



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, May 20, 2019** at the Coalville City Hall located at 10 North Main Street, Coalville Utah. The Planning Commission Members will meet at the City Hall at **6:00 P.M.** and travel to the Wohali Partners LLC property for a site visit and then reconvene at the City Hall at **7:00 P.M.** for the meeting. The agenda will be as follows:

1. Wohali Partners LLC Property Site Visit
2. Roll Call
3. Pledge Of Allegiance

Regular Meeting Agenda:

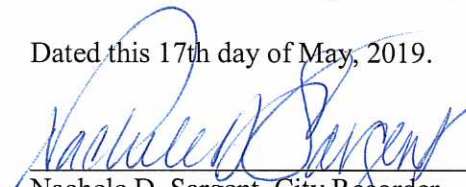
4. Planning Commission Updates
5. Consultant Updates
6. Review and Possible Approval of Minutes

Work Session Agenda:

7. Wohali Development Application Continued Update Review And Discussion (This is a work session only. Public comment will be taken at a future noticed public hearing)
8. Master Planned Development Draft Code Revision Review And Discussion
9. Adjournment

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

Dated this 17th day of May, 2019.


Nachele D. Sargent, City Recorder

Mayor
Trever Johnson

Council
Adrianne 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: May 17, 2019 City Hall, Coalville City Website, Utah State Public Notice Website

PO Box 188
10 North Main Street
Coalville, UT 84017

P: 435.336.5981
F: 435.336.2062
cityhall@coalvillecity.org
www.coalvillecity.org

Coalville City Planning Commission
Regular Meeting & Work Session
HELD ON
May 20, 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,
Nathanael Davenport
Isaac Rackliffe (excused)
Dusty France (excused)

CITY STAFF PRESENT:

Don Sargent, Consultant
Sheldon Smith, City Attorney
Shane McFarland, Engineer

PUBLIC IN ATTENDANCE:

Eric Langvardt, Wade Budge, Bryant Hull,
Cordell Hull, Tom Rees, Sheryl Rees, Kim
Bowen, Celeste Gates, Debbie Robinson,
Jim Robinson, Jim Boyden, John R. Kaiser,
David Boyden

Wohali Partners LLC Site Visit:

Chair Linda Vernon stated the Planning Commission went to the Wohali Partners LLC property for a site visit. Don Sargent stated the purpose of the site visit was to orient the Commissioners with the property and proposed project layout and also to understand the access and other features of the property in relation to the City. There were no discussions or opinions offered. Don thanked the Applicants for setting up the site visit.

Item 2 – Roll Call:

A quorum was present.

Item 3 – Pledge of Allegiance:

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

Regular Meeting:

Item 4 – Planning Commission Updates:

There were no Planning Commission updates tonight.

Item 5 – Consultant Updates:

Don Sargent informed the Planning Commissioners that the City Council had held a public hearing for Phase II of the Code revisions. He stated the Noise, Fencing, and Right-To-Farm revisions were adopted, Ordinance No. 2019-2. Don stated they were still working on the Signing and Lighting standards and had continued the public hearing to May 28, 2019. He stated their biggest concern was the amortization schedule. The Mayor and Council wanted to “grandfather” all existing signage and lighting. Don stated there was also the misconception that the revisions were over restrictive when actually they were less restrictive. He stated if the Commissioners had any comments they wanted considered, they should get in touch with the Mayor and Council. He stated he would forward the changes that were being considered to the Planning Commissioners for their review.

Item 6 – Review And Possible Approval Of Minutes:

The Commissioners reviewed the minutes of the April 15, 2019 meeting.

A motion was made by Vice Chair Shoat Roath to approve the minutes of April 15, 2019 as amended. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Work Session Agenda:

Item 7 – Wohali Development Application Continued Update Review and Discussion:

Don Sargent stated the purpose tonight was to allow the Applicant to respond to questions from the last meeting, address any new information, and also clarify any information in preparation for a public hearing. Don referred to the Staff report (Exhibit A) and stated the Applicant would review additional exhibits in response to the last meeting discussion. Don Sargent stated the Planning Commissioners would also be reviewing the Master Planned Development revisions which could also play a part in this development.

Eric Langvardt stated he was the Land Planner for this project and referred to the information for the Development (Exhibit B). He reviewed and explained their answers (marked in red and part of the Staff report) to the list of questions from the last Work Session. Mr. Langvardt referred to item #3 and stated they were protecting as much open space as possible and they were currently proposing about 66% open space. He stated they were concerned about platting specific building envelopes as there may be a specific area that they would want to preserve based on vegetation and slope. He stated they

were open to working with the City on the where the building envelopes would be located. The Applicant, Staff, and Commissioners discussed the options including platting the envelopes and doing plat amendments as needed, having a member of Staff on the HOA approval committee, having an approval process through the City for any changes, reviewing a defined building envelope with a building permit approval, allowing a Staff level review and approval with the HOA approval. Eric Langvardt referred to item #5 and verified sledding referred to toboggan/tubing type sledding and not snowmobiles. He referred to item #7 and stated they had a preliminary traffic study completed (Exhibit C) with three different scenarios. He stated the study didn't list any concerns about the two accesses collecting to the same location from a traffic impact viewpoint. It was listed as an acceptable level of service. This didn't address the emergency access which would be reviewed through the Fire Department. Eric Langvardt referred to item #10 and stated they were proposing to analyze and build parking based on demand as the project developed. He stated it was imperative to them not to over park or over pave this development. If they had a big event that required parking, there were more stalls added around the HOA and golf maintenance site that would be available for those occasions. Overall, they would have 555 parking stalls available. He stated they could do some type of annual report for the City to make sure they were meeting the parking demand. Don Sargent stated he would review and respond to this item in reference to the MPD. Eric Langvardt referred to item #11 and stated they also would have tennis, pickle ball, and paddle tennis. He stated the camping area would be part of the 350 acres to the West of the development. Commissioner Tonja Hanson questioned what they thought the build out timeframe would be for this project. Eric Langvardt stated they thought it would be 15-20 years. The Applicants and Commissioners discussed the project including how chemicals from the golf course would be handled, following the guidelines of the Water Protection Zone, following detailed information provided from their Hydrologist and their water study, following best practices for watering and use, the natural percolation process for water, monitoring the water outlets, setting up buffer zones for filtration areas, and as water users, they wanted to make sure the water was clean. The Applicants and Commissioners discussed the concerns of having two accesses collecting to the same point including safety during the Winter if people needed to get out of the area, repair and maintenance of the bridge in the future, using the secondary access to the South in the Summer, and giving homeowners an evacuation plan. The Applicants and Commissioners discussed the nightly rentals and verified 130 would be considered as rentals/commercial use and the rest would be part of their density units.

Don Sargent stated the revisions for the MPD were not being reviewed just for this project. The Commissioners discussed the timing for the approval process and the obligation of addressing the amendments to the pending application. Sheldon Smith suggested reviewing the MPD first and then showing how it would apply to the project.

A motion was made by Vice Chair Shoat Roath to set a public hearing for the Wohali project for the July meeting and a public hearing for the Master Planned Development

(MPD) Revisions for the June meeting. Commissioner Nathanael Davenport seconded the motion. All Ayes. Motion Carried.

Item 8 – Master Planned Development Draft Code Revision Review And Discussion:

Don Sargent stated the current MPD provisions were missing some key components. He reviewed the draft of the MPD provisions (included in the Staff report). The Commissioners and Staff discussed the proposed provisions including the timeframe requirements for platting and construction, bonding and escrow for a subdivision or MPD, deed restricted open land, reviewing the option for reducing the minimum lot size to keep the rural character by limiting how small the reduction could be, the benefit of clustering for open space, off-street parking requirements, adding the requirement of meeting workforce housing needs, adding complying and linking the trail master plan, and reviewing the square footage for commercial uses under applicability with possibly changing 25,000 square feet to 20,000 of floor area.

Don Sargent requested the Commissioners to continue their review of the MPD and to let him know of any concerns or changes so they could be incorporated for the work session and public hearing at the next meeting.

Item 9 – Adjournment:

A motion was made by Commissioner Nathanael Davenport to adjourn the meeting. Vice Chair Shoat Roath seconded the motion. All ayes. Motion Carried.

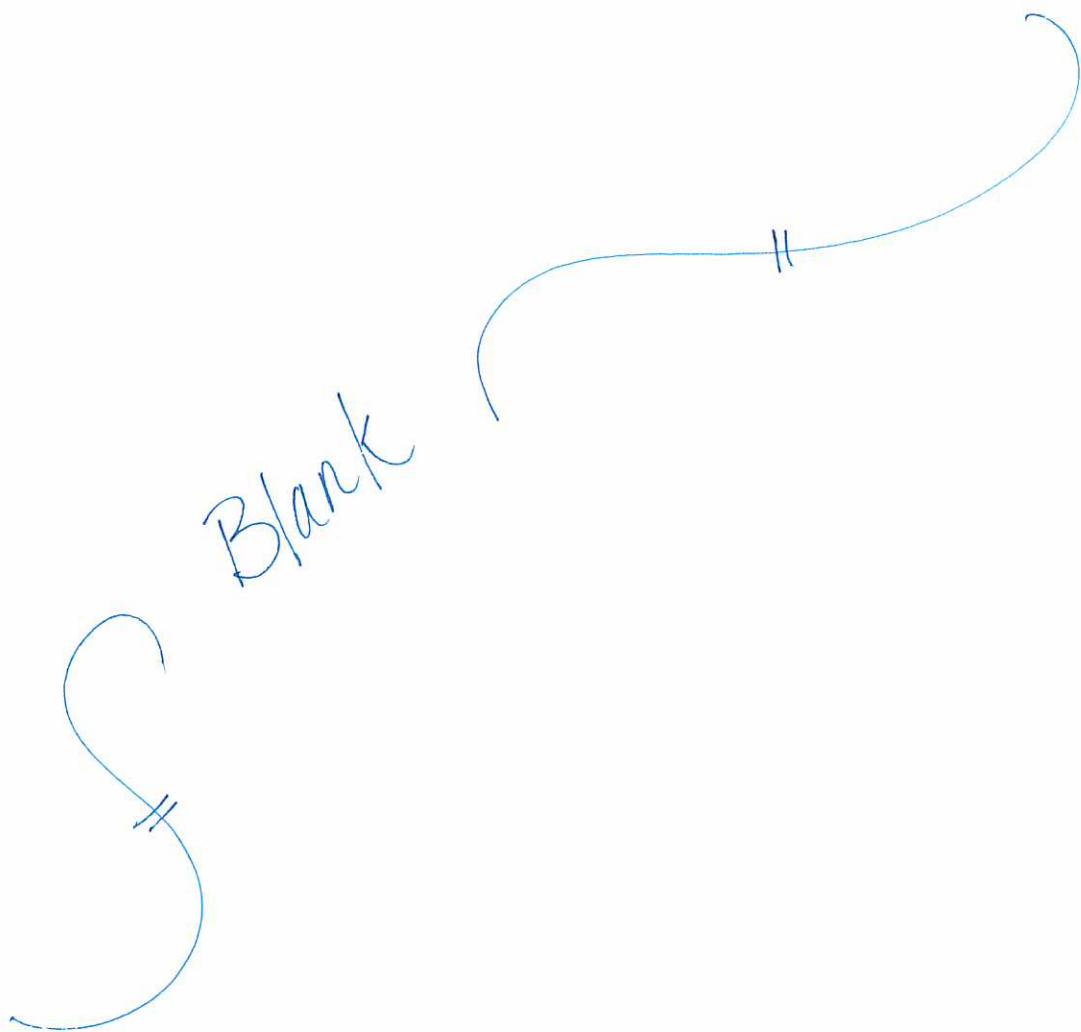
The meeting adjourned at 8:50 P.M.

Chair Linda Vernon

Attest:

Nachele D. Sargent, City Recorder

S Blank

The image contains two hand-drawn blue ink squiggles. The first squiggle is on the left, starting with a small cross-like mark and curving upwards and to the right. The second squiggle is on the right, starting with a small cross-like mark and curving upwards and to the left. The word "Blank" is written in a cursive script between the two squiggles.



"Exhibit A"
Planning 5/20/19

Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: May 20, 2019
Re: Wohali Development Rezone/Text Amendment and MPD Application
Review and Discussion
Action: Site Visit and Work Session

Rezone/Text Amendment and MPD

REQUEST

The purpose of this work session is to continue the review and discussion of the updated proposed Wohali Development application. This item is scheduled for a site visit and work session only (public comment will be taken at a future noticed public hearing). No action on the application is requested at this time. The proposed application includes the following:

1. 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. Development Code Text Amendment for Master Planned Developments (MPD) Title 8, Chapter 6.
3. MPD Concept Plan including residential lots, resort units, support commercial and recreational uses.

BACKGROUND

This is the third work session held with applicant regarding the project. The applicant has responded to the comment and input provided by the Planning Commission at the last work session held in April (see the link below and attachments to this report).

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

The project file includes the on-going 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 Mapping
- Proposed Roadway Plan
- Proposed Roadway Standards
- North Summit Fire District 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

The project site is comprised of 1,525 acres and is proposed as a rural golf resort community.

The applicant is proposing a mixed-use development 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 700 units/lots as follows:

Wohali Lodge Suites (B and B)	101 units
Golf House Suites	20 units
Village MF 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 Country Lots</u>	<u>376 lots</u>
---------------------------	-----------------

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

ANALYSIS

The proposed submittal package prepared by the applicant and reviewed by the Planning Commission at the last work session included updated conceptual development plans and supporting documentation.

The latest project information can be accessed from the following Dropbox link:

https://www.dropbox.com/sh/ea8j520jeatksog/AAAE1_4sAi7-W6-C9ofvXhnl?dl=0

The information includes the following:

- Wohali Responses to the April work session summary
- Core Amenity Plan with survey points
- Village Public Accessibility Plan with survey points
- Traffic Memo from John Dorny at Horrocks Engineers
- Overall packet of exhibits with all current plans for the project (this packet will be provided in a 11 x 17 to the Planning Commission at the site visit).

Applicant Responses

Attachment A includes the applicant responses to the primary questions, comments and information requests addressed by the Planning Commission and Staff at the April 15th work session.

Attachment B includes the proposed Core Amenity Plan with survey points for reference during the site visit.

Attachment C includes the proposed Village Public Accessibility Plan with survey points for reference during the site visit.

The applicant will be prepared to present and address the responses and associated exhibits in the work session.

Staff Review Responses

Attachment D includes a draft of Title 8 Chapter 6 Master Planned Development (MPD) provisions of the Development Code. Although the applicant has proposed several revisions to the existing MPD provisions, Staff drafted the amendments to be applied city-wide as part of the on-going development code update effort.

The primary focus of the MPD amendments is to produce superior project design through flexible and innovative tools that advance the goals of the General Plan. The amendments are also designed to be quantifiable and provide assurances and benefits to the City beyond a typical development application.

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

RECOMMENDATION

Staff recommends the Planning Commission conduct a site visit for orientation and informational purposes then continue the review and discussion of the project with the applicant at City Hall in work session.

For the public record it will be important to not discuss the project on-site with the applicant other than to ask questions regarding the proposed development layout. The project review and analysis discussion should occur at City Hall on the public record.

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

ATTACHMENTS

- A.** Applicant Responses to April Work Session
- B.** Proposed Core Amenity Plan
- C.** Proposed Village Public Accessibility Plan
- D.** Draft Title 8 Chapter 6 - Master Planned Development (MPD) Provisions

ATTACHMENT A

Applicant Responses to April Work Session

APRIL 15, 2019 WORK SESSION SUMMARY - WOHALI RESPONSES, MAY 13, 2019

1. The Planning Commission requested a site visit to the property to better understand the proposed development layout and orientation. As agreed, a site visit will be scheduled as part of the next work session in May. (We have staked 4 points in the village for reference, will provide a village site plan with reference points, will provide a tent and table with large scale plans for discussion. Plan is to meet at City Hall at 6 pm and carpool up to site returning to City Hall at 7 pm.)
2. Public access to an online link including the development plans and documentation was determined to be important for the public to have an opportunity to review the proposed project well in advance of a future public hearing. The link will be made available once all the current drawings are formatted and uploaded. Drawings will also be made available in 11 x 17 size format. (This information will be provided well in advance of a public hearing and will incorporate all of the most current data generated thru the work session and staff review processes)
3. The City will need to have an acknowledgement ability for approval of any amendment to designated building envelopes. (Need to discuss the proper mechanism for this. Staff member sit on the DRC?)
4. Public access trails will be a priority upfront and should be developed in the early phases of the project. (The large loop trail, excluding the trails around the short course, will be provided with the Phase 1 development. The trail will be built within 18 months of the recording of the first development plat)
5. Cross-country skiing trails are planned to be located on the short golf course. (Various winter uses are being contemplated that may include cross country, snowshoeing, sledding, etc but more detailed design will be needed to verify suitability)
6. Workforce housing and ADU's are planned to be located and provided for on-site. Details yet to be worked-out. (Correct)
7. All roads will be constructed to City standards and will be privately maintained. A traffic impact study will also be required for the entry roads to I-80, including impacts to the Weber River bridge. (A preliminary traffic study completed by Horrocks Engineers has been provided)
8. Staff is in the process of preparing update amendments to Development Code Chapter 6 (MPD provisions) and will present the amendments to the Planning Commission at the May work session as applicable to the proposed development. (Waiting for Don's initial draft for Wohali review)
9. There appears to be a public perception that the project will be exclusive and not part of the community. The developer should consider ways to involve the community in the development as an amenity to Coalville City. (Unlike other similar second home communities such as Promontory, Glenwild and Victory Ranch, Wohali is providing public access to the property and facilities as identified on the Village Master Plan – Public Accessibility Plan. The public access roadway into the village will have a welcome center, NOT A GATE. In addition to the general public access to the project, the North Summit High School golf team will use Wohali courses as their home course. Those development areas outside of the village core may be gated to provide security for what will be a substantially second home community.)

10. The development should provide adequate parking for all proposed uses, including the general public visiting the village center. (A parking plan has been added to the Village Master Plan - Public Accessibility Plan exhibit. The plan identifies a phased parking plan utilizing adjacent lots to the village plaza with temporary and valet lots available within the project. The parking proposal is to provide temporary road base lots with parking quantity and location adjustments allowed as the project develops allowing Wohali to provide only the amount of parking necessary to serve actual uses and actual parking demand)

Parking Requirements:

<u>Use</u>	<u>City Parking Req.</u>	<u>Use Area</u>	<u>Required Parking</u>
Golf House	2/1000 SF	22,000 SF	44 Stalls
Lodge Rooms	1/Room	130 Rooms	130 Stalls
Lodge Restaurant	1/110 SF (Gross)	3,500 SF	32 Stalls
Spa	None	TBD	6 Stalls
Amphitheater	1/2.5 People	400 People	160 Stalls
Chapel	1/5 Seats	100 Seats	20 Stalls
Café/Pub	1/110 SF Gross	1,600 SF	15 Stalls
Total			407 Stalls
Shared Parking Reduction	(25%)		-102 Stalls
Total Parking Required			305 Stalls

11. The proposed recreational uses need to be defined and clarified.

Proposed Recreation Uses:

Golf
Hiking/Running
Biking
Cross country skiing
Snowshoeing
Skiing
Skeet Shooting Range
Archery Range
Sledding/tubing
Horseback Riding
Sleigh Rides (winter and summer)
Fishing
Canoeing/Stand up Paddleboard
Camping/Glamping (yurts and tents)

ATTACHMENT B

Proposed Core Amenity Plan

ATTACHMENT C

Proposed Village Public Accessibility Plan

ATTACHMENT D

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

CHAPTER 6**MASTER PLANNED DEVELOPMENTS (MPD)**

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

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

8-6-010: PURPOSE

The purpose of the Master Planned Development (MPD) is to provide a comprehensive project design strategy to create projects, including mixed use development, that best address site conditions, the characteristics of the surrounding properties, as well as community and market demands. The master planned development process also creates tools to promote the efficient use of land resources as well as efficient public infrastructure and utility services. The goal of this strategy is to produce superior project design through flexibility and innovation so as to advance the goals of the General Plan and this chapter.

8-6-020: APPLICABILITY

The master planned development process shall be required in all zones for the following applications:

- A. Any application for a rezone.
- B. Any application to subdivide at base density resulting in six (6) or more lots or parcels (Major Subdivision).
- C. Any application which includes the transfer of base density or uses between zones on a single parcel which results in the creation of six (6) or more lots or parcels.
- D. Any application which includes a density bonus within a residential zone.
- E. All applications for commercial uses, retail commercial establishments, offices, institutional uses or industrial uses with more than twenty five thousand (25,000) square feet of floor area.

8-6-030: USES

A master planned development shall become supplementary to the provisions of the zones in which the MPD is located, including rezones.

- A. **Differing Zones:** When the project area includes parcels with differing zones, uses may be relocated across zone boundaries so long as the application is for a rezone and the City Council determines that relocation results in a project design that advances the goals set forth in the General Plan.
- B. **Attached Units:** Attached units may be allowed in all residential and commercial zones except the Residential Agricultural (RA) Zone.
- C. **Types of Developments:** Master Planned Developments may include commercial/industrial projects, cluster subdivisions, mixed use planned developments, twin or town homes, condominiums, resort units and mobile and manufactured home parks and subdivisions, combinations of housing types such as single units and multiple units, and zero lot line developments.
- D. **Zone Use Limitations:** Uses permitted in the MPD shall generally be limited to those uses permitted in the Zone District in which the MPD is proposed, with exceptions for support uses in mixed use developments.

8-6-040: PROCESS

The MPD application process has three primary steps:

- A. **Pre-Application Conference:** A required pre-application conference shall be held with staff in order for the applicant to become acquainted with the master planned development procedures and related City requirements and schedules. Staff may give preliminary feedback to the applicant based on information available and may inform the applicant of potential issues or special requirements which may result from the proposal.
- B. **Master Planned Development Application:** A plan for the master planned development shall be submitted with a completed application form supplied by the City. A list of minimum requirements will accompany the application form. The application must include written consent by all owners of the property to be included in the master planned development. Once an application is received, it shall be reviewed for completeness. The applicant will be informed if additional information is necessary to constitute a complete application.
- C. **Planning Commission and City Council Review and Public Hearings:** The City Council is the Land Use Authority for master planned developments. Prior to final action by the County Council, the Planning Commission shall hold a minimum of one (1) public hearing prior to forwarding a recommendation to the City Council. The City Council shall also hold a minimum of one (1) public

DRAFT

05/20/2019

hearing and take final action on the application. City Council action shall be in the form of written findings and in the case of approval, conditions of approval.

8-6-050: VESTING OF MPD APPROVAL

Construction within the MPD project area will be required to commence within three (3) years of the date of the City Council approval. After construction commences, the MPD shall remain valid as long as it is consistent with the approved specific project-phasing plan as set forth in the MPD approval and associated documents. It is anticipated that the specific project-phasing plan may require review and re-evaluation of the project at specified points in the development of the project.

- A. **Final Subdivision Plat:** Master Planned Development associated with a final subdivision plat must be recorded within three (3) years of the date of the City Council approval. In the event that the required final subdivision plat recordation and construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the final subdivision plat shall be void.
- B. **Final Site Plan:** Master Planned Developments associated with a final site plan will be required to commence within three (3) years of the date of the City Council approval. In the event that construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the final site plan shall be void.
- C. **Rezone:** Master Planned Developments associated with a rezone will be required to commence within three (3) years of the date of the City Council approval. In the event that the required construction commencement has not taken place in the prescribed timeframe, the MPD shall expire and the zone(s) shall revert to the previous zone designation(s).
- D. **Phasing and Density Bonus:** For phased developments, it shall be necessary to record the phase 1 final subdivision plat within the prescribed three (3) year timeframe to vest the entire master planned development and density bonus.

8-6-060: MPD MODIFICATIONS

Modifications to an MPD shall be processed as a minor or major amendment as follows:

- A. **Minor Amendment:** A minor amendment is defined as an amendment that does not increase square footage, density, or intensity of the previously approved master planned development. A minor amendment shall be processed as a minor permit.
- B. **Major Amendment:** A major amendment is defined as an amendment that increases square footage, density, or intensity of the previously approved master planned development. A major amendment shall be processed as a master planned development.

8-6-060: MPD REQUIREMENTS

All applications for a master planned development shall meet the following minimum requirements. Additional project information necessary for the project analysis may be required at the discretion of the Community Development Director, Planning Commission, or City Council.

- A. **Density:** The maximum density permitted on the project site will be determined as a result of a site analysis. The maximum density shall not exceed that set forth in the proposed or existing zone, except as otherwise provided in this section. In cases where a project site contains more than one (1) zone, the City Council may permit the clustering of density irrespective of zone boundaries so long as the relocation results in the project advancing the goals set forth in the General Plan.
- B. **Density Bonus:** A density bonus may be permitted in accordance with the following:
1. Deed Restricted Open Land. Deed restricted open land consists of land in a subdivision or MPD that is left undeveloped and is deed restricted for public or private agricultural, scenic, or recreational purposes. Deed restricted open land does not include open areas in private individual residential lots, public roads, private roads, parking spaces and drive aisles in parking lots, land covered by structures not designated for active civic recreational use, and outdoor storage areas.
 - a. Deed restricted open land is not a requirement for the development of base density, except in those instances where due to the number of lots an MPD is required.
 - b. Deed restricted open land is a requirement for the development of bonus density.
 2. Bonus Density Calculation. If the proposed number of lots in an MPD is greater than the base density, the applicant shall be entitled to the increased number of lots in excess of base density at a one-to-one percentage ratio of the amount of deed restricted open land being set-aside.
 - a. The amount of bonus density is calculated by multiplying the base density by the percentage of deed restricted open land being set-aside in addition to the ten percent (10%) base requirement of the MPD.
 - b. The amount of the density bonus cannot exceed more than fifty percent (50%) of base density. The base density in each zone for Master Planned Developments shall be as follows:

DRAFT

05/20/2019

Agriculture Zone (AG)	1 Dwelling Per Twenty Acres
Residential Agriculture Zone (RA)	1 Dwelling Per Five Acres
Low Density Residential (R-1)	1 Dwelling Per Acre
Medium Density Residential (R-2)	2 Dwellings Per Acre
High Density Residential (R-4)	4 Dwellings Per Acre
Very High Density Residential (R-8)	8 Dwellings Per Acre

- c. No more than twenty-five percent (25%) density bonus of the deed restricted open land can consist of undevelopable lands (steep slopes, wetlands, etc.)

Example for a ten (10) acre parcel in the R-1 Zone:

R-1 Zone base density (1U/AC) = 10 lots

10% + 30% (3 acres) deed restricted open land being set-aside = 3 bonus density lots

- C. **Setbacks:** The minimum setback around the exterior boundary of an MPD shall match the setbacks of the more restrictive/larger abutting zone setback. In some cases, that setback may be increased to create an adequate buffer to adjacent uses. The City Council may reduce or increase setbacks within the project from those otherwise required provided the project meets minimum Building Code and Fire Code requirements.
- D. **Building Height:** The maximum building height for all structures within a master planned development shall not exceed the zone standard. The City Council may grant additional building height beyond the maximum zone standard up to forty five feet (45') based on demonstrated good cause, related but not limited to, structured parking, affordable housing, deed restricted open land, community outdoor common area improvements, superior architectural design or provision of community support services.
- E. **Reduction of Minimum Lot Size Requirements:** The City Council may reduce the minimum lot size specified in a zone (minimum 0.10 acre) if it finds the proposed decrease in minimum lot size improves the site design, clustering of buildings, and/or preservation of open land and natural resources.
- F. **Open Land:** Master planned developments shall provide for open land of at least ten percent (10%) of the site area.
- G. **Off-Street Parking:** Master planned developments shall meet the following off-street parking standards:

DRAFT

05/20/2019

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

The off-street parking requirements for any other uses not listed above shall be determined by the City Council based on a project-specific parking study.

The City Council may reduce or increase the overall parking requirement for a master planned development based upon the applicant demonstrating reasonable justifications for the increase/decrease in parking spaces.

The City Council may grant additional exterior/surface parking provided such parking is designed to include permeable surfaces, additional landscaping and buffering.

- H. **Designing With The Topography:** Master planned developments shall be designed to fit into the topography of the site. The City Council may consider flexibility in the siting of development so as to best fit into the natural terrain, minimize excessive site grading and mitigate impacts on the natural environment and resources of the surrounding area. The project design shall demonstrate the preservation of watercourses, drainage areas, wooded areas, rough terrain and similar natural features and areas.

DRAFT

05/20/2019

- I. **Designing With Adjacent Uses:** The master planned development shall take adjacent land uses into consideration. Development along the project perimeter shall adequately mitigate any potentially adverse effects, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances.
- J. **Access:** All master planned developments shall have vehicular access from a public road. All projects shall have a secondary point of access to the satisfaction of the City Engineer and/or Fire Marshal. All roads/streets shall follow the natural contours of the site wherever possible to minimize the amount of grading.
- K. **Utilities:** Existing or proposed utilities, including private and public services for master planned developments will be adequate to support the proposed project at normal service levels and will be designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources. Unless otherwise permitted by this chapter, all master planned developments shall comply with all requisite infrastructure standards found in Chapter 4 of this title.
- L. **Building Locations:** All buildings shall be located to avoid, to the extent practicable, wetlands, riparian areas, steep slopes and ridgelines. Building locations and associated lot configurations should be oriented to encourage active and passive solar design principles wherever practicable.
- M. **Connectivity:** Internal and external vehicular/pedestrian/bicycle circulation should be demonstrated at the time of application as deemed necessary by the City Council. Pedestrian/equestrian/bicycle circulation should be separated from vehicular circulation wherever reasonable.
- N. **Snow Storage:** Master planned developments shall include adequate areas for snow removal and snow storage. An appropriate form of landscaping plan shall allow for snow storage areas. Structures shall be set back from any hard surfaces so as to provide adequate areas to remove and store snow. The assumption is that snow should be able to be stored on site and not removed to an off-site location.
- O. **Outdoor Lighting:** All outdoor lighting shall be down directed and fully shielded. All outdoor lighting shall be designed and installed to prevent light trespass on adjacent properties. Lighting of the United States flag is exempt from this provision.
- P. **Compliance With Development Evaluation Standards:** Unless otherwise permitted by this chapter, all master planned developments shall comply with all requisite development evaluation standards found in this title.

DRAFT

05/20/2019

Q. **Site Design Narrative:** An application for a master planned development shall include a written explanation of how the project plan addresses the following design questions:

1. Community Connectivity: How does the proposed development interconnect and the surrounding properties, neighborhood, and area? Including but not limited to:
 - a. Where will vehicles enter and exit the site?
 - b. Where will new streets be developed?
 - c. Is there a need for pedestrian and bicycle routes (including trails and sidewalks) through the project area? If so, how are such needs addressed?
 - d. Availability of Neighborhood Facilities and Services: Is the location of the proposed development within reasonable proximity (including walking and biking) to community facilities such as schools, retail centers, parks, etc.?
 - e. Meeting Housing Needs: How does the proposed development advance the community need for a mix of housing types and affordability?
 - f. Character: What are the architectural design character objectives of the proposed development? How do these design objectives address the local context, climate, and/or community needs?
 - g. Site Design: How is the proposed development designed to take advantage of the existing topography, landscape features, trees, wildlife corridors, existing structures, minimize site grading, etc.?
 - h. Complete Street Design: How is the proposed development street/circulation system designed to accommodate a variety of transportation modes (where appropriate), easy route finding, and safe speeds?
 - i. Parking Areas: How does the proposed development balance the need for parking with the need to design parking areas in a manner that minimize visibility, site grading, and exterior lighting?
 - j. Public And Private Outdoor Spaces: What are the proposed development's need(s) for outdoor space, open space, habitat/wildlife areas, parks, or outdoor amenity areas?

DRAFT

05/20/2019

- k. How does the proposed development address these needs?
- l. External Storage: How does the proposed project address needs for garbage collection, equipment storage, etc.?
- m. How does the project preserve and protect critical wildlife habitat, riparian areas, water recharge zones and other natural resources?

8-6-080: REQUIRED FINDINGS

The City Council must find sufficient evidence that supports the following conclusions to approve a master planned development. In most cases, conditions of approval will be attached to the final action to ensure compliance.

- A. The master planned development is designed to fit well into the natural terrain, minimize excessive site grading and protect and preserve the surrounding area.
- B. The master planned development makes suitable provisions for the protection, preservation, and enhancement of wildlife habitat, watercourses, riparian areas, drainage areas, wooded areas, rough terrain and similar natural features.
- C. The master planned development takes adjacent land uses into consideration and mitigates potential impacts, including but not limited to flooding, erosion, subsidence, sloping of the soil or other dangers and nuisances, through careful planning.
- D. The master planned development has direct vehicular access from a public road or suitable private road or driveway access meeting all requirements of the City Engineer and Fire Marshal.
- E. The master planned development has a secondary point of access/emergency access or other mitigation satisfactory to the City Engineer and Fire Marshal.
- F. All roads/streets within master planned development follow the natural contours of the site wherever possible to minimize the amount of grading.
- G. Existing or proposed utility and public services are adequate to support the proposed master planned development at normal service levels and are designed in a manner to avoid adverse impacts on adjacent land uses, public services, and utility resources.
- H. The proposed structures within the master planned development are located on reasonably developable portions of the site. The open areas within the master planned development are designed so that existing significant vegetation can be maintained to the greatest degree possible.

DRAFT

05/20/2019

- I. The master planned development includes adequate internal vehicular and, where deemed necessary, pedestrian/equestrian/bicycle circulation.
- J. The master planned development includes adequate areas for snow removal and snow storage.
- K. All exterior lighting within the master planned development is down directed and fully shielded.
- L. The master planned development, as conditioned, complies with all the requirements of this chapter.
- M. The master planned development, as conditioned, is consistent with the General Plan.
- N. The master planned development has been noticed and a public hearing held in accordance with this chapter.

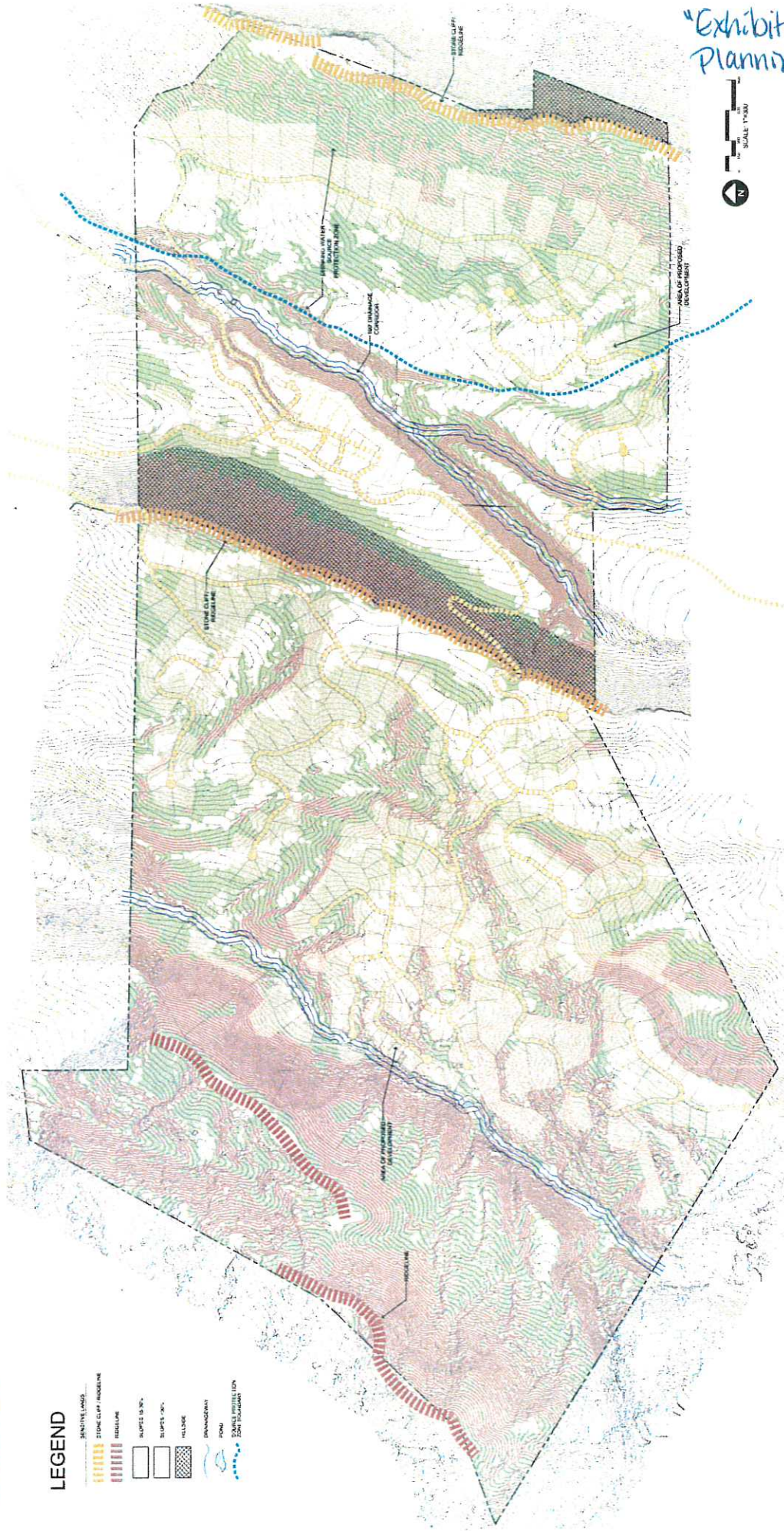


WOHALI - SENSITIVE LANDS ANALYSIS

MAP DATE: MARCH 2019

LEGEND

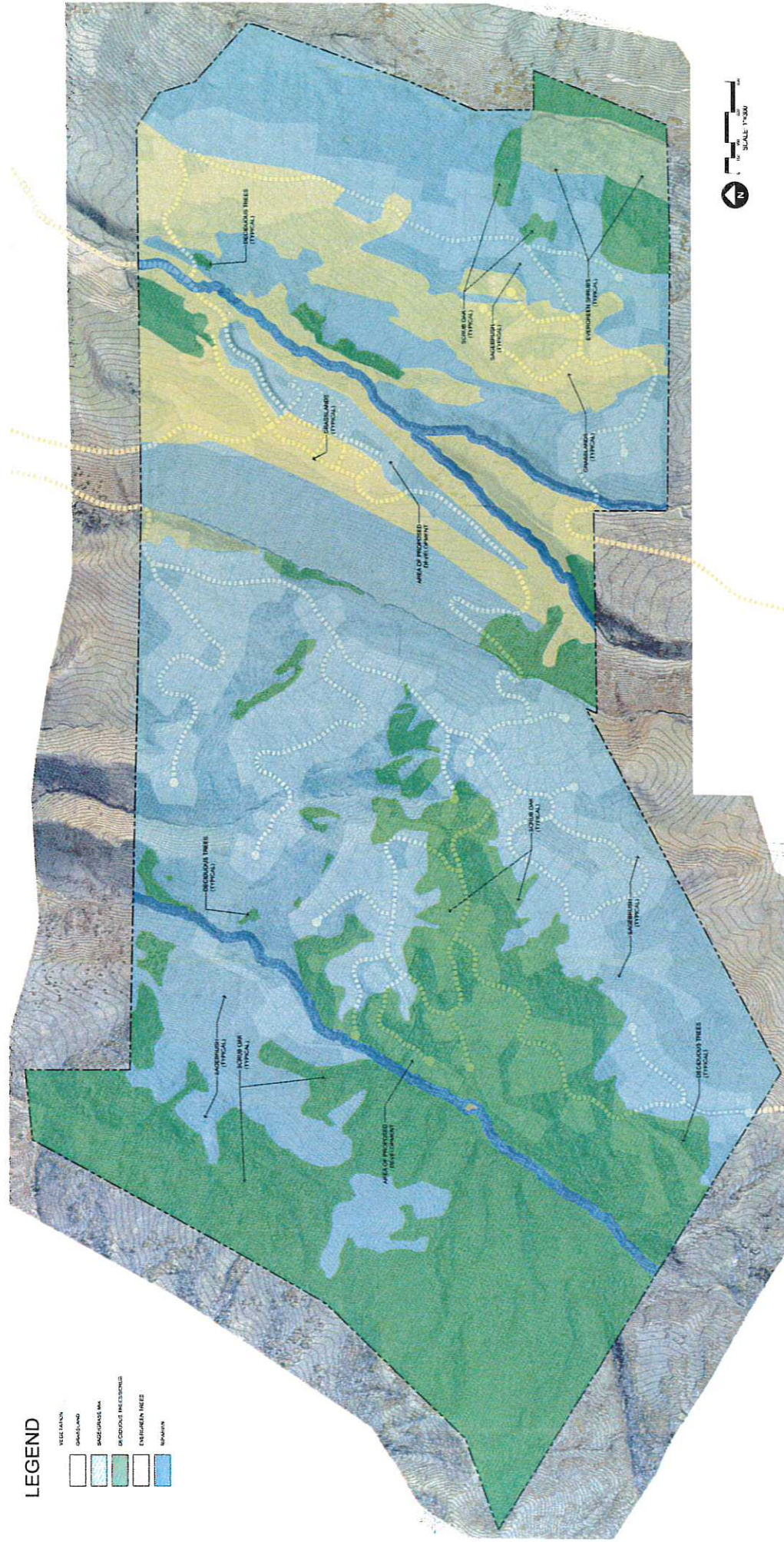
- SENSITIVE LANDS
 - STEADY CLAY - MODERATE
 - STEADY CLAY - MODERATE
 - STEADY CLAY - MODERATE
 - STEADY CLAY - MODERATE
- SLOPES 15-20%
- SLOPES 20-25%
- SLOPES 25-30%
- SLOPES 30-35%
- SLOPES 35-40%
- SLOPES 40-45%
- SLOPES 45-50%
- SLOPES 50-55%
- SLOPES 55-60%
- SLOPES 60-65%
- SLOPES 65-70%
- SLOPES 70-75%
- SLOPES 75-80%
- SLOPES 80-85%
- SLOPES 85-90%
- SLOPES 90-95%
- SLOPES 95-100%



"Exhibit B"
Planning 5/20/19



MAP DATE: MARCH 2019

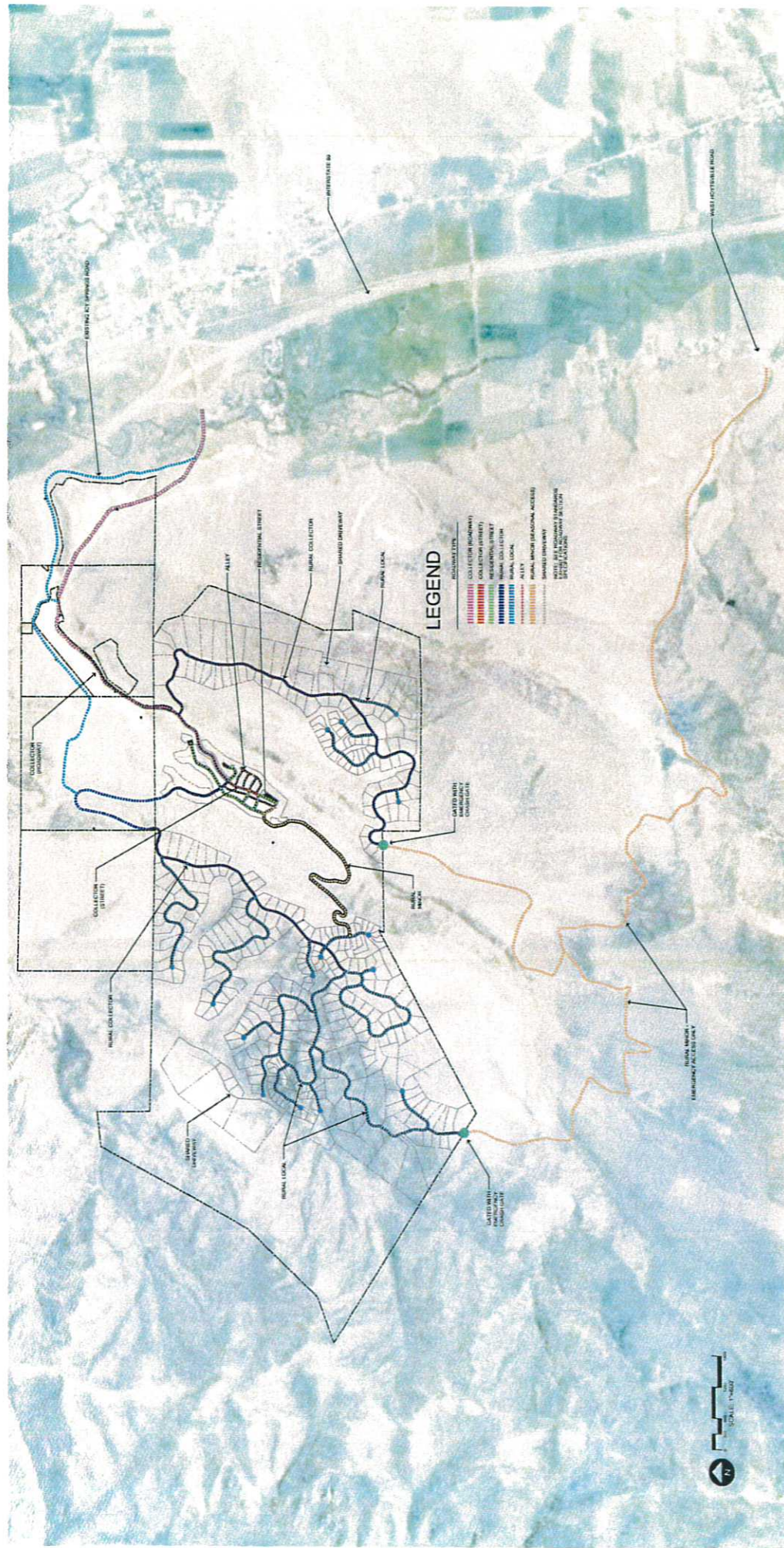




WOHALI - ZONING PLAN

MAP DATE: MARCH 2019



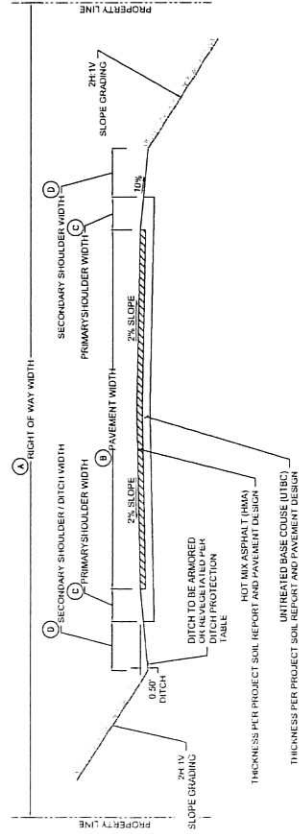




WOHALI - ROADWAY STANDARDS

MAP DATE: MARCH 2019

WOHALI ROADWAY SECTION

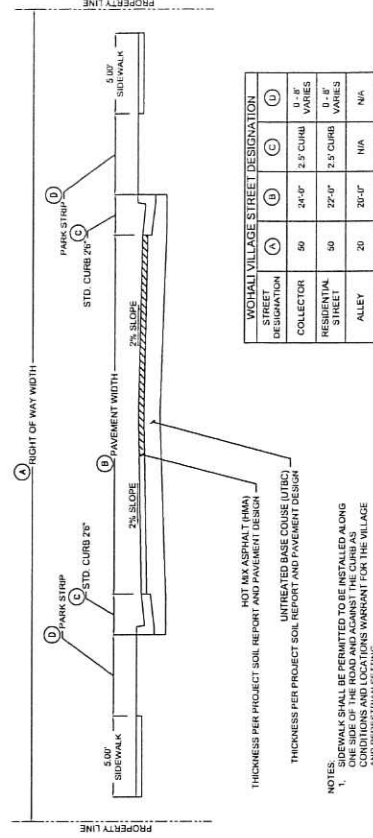


WOHALI ROADWAY DESIGNATION				
STREET DESIGNATION	(A)	(B)	(C)	(D)
COLLECTOR	80	24'-0"	2'-0"	5'-0"
RURAL COLLECTOR	50	22'-0"	2'-0"	3'-0"
RURAL LOCAL (1-2 UNITS)	50	20'-0"	2'-0"	N/A
DRIVEWAY (3-5 UNITS)	24	14'-0"	2'-0"	N/A
DRIVEWAY (3-5 UNITS)	32	20'-0"	2'-0"	N/A
RURAL MINOR	50	18'-0"	2'-0"	N/A
CUL-DE-SAC	80'/DIA.	80'/DIA.	2'-0"	N/A

DITCH PROTECTION TABLE	
ROADWAY SLOPE	PROTECTION
0.5% - 2.0%	REVEGETATION ONLY
2.0% - 6.0%	REVEGETATION WITH EROSION CONTROL MATING
> 6.0%	PERMANENT ARMORING

NOTES:
1. MAXIMUM CUL-DE-SAC LENGTHS SHALL AS BE APPROVED BY THE NORTH SUMMIT FIRE DISTRICT.

WOHALI VILLAGE STREET SECTION



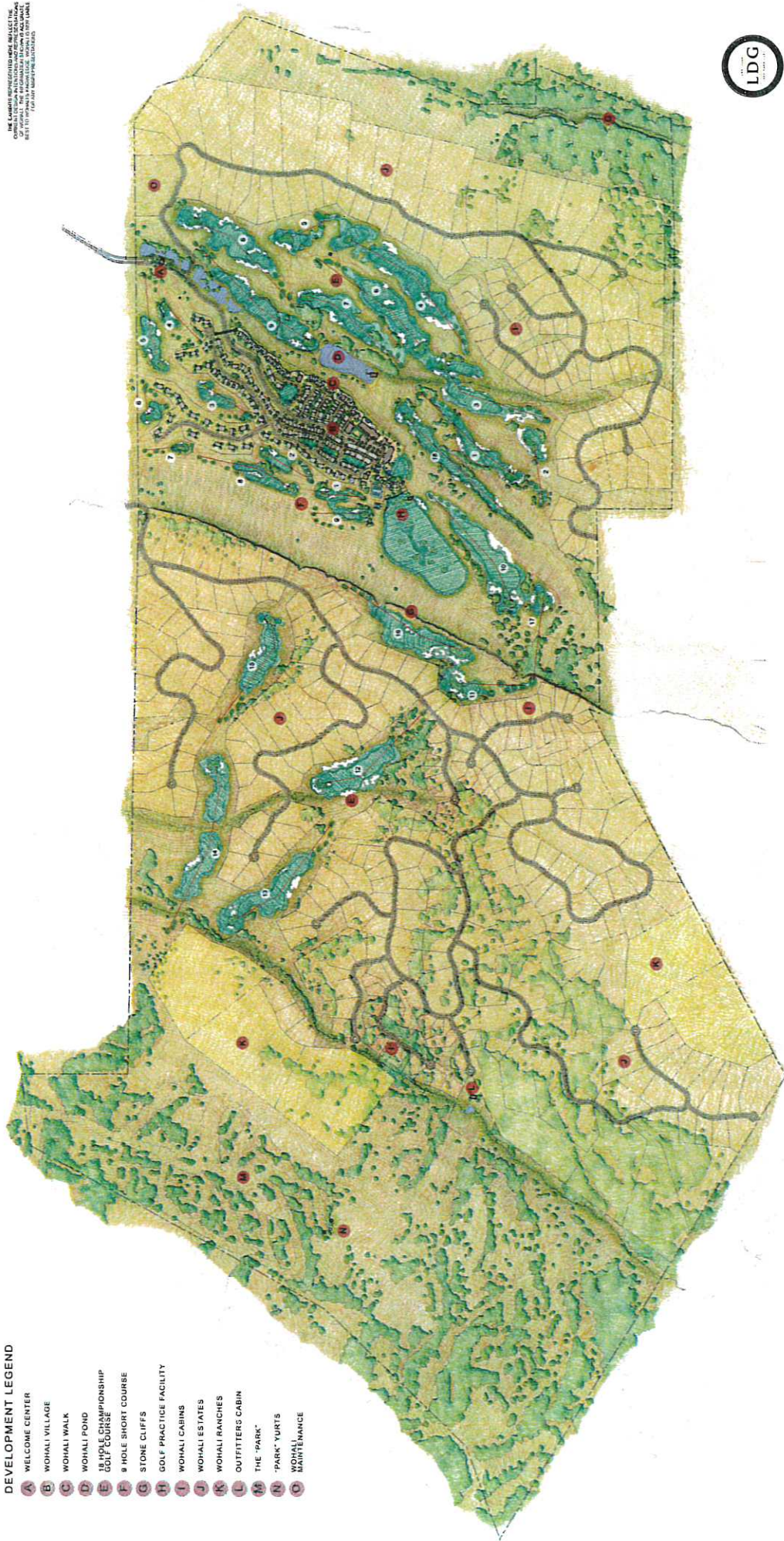
WOHALI VILLAGE STREET DESIGNATION				
STREET DESIGNATION	(A)	(B)	(C)	(D)
COLLECTOR	80	24'-0"	2.5' CURB	0'-8" VARIES
RESIDENTIAL STREET	80	22'-0"	2.5' CURB	0'-8" VARIES
ALLEY	20	20'-0"	N/A	N/A

NOTES:
1. SIDEWALK SHALL BE PERMITTED TO BE INSTALLED ALONG ONE SIDE OF THE ROAD AND AGAINST THE CURB AS LONG AS THE SIDEWALK MEETS THE REQUIREMENTS FOR THE VILLAGE AND INDUSTRY USE TYPE.

DEVELOPMENT LEGEND

- A WELCOME CENTER
- B WOHALI VILLAGE
- C WOHALI WALK
- D WOHALI POND
- E WOHALI 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 OUTFITTERS CABIN
- M THE "PARK"
- N "PARK" YURTS
- O WOHALI MAINTENANCE

THE LANDS REPRESENTED HEREIN ARE THE PROPERTY OF THE STATE OF ALASKA. THE STATE OF ALASKA HAS A REVENUE INTEREST IN THE LANDS AND THE LANDS ARE SUBJECT TO THE ALASKA LAND USE ACT.



WOHALI



MASTER PLAN

APRIL 2019

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 OUTFITTERS CABIN
- M THE "PARK"
- N "PARK" YURTS
- O WOHALI MAINTENANCE



THE CURRENT DEVELOPMENT PLAN IS SUBJECT TO THE CITY OF HOUSTON'S LAND DEVELOPMENT CODE AND THE TEXAS LAND DEVELOPMENT CODE. THE CITY OF HOUSTON AND THE TEXAS LAND DEVELOPMENT CODE MAY BE SUBJECT TO CHANGE WITHOUT NOTICE.



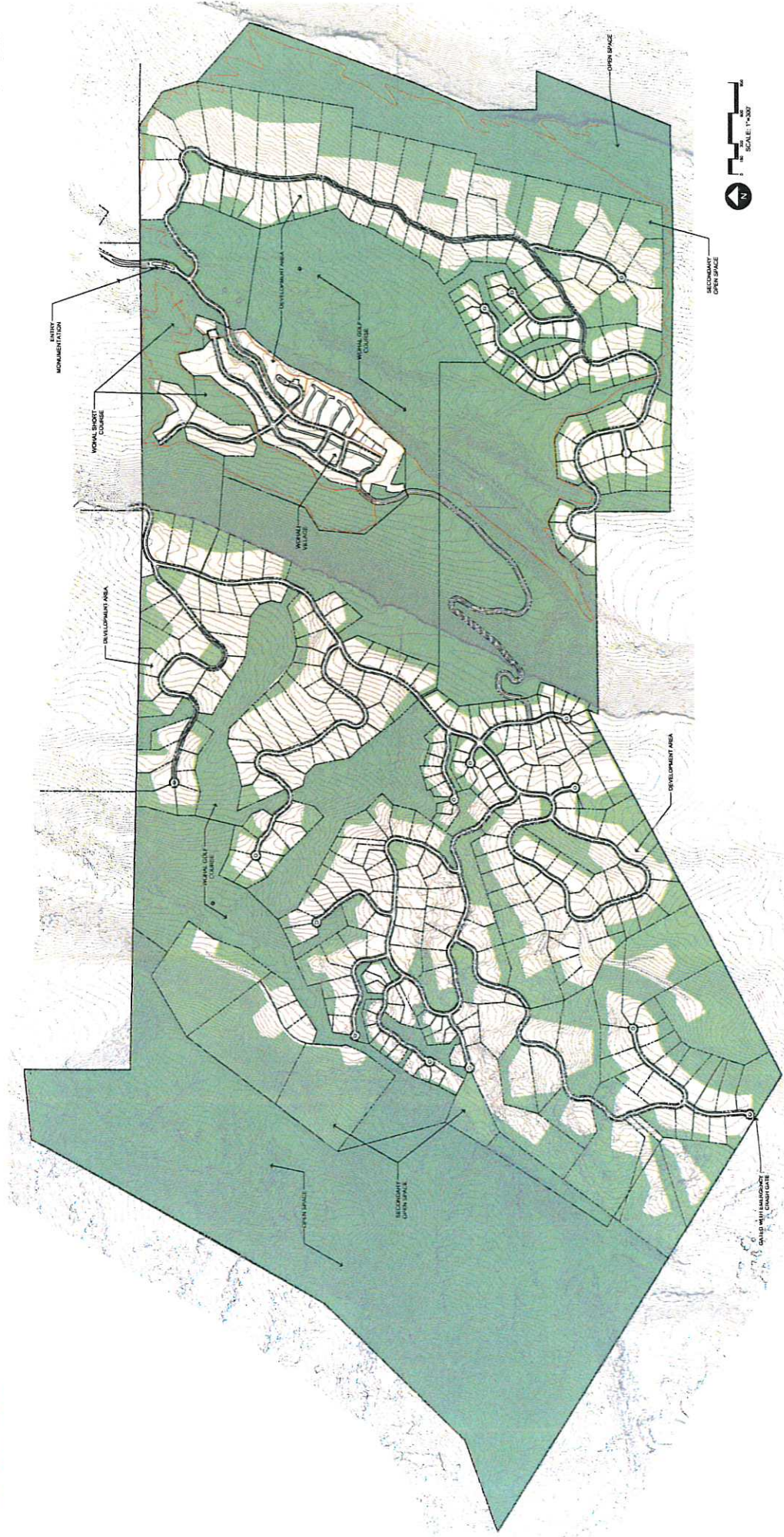
WOHALI

PUBLIC TRAILS PLAN

APRIL 2019



VIEWPOINT/
OVERLOOK





WOHALI
CLIFF ESTATES
ESTATE 87
6713 N WOHALI WAY
LOT FEATURES MAP
APRIL 2019

DEVELOPMENT LEGEND

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

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



DEVELOPMENT LEGEND

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

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





APRIL 2019

DEVELOPMENT LEGEND

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

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





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



CLUSTERED DEVELOPMENT SURROUNDED BY OPEN SPACES
ORGANIZED GRID AND CONNECTED STREET PATTERNS
RESPONDS TO NATURAL FEATURES AND TOPOGRAPHY
HIGHER DENSITY NEAR THE CORE, LESS DENSITY NEAR THE EDGES



TIMELESS

SIMPLE FORMS

OPEN SPACE PRESERVATION

EARTH TONE COLORS



ARCHITECTURE CONNECTS WITH LANDSCAPE AND OPEN SPACES

RESPONDS TO TOPOGRAPHY

CLUSTERED YET ORGANIZED

TRADITIONAL FORMS

CLUSTERED VILLAGE

SNOW AND SHADE CONSIDERATIONS



THE EXHIBITS REPRESENTED HERE REFLECT THE
BEST AVAILABLE INFORMATION AND ARE NOT
GUARANTEED TO BE ACCURATE. THE INFORMATION
IS PROVIDED AS IS AND WITHOUT WARRANTY OF
ANY KIND, INCLUDING WARRANTIES OF MERCHANTABILITY
AND FITNESS FOR A PARTICULAR PURPOSE.

PLAN VIEW



WOHALI

VISUAL ANALYSIS

THE SCENES PRESENTED HERE REFLECT THE
CURRENT DESIGN INTENTIONS AND REPRESENTATIONS
OF WOHALI. THE INFORMATION SHOWN IS ACCURATE
AS OF THE DATE OF PREPARATION BUT IS NOT
FOR ANY REPRESENTATIONS.

1 - VIEW FROM 100 SOUTH AND MAIN STREET

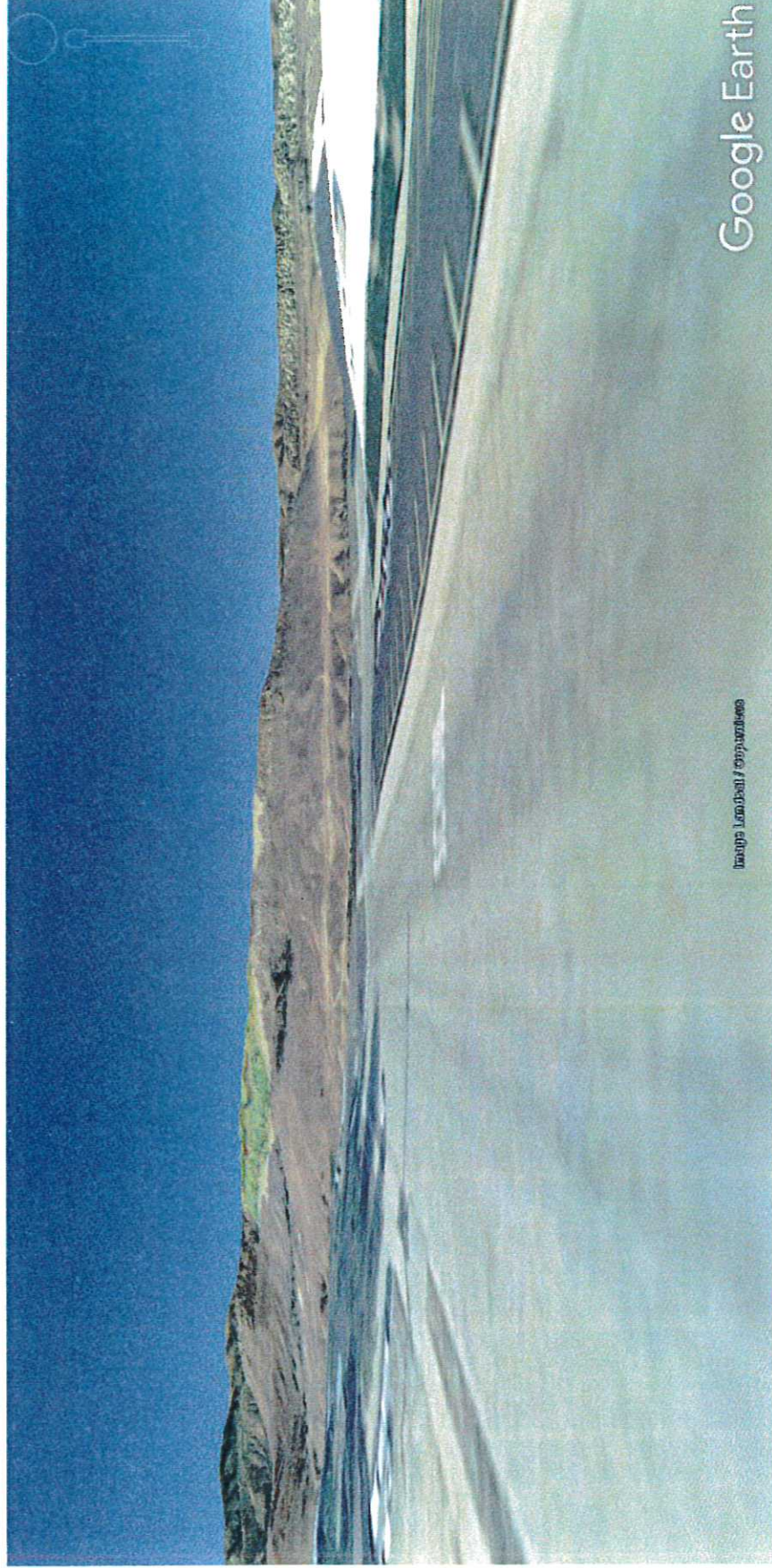


WOHALI

VISUAL ANALYSIS

THE EXHIBITS REPRESENTED HERE REFLECT THE
CURRENT STATE OF KNOWLEDGE AND ARE NOT
GUARANTEED TO BE ACCURATE OR COMPLETE.
BEST TO WORKMAN'S KNOWLEDGE. WORKMAN IS NOT LIABLE
FOR ANY ERRORS OR OMISSIONS.

2 - VIEW FROM NORTH SUMMIT HIGH SCHOOL

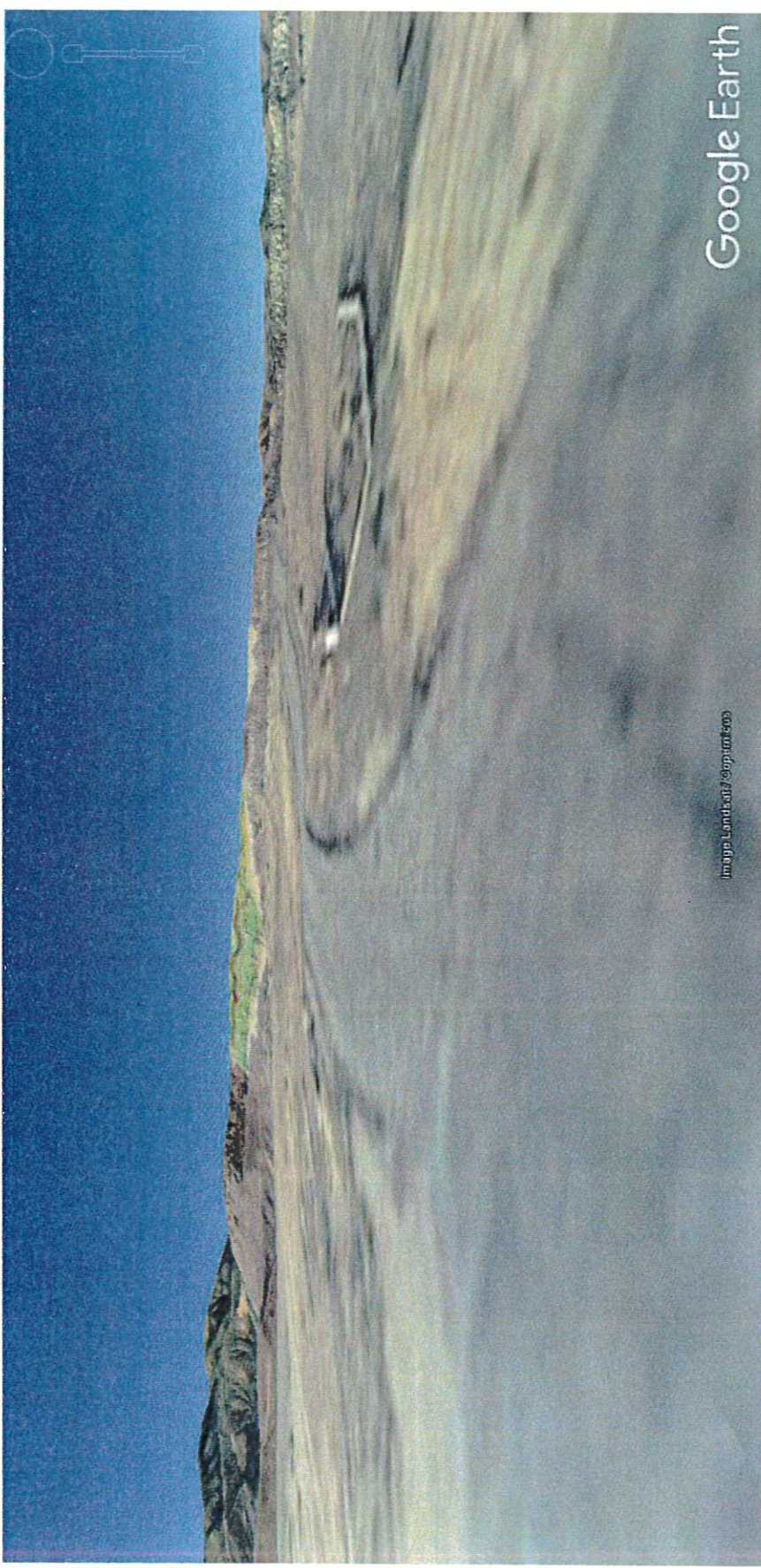


WOHALI

VISUAL ANALYSIS

THE CONTENTS REPRESENTED HERE REFLECT THE
CURRENT DESIGN INTENTIONS AND REPRESENTATIONS
AND SHOULD NOT BE CONSIDERED A FINAL DESIGN.
BEST TO WOHALI'S KNOWLEDGE, WOHALI IS NOT LIABLE
FOR ANY MISREPRESENTATIONS.

3 - VIEW FROM SOUTH END OF BEACON HILL DRIVE



WOHALI

VISUAL ANALYSIS

THE EXHIBITS REPRESENTED HERE REFLECT THE INFORMATION AVAILABLE TO WOHALI AS OF THE DATE OF THE EXHIBITS. WOHALI MAKES NO WARRANTY, REPRESENTATION OR GUARANTEE AS TO THE ACCURACY OF THE INFORMATION SHOWN HERE. WOHALI IS NOT LIABLE FOR ANY ERRORS OR OMISSIONS.

4 - VIEW FROM MAIN STREET AND CHALK CREEK



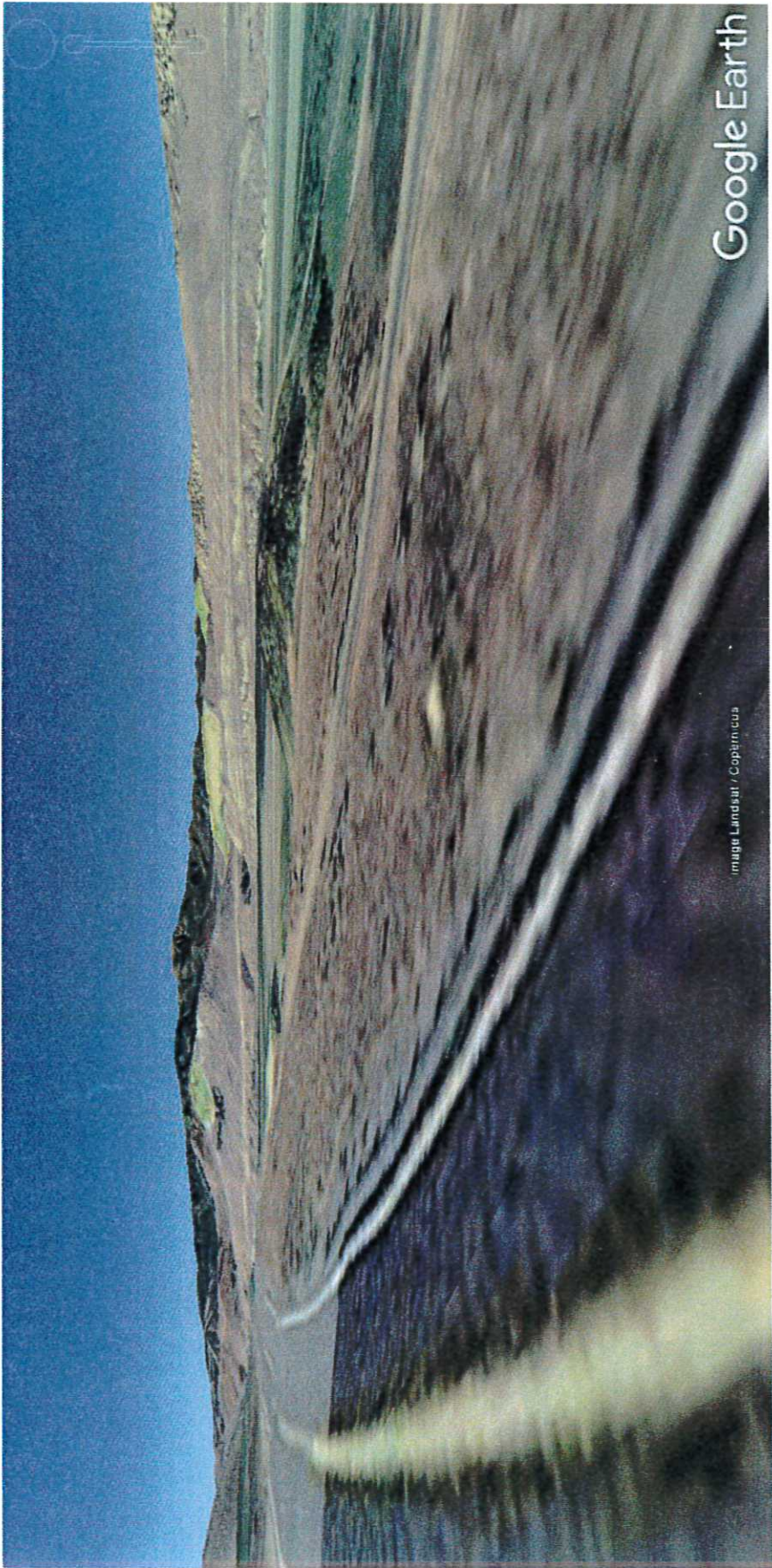
WOHALI

VISUAL ANALYSIS



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

5 - VIEW FROM NORTH MAIN STREET

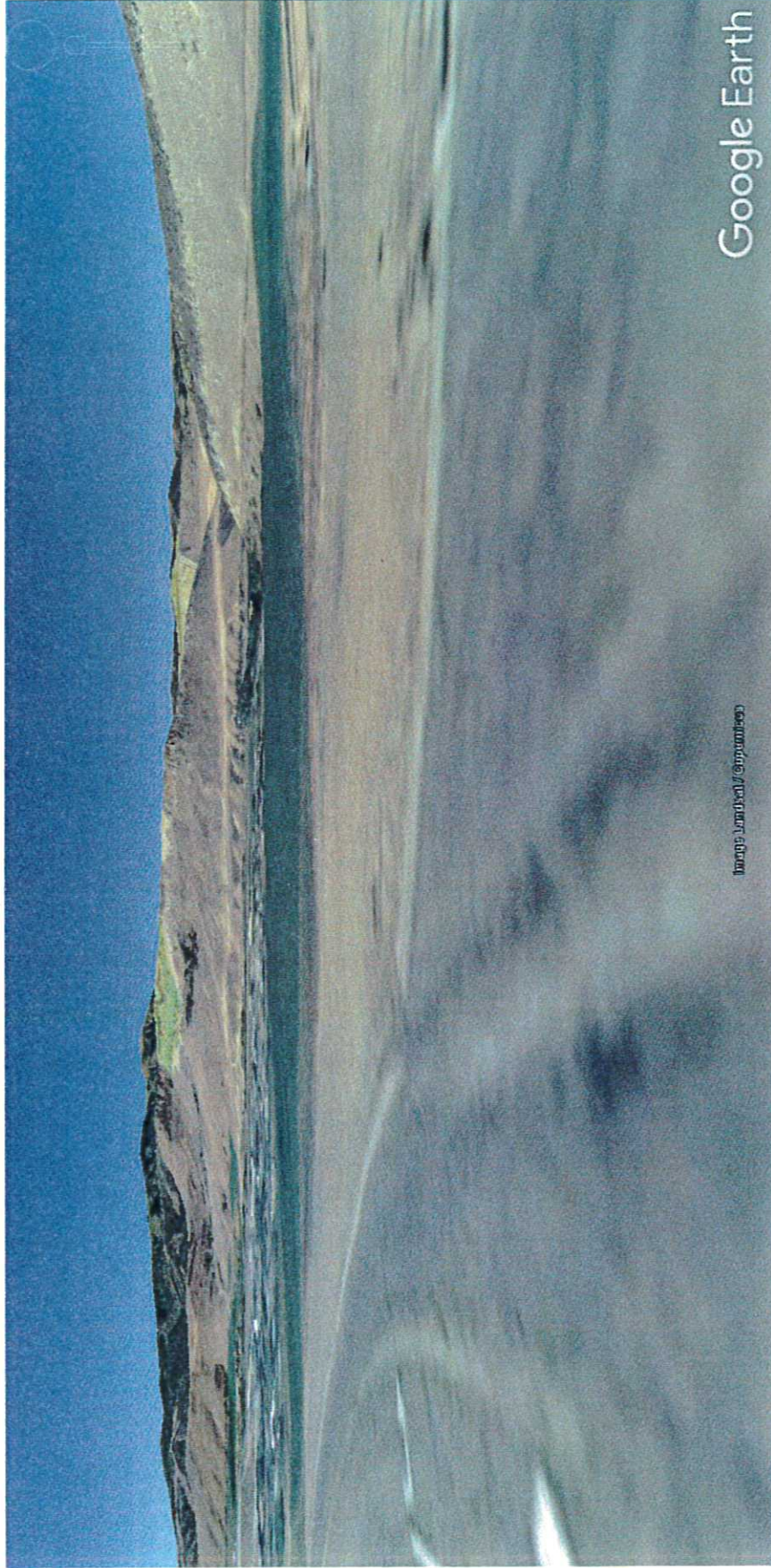


WOHALI

VISUAL ANALYSIS

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

6 - VIEW FROM CHALK CREEK RD. & THE CEMETERY

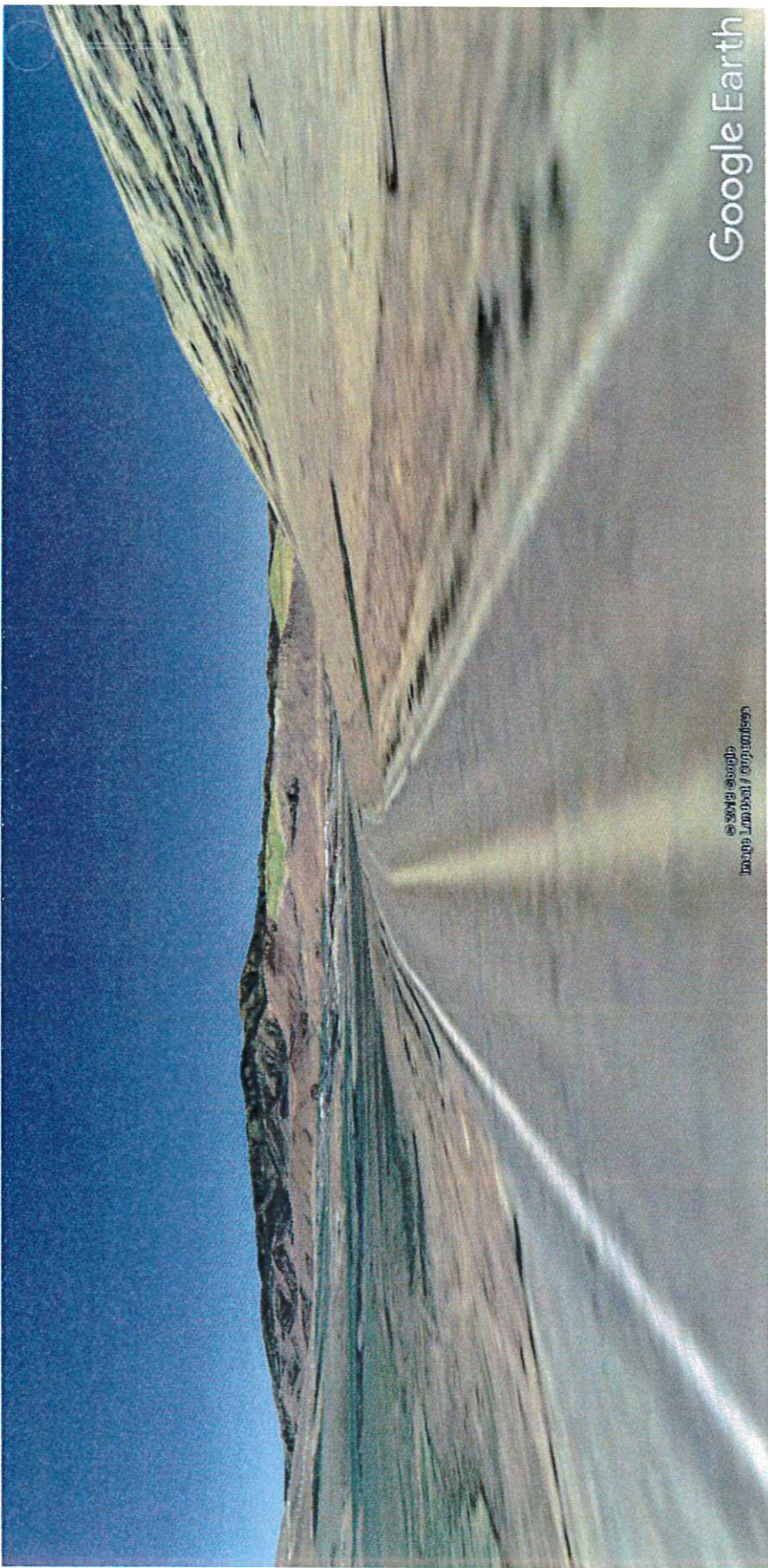


WOHALI

VISUAL ANALYSIS

NO GUARANTEE IS MADE BY THE
OWNER FOR THE ACCURACY OF THE
CURRENT DESIGN, CONDITIONS AND REPRESENTATIONS
OF VIOHALLI. THE INFORMATION SHOWN IS ACCURATE
AS OF THE DATE OF THE DESIGN.
FOR ANY REPRESENTATIONS.

7 - VIEW FROM CHALK CREEK RD & SPRING HOLLOW LANE

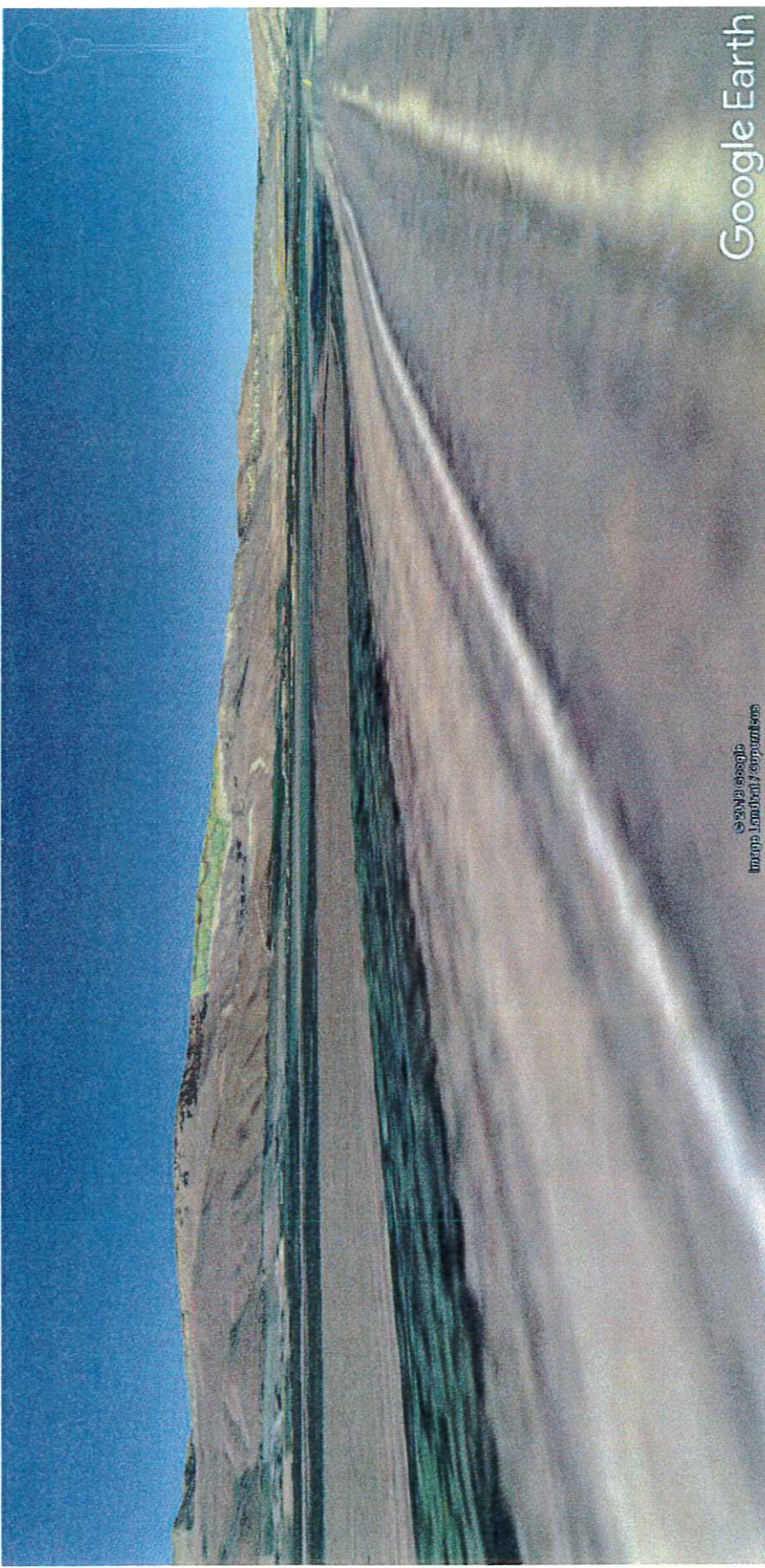


WOHALI

VISUAL ANALYSIS

THE SCENERY REPRESENTED HERE ARE NOT THE
CURRENT LEGISLATION AND REPRESENTATIONS
OF THE PROJECT. THE INFORMATION SHOWN IS FOR
GENERAL INFORMATION ONLY AND DOES NOT
WARRANT ANY REPRESENTATIONS.

8 - VIEW FROM SOUTH HOYTSTVILLE ROAD



WOHALI

VISUAL ANALYSIS



To: Jim Boyden
Wohali Partners

From: John Dorny, P.E.
Horrocks Engineers

Date: May 13, 2019

"Exhibit C"
Planning 5/20/19



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.