



To: Eric Langvardt, Wohali Development Representative
From: Don Sargent, City Project Coordinator
Date: April 14, 2020
Subject: Wohali Eagle Golf Course

Excavation and Building Permit Approval

In accordance with Section 10-3-130 of the Coalville City Development Code, the request for review and approval of a golf course, defined as a permitted use in the AG-20 Zone in which the project is proposed has been accepted and reviewed by the City.

The required submittal information was provided by the applicant for construction of a golf course in accordance with the Code. The application includes grading, landscaping and irrigation improvements. An excavation permit application was required for earth work (grading) and a building permit application was required for cart path retaining walls and bridge structures.

Staff has completed the review of the application materials and determined the project satisfies the requirements for approval based on the following findings and conditions:

Findings:

1. The proposed golf course use is a permitted use classified as a recreational facility or use in the Ag-20 Zone (10-9-020:23 and 10-2-189).
2. The applicant duly submitted a complete permitted use application in the form of an excavation and building permit application on February 28, 2020.
3. The information submitted with the application complies with the applicable Development Code and Engineering standards and requirements of the City.
4. Staff of Coalville City is authorized to review and approve permitted use applications, with the option to review the application with the Planning Commission and/or City Council (10-3-130:B).
5. Staff informed and addressed questions and comments with the Planning Commission and City Council regarding the application.
6. The permitted use provisions of the code indicate the Planning Commission or City Council may conduct a public hearing on a permitted use application based on the issues of the application.
7. The golf course proposal is consistent with the previously approved Wohali MPD, Rezone and Preliminary Plat in public hearings with both the Planning Commission and City Council, therefore, a public hearing for the golf course permitted use application is not necessary.
8. The golf course will be privately owned and maintained with no city owned infrastructure or city maintenance obligations.
9. This permit for excavation and construction of a golf course is completely independent of any and all development applications. No entitlements are granted beyond the actual golf course, including but not limited to building lots, nightly rental units, roads and/or ancillary buildings or improvements.

Conditions:

1. The approval of the permitted use shall expire 180 days from the date of this permit unless there is actual and substantial construction on the project.
2. A performance guarantee in the amount of 120% of estimated costs in an acceptable form (8-3-020) shall be required for the installation of erosions control measures, revegetation and construction of stormwater drainage systems prior to any construction or site disturbance on the property.
3. The applicant shall adhere to all recommendations of the Geotechnical Engineering Consultant (AGEC).
4. The contractor shall address the following items for any work performed within and around the water source protection zone:
 - a. Limit storm water runoff to avoid any impact to the City's water source in the area.
 - b. Implement a plan and have on-site provisions for any potential contamination or spills for any oil, fuel, grease, etc.
 - c. Designate an equipment maintenance area on the property.
5. All construction shall be in accordance with the permitted use grading and site plans and associated documentation on file with the City included in the following link:
<https://www.dropbox.com/sh/6z2iozegopbotc9/AADqSo9GJb6AvXfWifQQhEd8a?dl=0>
Any revisions to the plans shall be submitted to the city for review and approval.
6. Due to concerns of contamination within the City's water source protection zone, periodic water testing of Icy Springs and any other water source that may be impacted shall be required.
7. The applicant shall pay the City for all required and customary inspections by Staff and outside consultants associated with the construction of the golf course billed at current hourly rates.
8. The applicant shall schedule an on-site pre-construction meeting with City Staff to review and verify all permit conditions prior to beginning any work on the project.

Please let me know if you have any questions. Thanks.

cc: Mayor Johnson and City Staff