



Staff Report

Coalville City
Community Development Director

To: Coalville City Planning Commission
From: Don Sargent, Community Development Director
Date of Meeting: November 20, 2023
Re: Wohali Proposed Phase 2.D Preliminary Plan
Action: Public Hearing and Possible Approval

Wohali MPD – Phase 2.D Preliminary Plan

REQUEST

The purpose of this public hearing is to review and discuss, receive comment, and consider a recommendation to the City Council on the preliminary plan for Phase 2.D of the Wohali Master Planned Development (MPD).

BACKGROUND

On December 14, 2020, the City Council approved the Wohali MPD Development. On May 25, 2021 a Development Agreement was approved, which implements the MPD approval for the project, including 125 single-family dwelling lots, 303 nightly rental resort units, recreational support facilities, and 1,172 acres of open space.

So far to date, Phases 1.A and 1.B as well as Phases 2.A, B, and C have been approved by the City for the development. The applicant is now applying for preliminary plan approval of Phase 2.D comprising 2.82 acres, 6 golf cabin resort units, private roadway extension and shared driveways within the Village Center adjacent to the existing golf practice range.

The complete Phase 2.D Preliminary Plan set can be accessed from the following Dropbox link:

<https://www.dropbox.com/scl/fo/cq3vg05ii48mkzgc33bzy/h?rlkey=xbujs2hiwkvpfqrhm1z6g1br&dl=0>

ANALYSIS

Attached is the overall Phase 2 Village Center Plan and the MPD Village Center Plan with Sub-Phase 2.D area identified for reference. Phases 2.A, B, and C of the Village Center were previously approved by the City Council on July 11, 2022.

Approved MPD Documentation

The following information previously analyzed with the Wohali MPD approval was determined sufficient to address the requirements of the development code for the overall Wohali project area including all subsequent phases of the development:

- Master Plan Use, Density, and Configuration
- Right to Farm Analysis
- Overall Open Space Plan
- Water Source Protection Plan
- Site Details
- Grading Plans
- Landscape Plans
- Irrigation Plans
- Proposed Roadway Plan
- Proposed Roadway Standards
- Sewer and Water Infrastructure Analysis
- Annual Community Benefit Analysis
- General Plan Consistency Analysis
- Water Quality Study
- Covenants, Conditions and Restrictions (CC&R's)
- Project Design Narrative
- Statement of Intent
- Wet Water Development
- Design Guidelines
- Development Agreement
- Sensitive Lands Analysis
- Wildlife and Endangered Species Study
- Roadway Right-of-Way Use Documentation
- MPD Required Findings

Staff has reviewed the project information and determined the requirements of the Wohali MPD, and Development Agreement have been met with the Phase 2.D Preliminary Plan Application. The development agreement contemplated that the overall MPD land use development plan layout may change based on market orientation, demand, detailed site conditions and analysis, and other factors. However, each development phase must be generally consistent with the MPD approval.

The instrument used to record the placement of the resort units for configuration and physical addressing is a Resort Unit Plan. The final plan will include notes with references to the approved Wohali MPD and Development Agreement, specifically regarding the use requirements of the resort units for ownership and occupancy timeframes.

In accordance with Section 8-2-070 of the Development Code, the role of the Staff, Planning Commission, and City Council in the review of this application is to ensure compliance and consistency of the preliminary and final plans with the approved Wohali MPD Development Agreement and applicable standards of the development code.

Additional project detail will be reviewed and verified for compliance as the project moves forward in the approval process with final plans and construction drawings.

Required Review Process

The preliminary plan application process includes the review and public hearing by both the Planning Commission and City Council. The final plan and construction drawings will also require review and public hearings by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review and discuss the preliminary plan set, conduct a public hearing, and consider making a recommendation on the Phase 2.D Preliminary Plan to the City Council with the following findings:

Findings:

1. The Wohali Master Planned Development (MPD) was approved by the City Council on December 14, 2020.
2. The approval of the Wohali MPD vested the development with respect to Use, Density and Configuration.
3. The approval of the MPD reflects the general layout of open space areas, golf courses with support facilities, resort units, and single-family dwelling lots.
4. The development agreement for the MPD memorializes and addresses the development plan details, MPD approval conditions, City sewer and water services, and developer obligations and responsibilities overtime as the project builds out.
5. The Phase 2 Overall Village Center Plan of the Wohali MPD was approved by the City Council on November 8, 2021 including 110 acres, 181 resort units, 32 lodge/golf house units with amenities, and an 11-hole golf short course.
6. The previously approved Resort Unit Plans for Phases 2.A, B, and C included 47 resort units and are sub-phases of the Phase 2 Overall Village Center Plan.
7. Sub-Phase 2.D includes 6 resort units and is generally consistent with the Phase 2 Overall Village Center Plan and MPD approval.

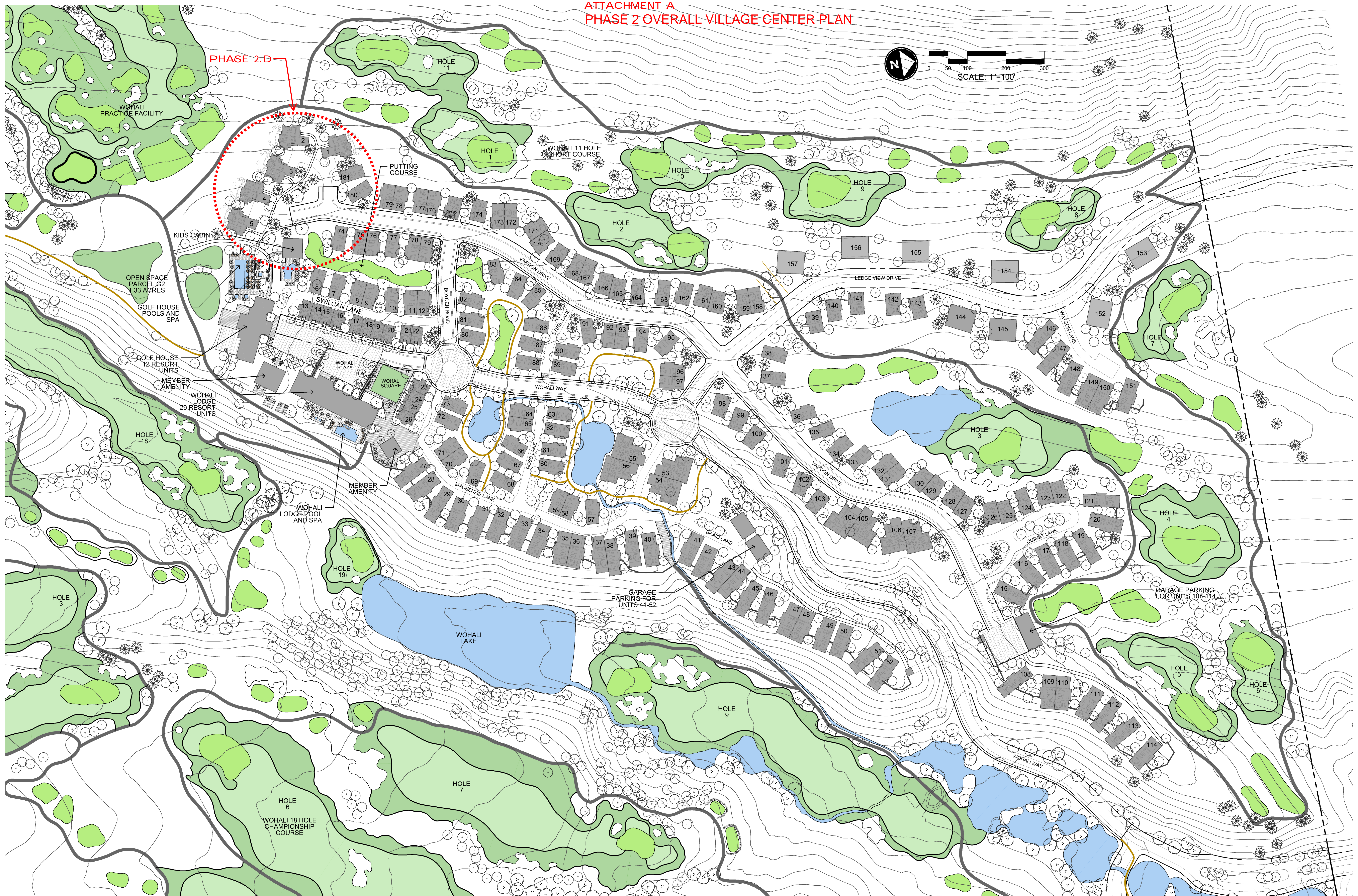
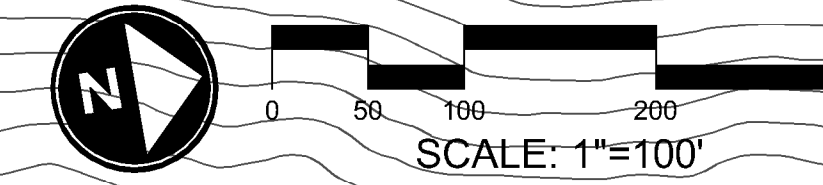
As an alternative action the Planning Commission may provide direction to Staff and/or the applicant regarding the proposed Sub-Phase 2.D Plans and for continued review and consideration at a subsequent meeting.

ATTACHMENT(S)

- A.** Overall Phase 2 Village Center Plan
- B.** MPD Village Center Plan

ATTACHMENT A
PHASE 2 OVERALL VILLAGE CENTER PLAN

PHASE 2-D



ATTACHMENT B MPD APPROVED VILLAGE CENTER PLAN



DEVELOPMENT LEGEND

- | | |
|-------------------------------|---|
| A ENTRY CABIN | L PRACTICE FACILITY |
| B PEDESTRIAN BRIDGE | M TEACHING CABIN |
| C AMPHITHEATER LAWN | N EVENT LAWN |
| D VILLAGE PLAZA | O SHORT COURSE |
| E GOLF HOUSE | P 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 WALL | U 18 HOLE CHAMPIONSHIP GOLF COURSE |
| K KIDS CLUB | V PUTTING COURSE |



WOHALI
DEVELOPMENT AGREEMENT

VILLAGE
ILLUSTRATIVE PLAN

