\$250 + Notification and Publications Costs) due at time of application.**

Notice: Additional information may be required by the project planner to ensure adequate information is provided for staff analysis.

All information submitted as part of the application may be copied and made public including professional architectural or engineering drawings which will be made available to decision makers, public and any interested party.

If you have any questions regarding the requirements of this application, please contact the Community Development Director prior to submitting the petition.

County tax parcel ("Sidwell") maps and names of property owners are available at:

Summit County Recorder's Office
60 North Main Street
Coalville, Utah 84017

File the complete application at:

Coalville City Hall
10 North Main Street
Coalville, Utah 84017

Signature of Property Owner or Authorized Agent: Christopher Hudak Date: July 31st, 2019

Please Answer the Following Questions. Use an Additional Sheet if Necessary.

Please describe your project: Escapod is currently located in Wanship, in the 1500 sq/ft Bud's Repair Shop. Escapod has grown to the point of needing more space to keep up with demand, we want a space that will allow us to grow over the next 5-10 years. We are under contract for the old Crandall Ford Building, located at 627 S. Main St., we intend to remodel the space and make the building a functioning part of the community again. The building is currently zoned R2 and would need conditional of Light Industrial to manufacture our trailers. Exterior lighting for building and signage expected during operational hours. Noise for our operation is minimal including dust collection, hand tools, and CNC routing all contained within the building exterior noise may include power washer to clean trailers. Customers coming to the property during business hours only, to pick up and drop off trailers. Yard will be kept clean and free of debris and garbage.

List the primary street accesses to this property: Large street entrance directly in front of 627 S Main St.

If applicable, what is the anticipated operating/delivery hours associated with the proposed use? 8am-6pm

What are the land uses adjacent to the property (abutting and across-the-street properties)?
Residential and Agricultural

Have you discussed the project with nearby property owners? If so, what responses have you received? Yes, very positive and excited to have the property cleaned up.

If applicable, list the primary exterior construction materials you will use as part of this project.

We wouldn't be changing the exterior materials, but would paint and repair as needed.

How many parking stalls will be provided as part of the project? We would use around 20 spaces of the many currently there. Future plans may include new asphalt and landscaping.

How many employees do you expect to have on-site during the highest shift? We currently have 5 total employees and would increase to 10 in the first year.

Where applicable, how many seats will be provided as part of the conditional use? N/A

What is the gross floor area of the proposed building? 9,500 sq/ft

Development Schedule:

Closing Oct 10th

Remodel Oct 10th-Dec 31st

Move in Jan 1st, 2020



J-U-B ENGINEERS, INC.

"Exhibit B"
Planning 8/19/2019

J-U-B COMPANIES



THE
LANGDON
GROUP



GATEWAY
MAPPING
INC.

DATE: August 15, 2019

TO: Coalville Planning Commission

CC: Mayor Trevor Johnson; Zane DeWeese, Public Works Director;
Sheldon Smith, City Attorney;

FROM: Shane McFarland P.E., City Engineer
Derek Moss, AICP, City Planner

SUBJECT: Chalk Creek Estates Phase 2 (5519002)

Application Information:

Applicant: Courtney Richins and Chris Boyer **Applicant Parcel Number:** CT-317-X

Applicable Ordinances: Title 10 Chapter 12 "R-2 Medium Density Residential"; Title 8 "Subdivision Ordinance"

Decision to be Made: The City Council is the Land Use Authority and is to make the final approval. The planning commission is charged with the decision to either recommend approval, recommend approval with modifications or denial of the proposed preliminary plan. This recommendation is then submitted to the city council.

Approval of the Preliminary Plan by the Planning Commission has been previously granted. The preliminary approval consisted of all three phases. Provided with this report is the overall subdivision layout

Background: The applicant has submitted an application to subdivide Parcel Number CT-317-X, located at approximately 750 East Chalk Creek Road, Coalville, UT. The existing parcel is 21.02 acres. The purpose of the application is to propose subdividing the existing parcel into 42 parcels, 41 of which are proposed as residential lots, and one parcel (Parcel A) as a storm water retention pond.

The proposed residential lots would range in size from 14,525 sq. ft. (0.33 acres) to 27,614 sq. ft. (0.63 acres). There are currently no existing structures on the property, it is being used as farmland. Access to the proposed subdivision would be via a road constructed from Chalk Creek Road on parcel CT-317-B-X. This was part of Chalk Creek Estates Phase 1. See notes below regarding corridor preservation in general and access to the subdivision in both the short-term and long-term.

Staff Comments:

Planning

- The subdivision is located in an R-2 zone and shall meet the purpose, density, lot size, and frontage requirements of this zone, which are:
 - to provide areas of the community characterized by medium density single family developments;
 - density of two (2) lots per acre;

- minimum lot size of 1/3 acre (14,520 sq. ft.); and,
- lot frontage minimum distance for each residential lot of one hundred (100) feet.
- lots with multiple frontages (e.g. Lot 204) be treated the same as corner lots, which require a setback of twenty (20) feet on ANY lot line adjoining a street, whether as a side or rear yard setback.

Engineering

- Phase 2 Plat:
 - Curve data is missing
- Street names will need to be coordinated with the city.
- Addresses will need to be coordinated with the city.
- Fire Hydrant Locations still need to be review with the fire marshal
- This is the maximum allowable lots on one egress as per the fire code.
- Neighborhood street lights should be considered by the planning commission.
- Will serve letters will be needed from all utility companies serving this development, including gas, power, culinary water, and secondary water services.
- Once all required revisions have been made and receive the necessary approvals the contractor must submit mylar drawings for final approval and signature.
- All applicable storm water permits are required.
- A bond or escrow account needs to be established by the developer. The amount required should be submitted in the form of an itemized estimate for city review.

If you have any questions feel free to contact us.

CHALK CREEK ESTATES PHASE 2

APPROX. 25 NORTH 425 EAST

COALVILLE, UTAH

GENERAL NOTES

- 1) ALL WORK WITHIN THE COALVILLE CITY RIGHT OF WAY SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.
- 2) ALL WORK PERFORMED ON COALVILLE CITY OWNED UTILITIES & CONNECTIONS THERE TO SHALL CONFORM TO THE COALVILLE CITY STANDARDS & SPECIFICATIONS.
- 3) CONTRACTOR SHALL OBTAIN AND REVIEW A COPY OF ALL OF THE ABOVE MENTIONED STANDARDS AND SPECIFICATIONS.
- 4) THESE PLANS CALL FOR BUT ARE NOT DESIGN DRAWINGS FOR THE RELOCATION, AND/OR REMOVAL OF EXISTING DRY UTILITIES INFRASTRUCTURE. DESIGN DRAWINGS FOR SAID RELOCATIONS AND REMOVALS SHALL BE BY OTHERS.
- 5) CALL BLUESTAKES 48 HOURS PRIOR TO DIGGING.
- 6) CONTRACTOR SHALL FIELD VERIFY LOCATIONS OF ALL EXISTING MANHOLES AND OTHER UTILITIES BEFORE BUILDING OR STAKING ANY UTILITY LINES.
- 7) BENCHMARK IS .0NGS E161 BRIDGE ELEV=5589.56 THE LOCAL BENCHMARK IS THE SANITARY SEWER MANHOLE RIM LOCATED AT THE SOUTHWESTERLY CORNER OF THE PROPERTY. ELEVATION =510.93

DEVELOPER

COURTNEY RICHINS
P.O. BOX 374
HENERY, UT 84033
TEL: 435-640-3874

ENGINEER / SURVEYOR

PINNACLE
Engineering & Land Surveying, Inc.
327 WEST GORDON AVE. #3
LAYTON, UT 84041
Phone: (801) 773-1910
Fax: (801) 719-6738

UTILITY DISCLAIMER

THE CONTRACTOR IS SPECIFICALLY CAUTIONED THAT THE LOCATION AND OR ELEVATIONS OF EXISTING UTILITIES AS SHOWN ON THESE PLANS ARE BASED ON THE RECORD DRAWINGS AND FIELD SURVEY. THE CONTRACTOR SHALL BE RESPONSIBLE FOR VERIFYING THE LOCATION AND OR ELEVATIONS OF EXISTING UTILITIES PRIOR TO ANY CONSTRUCTION. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

NOTICE TO CONTRACTOR

ALL CONTRACTORS AND SUBCONTRACTORS REGARDING WORK SHOWN ON OR RELATED TO THESE PLANS SHALL CONDUCT THEIR OPERATIONS SO THAT ALL PARTIES ARE PROVIDED A SAFE PLACE TO WORK, AND THE PUBLIC IS PROTECTED. ALL CONTRACTORS OF LABOR AND THE STAFF OF THEIR DEPARTMENT OF INDUSTRIAL RELATIONS CONSTRUCTION SAFETY (BOSCH) THE CITY REGULATIONS AND ORDINANCES. IN ADDITION, THE CONTRACTORS AND SUBCONTRACTORS COMPLIANCE WITH SAID CONTRACTORS VARIOUS AGENCIES THAT WILL BE ASSIGNED TO THE PROJECT. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.

TRAFFIC CONTROL & SAFETY NOTES

1. ADEQUATE AND DETAILED TRAFFIC CONTROL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH.
2. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
3. NO STREET SHALL BE CLOSED TO TRAFFIC WITHOUT WRITTEN PERMISSION FROM THE CITY TRAFFIC ENGINEER, EXCEPT WHEN DICTATED BY LAW ENFORCEMENT OR THE OFFICIALS.
4. THE CONTRACTOR SHALL HAVE ENTRY POINTS TO MONITOR FOR SMOOTH TRAFFIC FLOW AND SAFETY. ACCESS SHALL BE MAINTAINED FOR ALL PERMITTED ACCESS TO THE WORK.
5. ADEQUATE TRAFFIC CONTROL SHALL BE IN COMPLIANCE WITH THE REQUIREMENTS OF THE CURRENT STATE OF UTAH.
6. THE CONTRACTOR SHALL BE RESPONSIBLE FOR OBTAINING ALL NECESSARY PERMITS AND APPROVALS FROM THE APPROPRIATE AGENCIES.
7. ALL TRAFFIC CONTROL DEVICES SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.
8. TRAFFIC CONTROL DEVICES FROM SHALL BE RETURNED TO THEIR ORIGINAL CONDITION AT THE END OF THE WORK TO THE SATISFACTION OF THE CITY TRAFFIC ENGINEER.

GOVERNING AGENCIES

CITY	TRANSPORTATION	FIRE INSPECTION
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874
SEWER	STORM DRAIN	CULINARY WATER
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874
SECONDARY WATER	POWER	NATURAL GAS
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874
TELEPHONE	IRRIGATION WATER	CABLE
COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874	COALVILLE CITY PO BOX 186 COALVILLE UT 84007 TEL: 435-640-3874

DRAWING INDEX

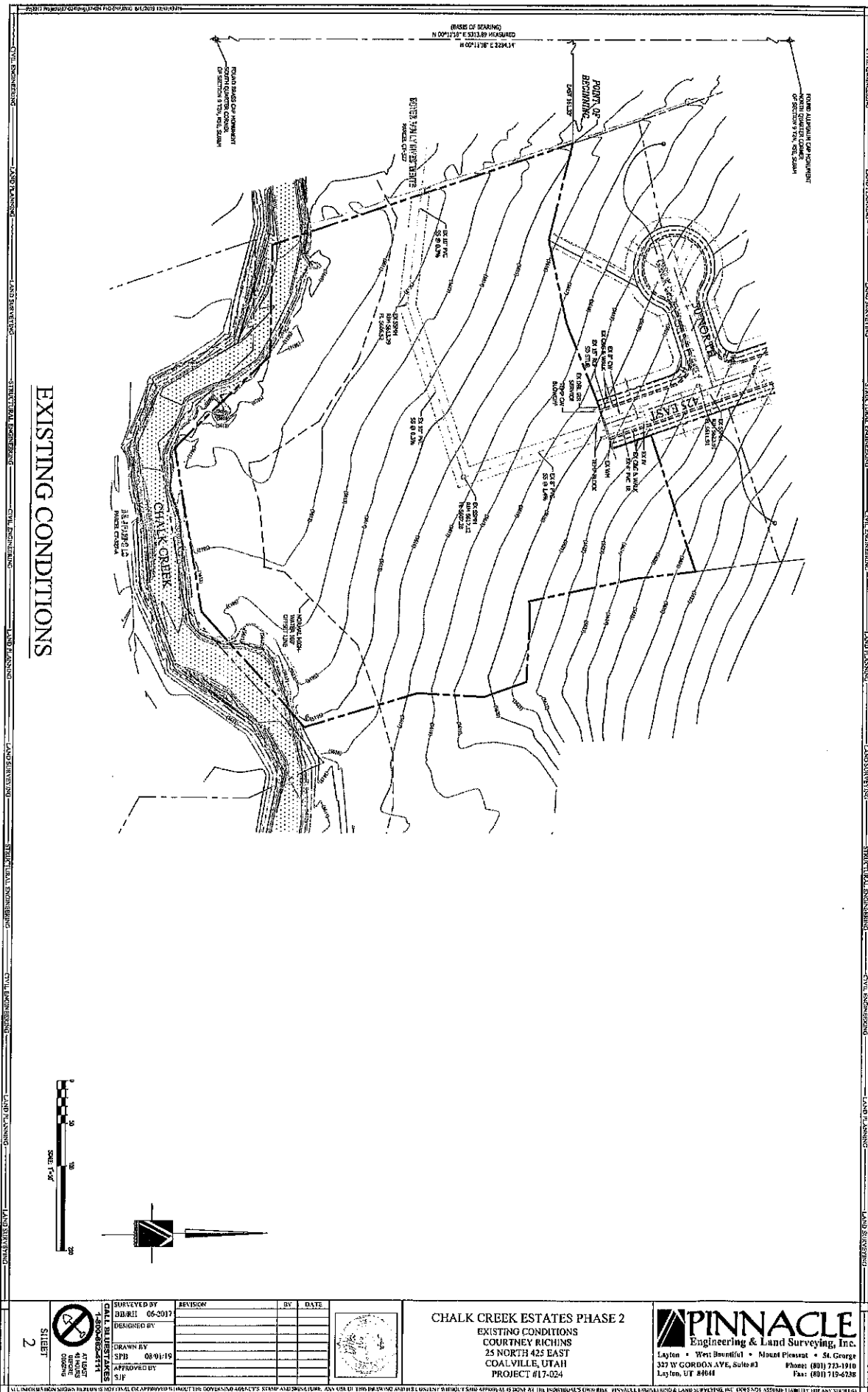
- 1 COVER
- 2 EXISTING CONDITIONS
- 3 SUBDIVISION PLAN
- 4 SITE PLAN
- 5 425 EAST PLAN & PROFILE
- 6 25 NORTH PLAN & PROFILE
- 7 25 NORTH LOT 1000 PLAN & PROFILE
- 8 WEST SIDE LOT 1000 PLAN & PROFILE
- 9 WEST SIDE LOT 1000 PLAN & PROFILE
- 10 GENERAL NOTES & DETAILS
- 11 STORM WATER POLLUTION PREVENTION PLAN
- 12 STORM WATER POLLUTION PREVENTION NOTES & DETAILS

SURVEYED BY	DESIGNED BY	DRAWN BY	APPROVED BY
SPB	SPB	SPB	SPB
DATE	DATE	DATE	DATE
08/01/19	08/01/19	08/01/19	08/01/19



CHALK CREEK ESTATES PHASE 2
COVER SHEET
COURTNEY RICHINS
25 NORTH 425 EAST
COALVILLE, UTAH
PROJECT #17-024

PINNACLE
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Fax: (801) 719-6738



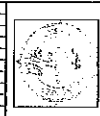
EXISTING CONDITIONS



2

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DESIGNED BY
DRAWN BY
APPROVED BY
DATE

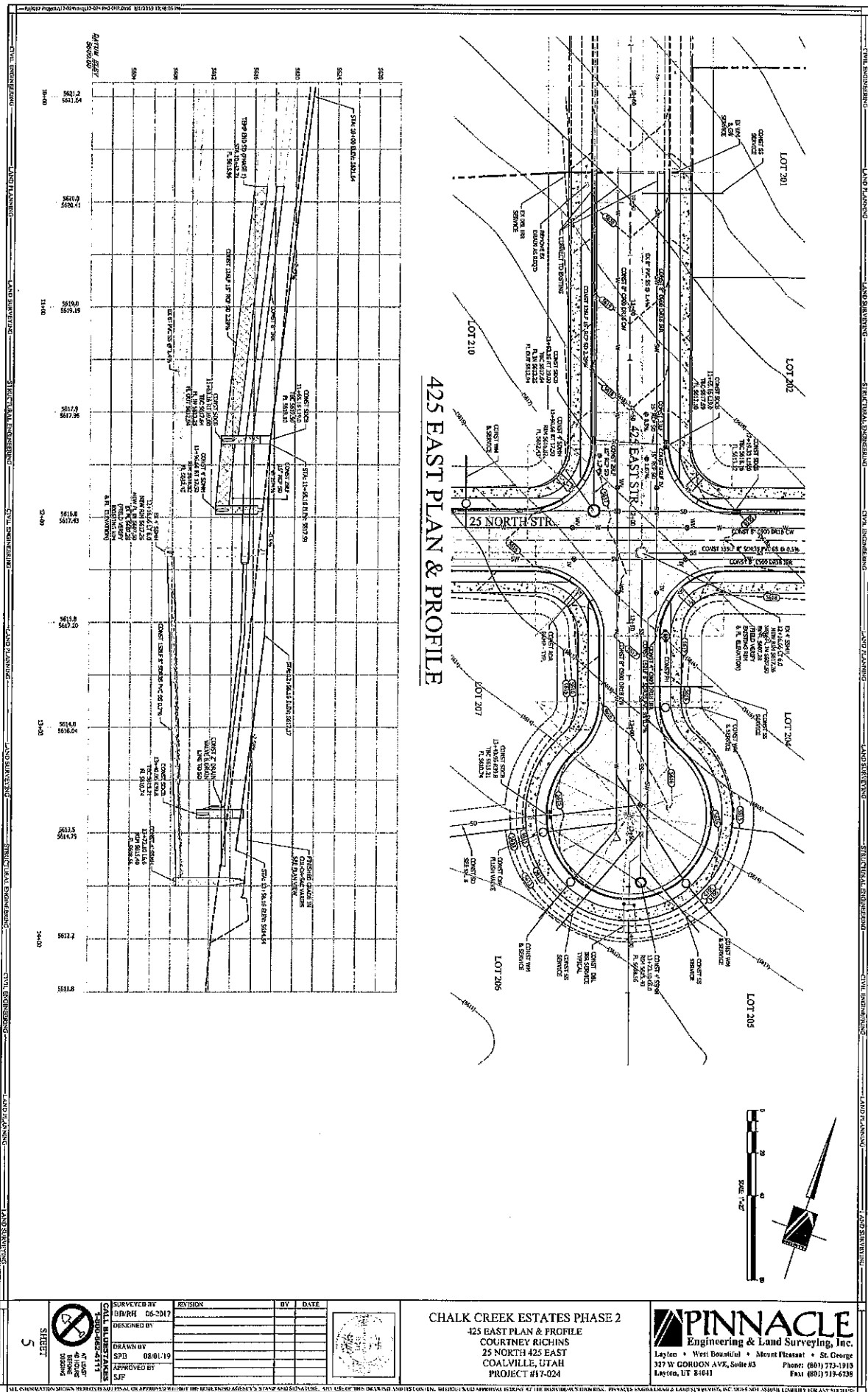
REVISION	BY	DATE



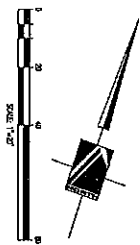
CHALK CREEK ESTATES PHASE 2
EXISTING CONDITIONS
COURTNEY RICHINS
25 NORTH 425 EAST
COALVILLE, UTAH
PROJECT #17-024

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Engineering & Land Surveying, Inc.
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425 EAST PLAN & PROFILE

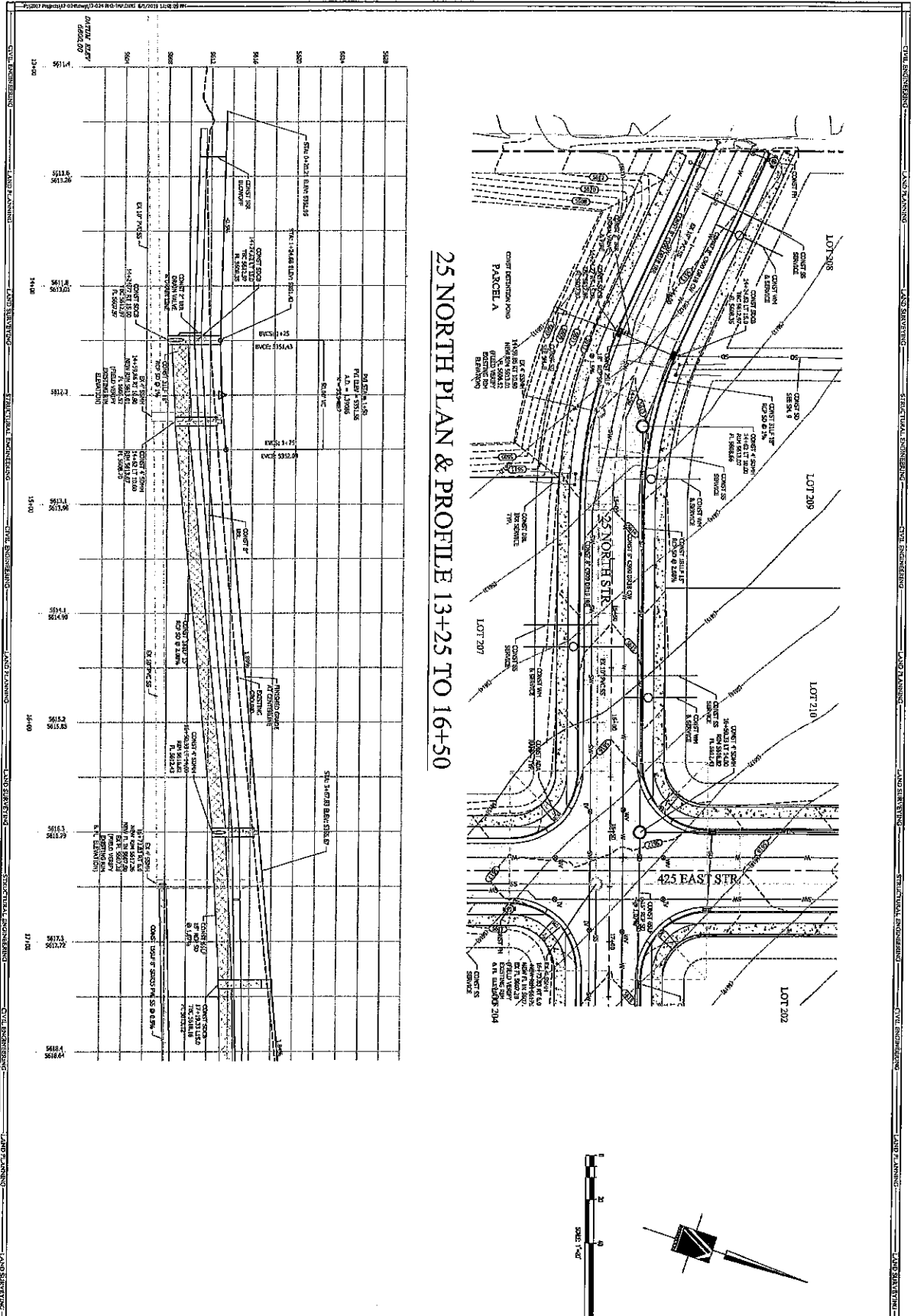


BY	DATE
DESIGNED BY	05-10-17
DRAWN BY	08-01-19
APPROVED BY	
DATE	

CHALK CREEK ESTATES PHASE 2
 425 EAST PLAN & PROFILE
 COURTNEY RICHINS
 25 NORTH 425 EAST
 COALVILLE, UTAH
 PROJECT #17-024

PINNACLE
 Engineering & Land Surveying, Inc.
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25 NORTH PLAN & PROFILE 13+25 TO 16+50

REVISION

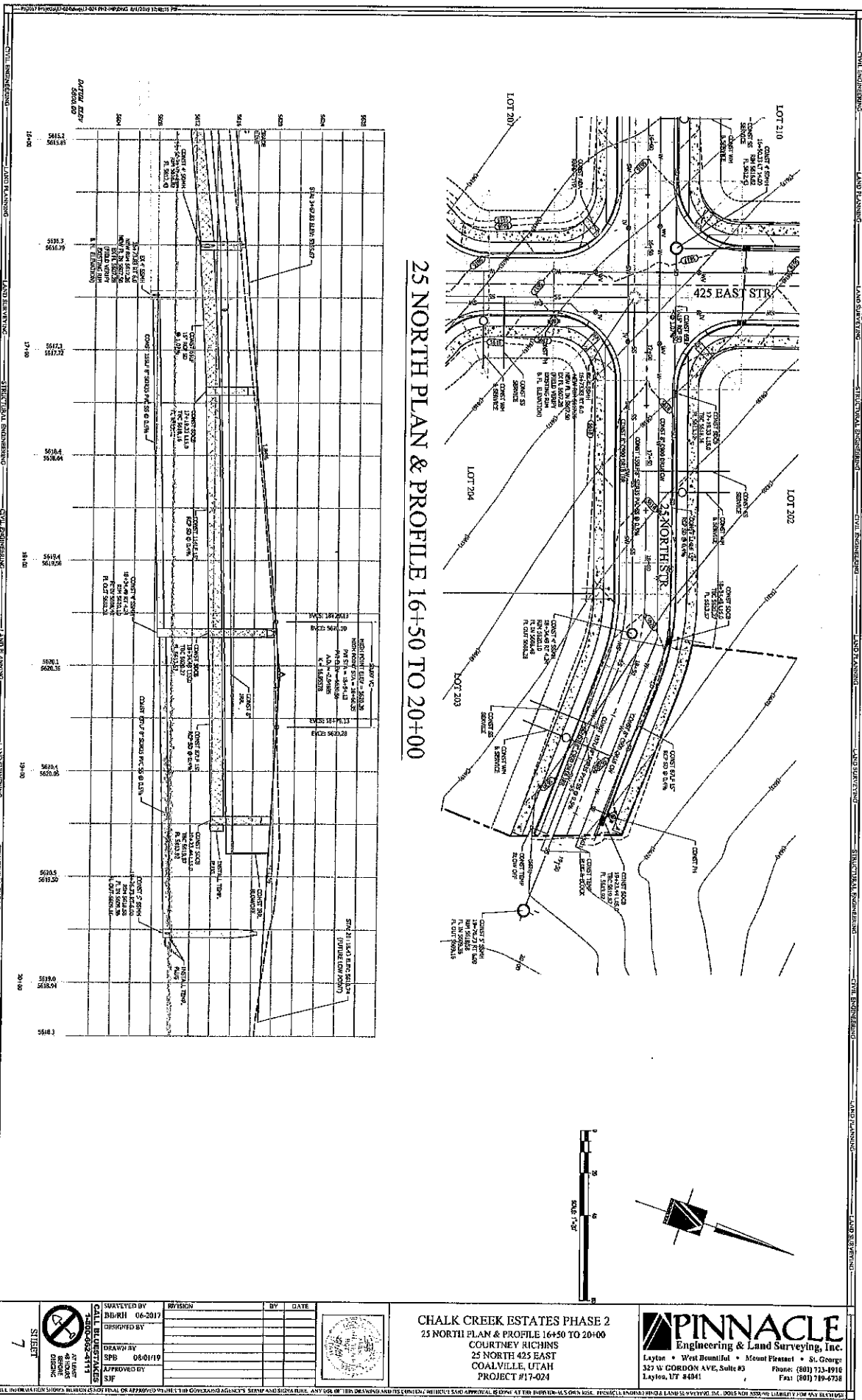
NO.	DATE	BY	DESCRIPTION
1	11/11/11	SPR	APPROVED BY SJP
2	08/08/11	SPR	DESIGNED BY JAB
3	05/05/11	SPR	APPROVED BY SJP

CALL TO ACTION

AT LANT
REVISION
6

CHALK CREEK ESTATES PHASE 2
 25 NORTH PLAN & PROFILE 13+25 TO 16+50
 COURTNEY RICHINS
 25 NORTH 425 EAST
 COALVILLE, UTAH
 PROJECT #17-024

PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • St. George
 121 N. COORDON AVE, Suite 103 Phone: (801) 773-1450
 Layton, UT 84041 Fax: (801) 719-6238

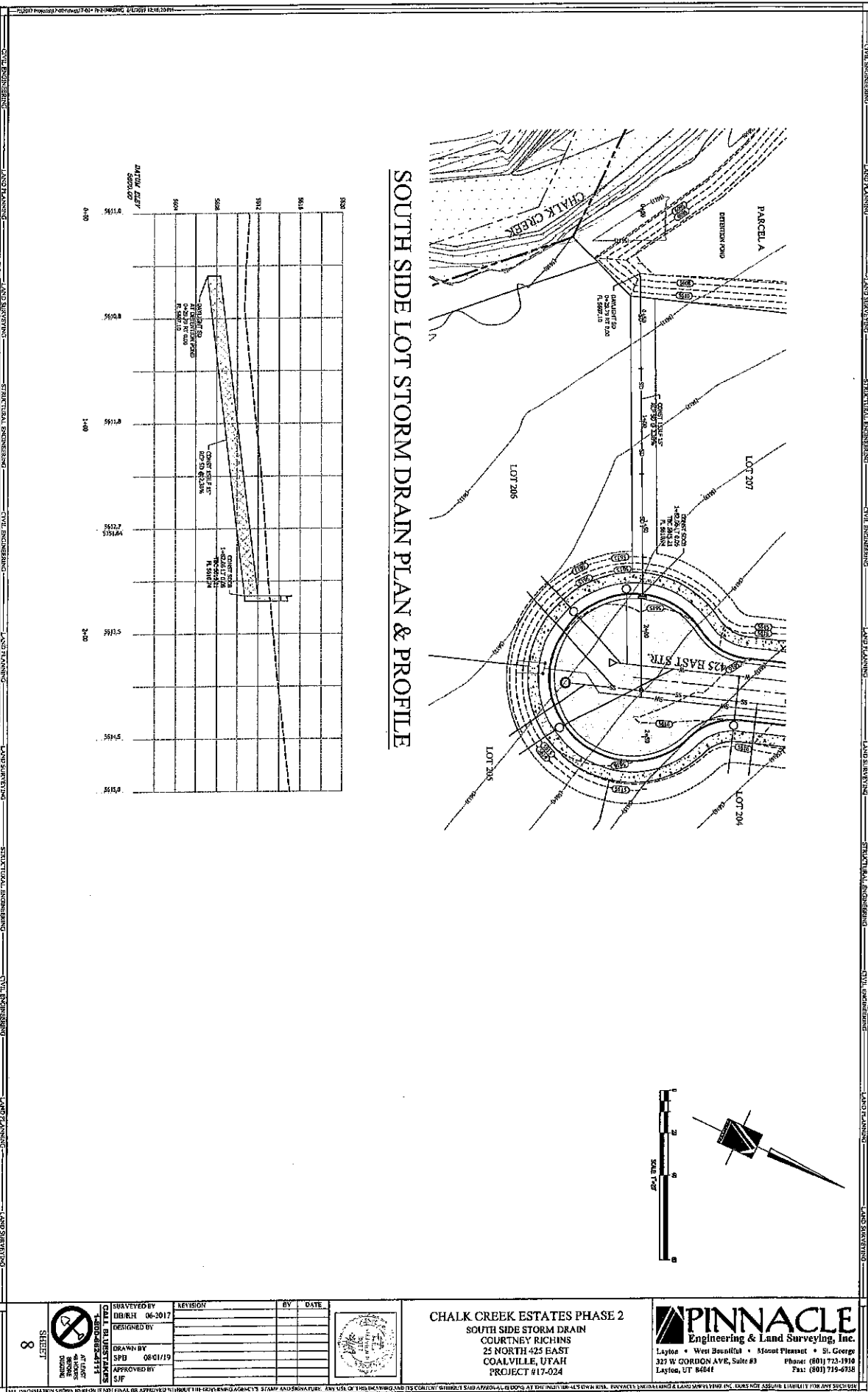


DATE	BY	REVISION
06-20-17	JBH	REVISED
06-01-19	SPB	DRAWN BY
	SJF	APPROVED BY

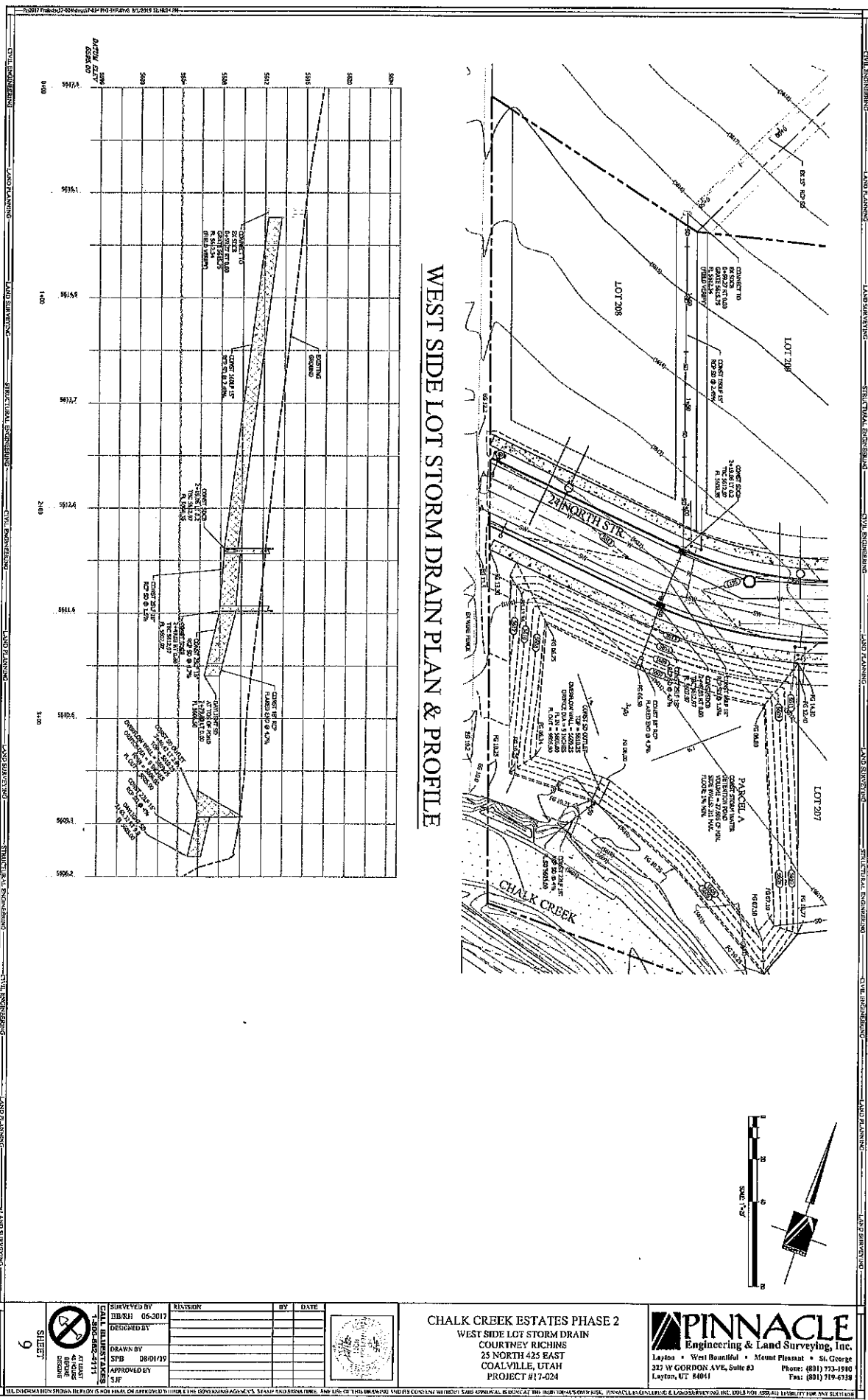
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CHALK CREEK ESTATES PHASE 2
25 NORTH PLAN & PROFILE 16+50 TO 20+00
COURTNEY RICHINS
25 NORTH 425 EAST
COALVILLE, UTAH
PROJECT #17-024

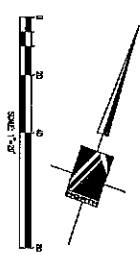
PINNACLE
Engineering & Land Surveying, Inc.
Layton • West Jordan • Mount Pleasant • St. George
327 W. GORDON AVE, Suite #3
Layton, UT 84041
Phone: (801) 713-4916
Fax: (801) 719-4758



	CHALK CREEK ESTATES PHASE 2 SOUTH SIDE STORM DRAIN COURTNEY RICHINS 25 NORTH 425 EAST COALVILLE, UTAH PROJECT #17-024	PINNACLE Engineering & Land Surveying, Inc. Layton • West Bountiful • Mount Pleasant • St. George 325 W. GORDON AVE, Suite #3 Phone: (801) 723-9516 Layton, UT 84041 Fax: (801) 715-4758	
	DESIGNED BY: SPB DRAWN BY: SPB CHECKED BY: SIF APPROVED BY: SIF	SURVEYED BY: DB/RH DATE: 06-20-17 DESIGNED BY: SPB DATE: 08-01-19 DRAWN BY: SPB DATE: 08-01-19 CHECKED BY: SIF DATE: 08-01-19 APPROVED BY: SIF DATE: 08-01-19	SHEET 8
	ALL INFORMATION SHOWN HEREON IS NOT FINAL OR APPROVED WITHOUT THE SEALS AND SIGNATURES OF THE ENGINEER AND SURVEYOR. ANY USE OF THIS DRAWING AND ITS CONTENTS WITHOUT THE APPROVAL OF THE ENGINEER AND SURVEYOR IS PROHIBITED. PINNACLE ENGINEERING & LAND SURVEYING, INC. DOES NOT ASSUME LIABILITY FOR ANY SUCH USE.		
	PINNACLE ENGINEERING & LAND SURVEYING, INC. IS AN EQUAL OPPORTUNITY EMPLOYER.		



WEST SIDE LOT STORM DRAIN PLAN & PROFILE

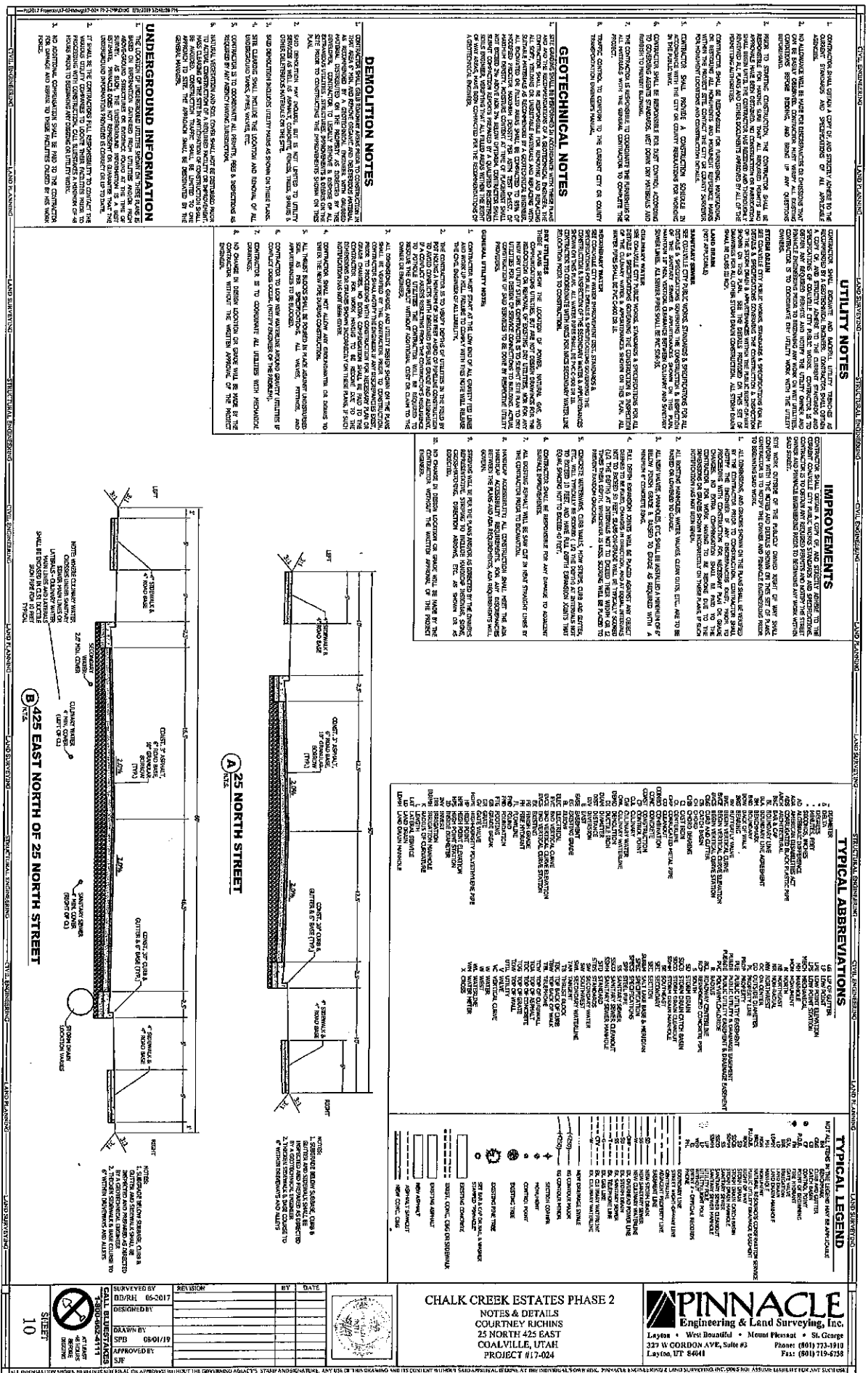


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	APPROVED BY		
	DATE		

CHALK CREEK ESTATES PHASE 2
 WEST SIDE LOT STORM DRAIN
 COURTNEY RICHINS
 25 NORTH 425 EAST
 COALVILLE, UTAH
 PROJECT #17-024

PINNACLE
 Engineering & Land Surveying, Inc.
 Layton • West Bountiful • Mount Pleasant • St. George
 327 W GORDON AVE, Suite #2 Phone: (801) 723-1900
 Layton, UT 84041 Fax: (801) 719-6738

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CHALK CREEK ESTATES PHASE 2
NOTES & DETAILS
COURTNEY RICHINS
25 NORTH 425 EAST
COALVILLE, UTAH
PROJECT #17-024

Pinnacle
Engineering & Land Surveying, Inc.
Layton • West Bountiful • Mount Pleasant • St. George
227 W. GORDON AVE., Suite #3 Phone: (801) 713-1910
Layton, UT 84041 Fax: (801) 713-6155

TYPICAL LEGEND

NOTES: 1. SEE NOTES ON SHEET 10 FOR ALL NOTES. 2. SEE NOTES ON SHEET 10 FOR ALL NOTES. 3. SEE NOTES ON SHEET 10 FOR ALL NOTES. 4. SEE NOTES ON SHEET 10 FOR ALL NOTES. 5. SEE NOTES ON SHEET 10 FOR ALL NOTES. 6. SEE NOTES ON SHEET 10 FOR ALL NOTES. 7. SEE NOTES ON SHEET 10 FOR ALL NOTES. 8. SEE NOTES ON SHEET 10 FOR ALL NOTES. 9. SEE NOTES ON SHEET 10 FOR ALL NOTES. 10. SEE NOTES ON SHEET 10 FOR ALL NOTES.

REVISION

NO.	DATE	BY	REVISION
1	05-01-17	BR/HR	DESIGNED BY
2	05-08-17	SPD	DRAWN BY
3		SJF	APPROVED BY

DATE 05-08-17

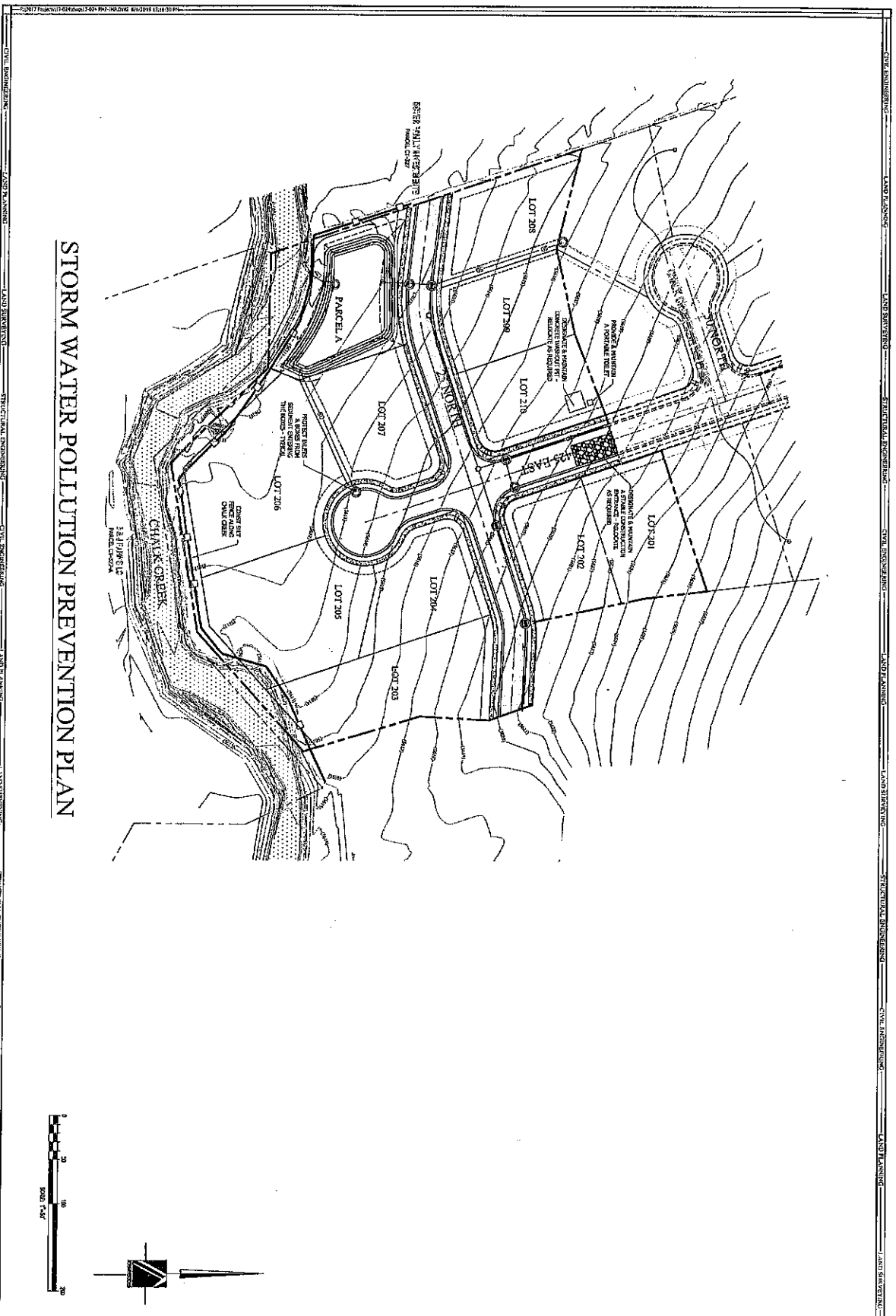
DESIGNED BY BR/HR

DRAWN BY SPD

APPROVED BY SJF

SCALE 1" = 40'

SHEET 10



STORM WATER POLLUTION PREVENTION PLAN



	CHALK CREEK ESTATES PHASE 2 STORM WATER POLLUTION PREVENTION PLAN COURTNEY RICHINS 25 NORTH 425 EAST COALVILLE, UTAH PROJECT #17-024	PINNACLE Engineering & Land Surveying, Inc. Layton • West Bountiful • Mount Pleasant • St. George 347 W GORDON AVE, Suite #3 Layton, UT 84041 Phone: (801) 773-1910 Fax: (801) 719-6728
	SURVEYED BY BB/RH 06-2017 DESIGNED BY BB/RH 06-2017 DRAWN BY AS/SP 08/01/19 APPROVED BY JFS	REVISION BY DATE
	11 SHEET	11
	11	



"Exhibit C"
Planning 8/19/2019

Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: August 19, 2019
Re: Wohali Property Phase I Preliminary Plans
Action: Work Session - Review and Discussion Only

Wohali Property Phase I Preliminary Plans

REQUEST

The purpose of this meeting is to review, discuss and provide input on the Phase I Preliminary Plans for the proposed Wohali Development. The applicant will be prepared to present an overview of the proposed plans at the meeting. This item is scheduled for a work session only. No action is being requested.

BACKGROUND

Project Description

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

Project Review Status

On July 29th the Planning Commission determined that the conceptual master plans were complete and authorized the applicant to prepare and submit a preliminary plan application for the proposed development.

The City Council also received an update on the proposed conceptual master plan development and property rezoning on August 12th.

ANALYSIS

Preliminary Development Plans

The preliminary plans (*Attachments A, B and C*) for the project included the following:

1. Preliminary Overall Development Land Use Plan
2. Preliminary Development Phasing Plan
3. Preliminary Phase I Plan

The Preliminary Development Plan Application for the proposed development requires the following:

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

The attached exhibits provide an overview for both the proposed master plan land uses with acreage and densities as well as a phasing plan. The Phase I package will include greater detail as required by the development code. The exhibits will be presented to the Planning Commission at the work session for comment, input and direction.

Staff is also in the process of preparing an initial outline of a draft Development Improvement Agreement (DIA) applicable to the project. The DIA will assure that the requirements of the development code, engineering standards, and other city ordinance provisions are addressed with the development overtime. The content items of the DIA will be discussed with the Planning Commissions at the work session.

Master Development Plan Analysis

The City Council adopted the updated amendments to the Master Planned Development (MPD) provisions of the development code on August 12, 2019. The applicant filed their application under the previous MPD language of the code but may apply the new provisions of the updated amendments to the proposed development.

The updated provisions of the MPD chapter of the development code appear to mostly be applicable to the proposed village core design program, which is not part of the proposed Phase I Preliminary Plans.

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

The complete list of the on-going project information files for the proposed master planned development can be accessed from the following Dropbox link:

<https://www.dropbox.com/sh/iws3u6tci0r8vb7/AACDHDIfk01I-f6nzgwa7Kq9a?dl=0>

RECOMMENDATION

Staff recommends the Planning Commission review, discuss and provide input on the proposed development preliminary plans and other information presented at the work session.

ATTACHMENT(S)

- A.** Preliminary Overall Development Land Use Plan
- B.** Preliminary Development Phasing Plan
- C.** Preliminary Phase I Plan

ATTACHMENT A

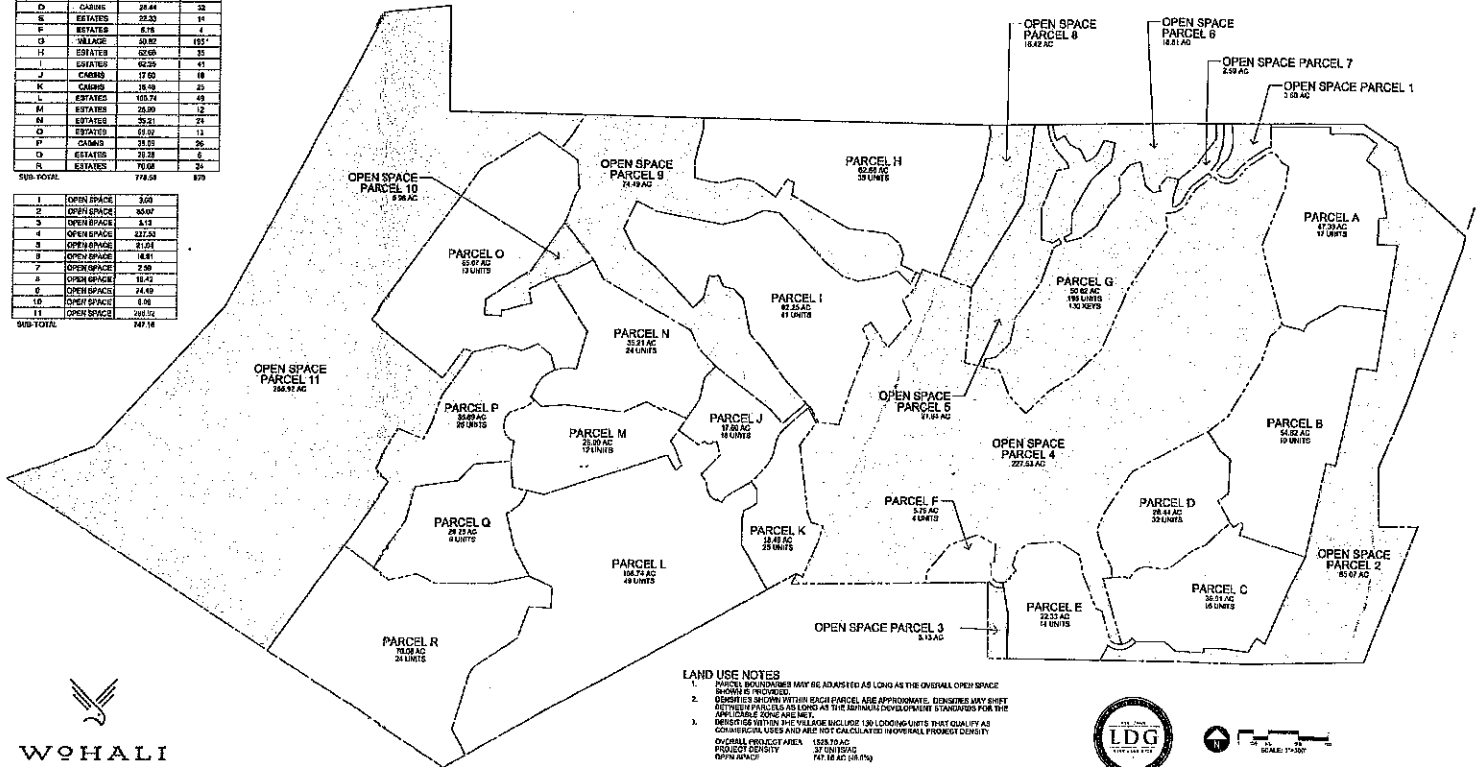
Preliminary Overall Development Land Use Plan

WOHALI - LAND USE PLAN

MAP DATE: AUGUST 2019

PARCEL	USE	ACREAGE	UNITS
A	ESTATES	45.33	17
B	ESTATES	24.82	10
C	ESTATES	26.91	10
D	CARING	29.44	32
E	ESTATES	22.30	14
F	ESTATES	6.18	4
G	VILLAGE	30.92	155
H	ESTATES	62.60	33
I	ESTATES	62.25	41
J	CARING	17.60	18
K	CARING	16.19	23
L	ESTATES	105.74	49
M	ESTATES	28.09	12
N	ESTATES	29.31	24
O	ESTATES	25.02	13
P	CARING	23.25	26
Q	ESTATES	23.28	6
R	ESTATES	76.68	24
SUB-TOTAL:		774.58	879

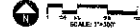
1	OPEN SPACE	3.08
2	OPEN SPACE	90.67
3	OPEN SPACE	5.13
4	OPEN SPACE	237.30
5	OPEN SPACE	21.51
6	OPEN SPACE	18.81
7	OPEN SPACE	2.50
8	OPEN SPACE	18.42
9	OPEN SPACE	24.49
10	OPEN SPACE	8.80
11	OPEN SPACE	268.74
SUB-TOTAL:		747.16



LAND USE NOTES

1. PARCEL BOUNDARIES MAY BE ADJUSTED AS LONG AS THE OVERALL OPEN SPACE SHOWN IS PROVIDED.
2. DENSITIES SHOWN WITHIN EACH PARCEL ARE APPROXIMATE. DENSITIES MAY VARY WITHIN PARCELS AS LONG AS THE MINIMUM DEVELOPMENT STANDARDS FOR THE APPLICABLE ZONE ARE MET.
3. DENSITIES WITHIN THE VILLAGE INCLUDE 150 LODGING UNITS THAT QUALIFY AS COMMERCIAL USES AND ARE NOT CALCULATED IN THE FINAL PROJECT DENSITY.

OVERALL PROJECT AREA: 1525.10 AC
 PROJECT DENSITY: 37 UNITS/AC
 PROJECT DENSITY: 747.16 AC (49.0%)



ATTACHMENT B

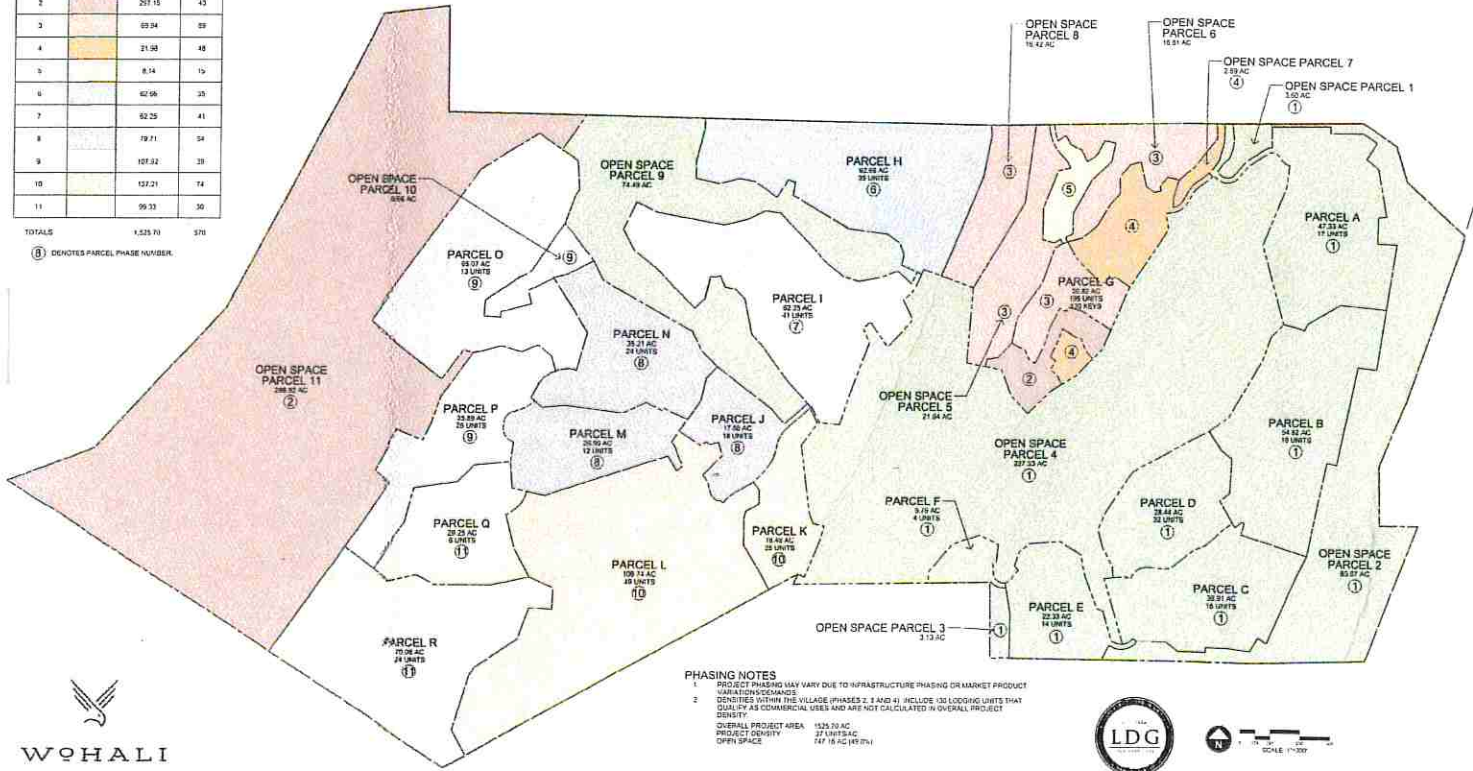
Preliminary Development Phasing Plan

WOHALI - PHASING PLAN

MAP DATE: AUGUST 2019

PHASE	ACREAGE	UNITS
1	589.41	102
2	291.15	43
3	69.94	89
4	21.50	48
5	8.14	15
6	62.96	25
7	82.25	41
8	79.71	54
9	107.22	25
10	121.21	74
11	99.33	30
TOTALS	1,525.70	576

(8) DENOTES PARCEL PHASE NUMBER.

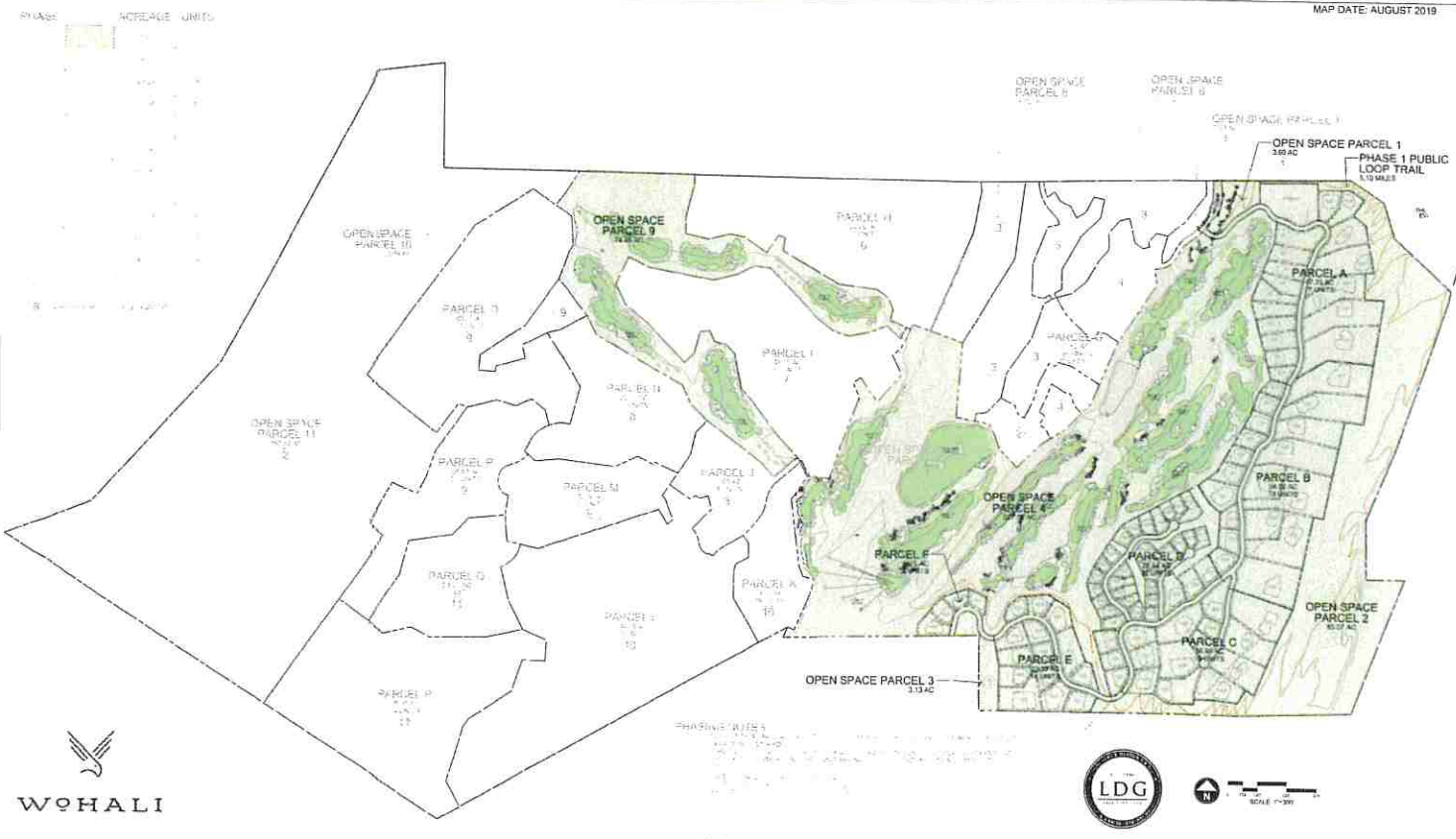


ATTACHMENT C

Preliminary Phase I Plan

WOHALI - PHASE ONE

MAP DATE: AUGUST 2019



1

2

3

4

5