



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: January 8, 2023
Re: Wohali Proposed Phase 2.D Preliminary Plan
Action: Continued Review and Possible Approval

Wohali MPD – Phase 2.D Preliminary Plan

REQUEST

The purpose of this continued review is to verify information regarding the project from the last City Council Meeting on December 11th for approval of the preliminary plan.

BACKGROUND

On December 11, 2023, the City Council reviewed, discussed, and conducted a public hearing on the Wohali Preliminary Plan for Phase 2.D of MPD. The public hearing was closed, and the City Council directed staff to clarify several items regarding the project prior to approving the preliminary plan.

Attachment A includes the Staff Report from the December 11, 2023, City Council Meeting for reference.

On November 20th the Planning Commission reviewed and discussed the Phase 2.D Preliminary Plan, conducted a public hearing, and unanimously recommended approval of the project to the City Council with findings of fact.

ANALYSIS

At the December 11th City Council Meeting Staff was directed to clarify the following items regarding the project:

1. The total number of resort units approved to date compared to the total number of units allowed in the Wohali MPD.
2. The meaning of different classification or name of resort unit types in the Wohali MPD.
3. Sanitary sewer service for the Wohali MPD.
4. Number of golf holes allowed for the proposed executive short course in the village center area.

Resort Unit Matrix: As indicated in the December 11th Staff Report to the City Council, the total number of resort units approved in the MPD is 303. Also indicated in the Staff Report, 47 resort units have been platted to date and the Phase 2.D Preliminary Plan includes 6 new resort units. Therefore, the total number of resort units currently platted and under review is 53 units (47 + 6) leaving 250 units (303 – 53) remaining.

Resort Unit Classifications: Resort unit classifications or names within the MPD may be referred to as “cabins,” “casitas,” “golf house,” “lodge units,” or other classifications or names as the resort marketing program dictates. However, all classifications or names mean the same as a “resort unit” defined and regulated by the Wohali MPD and Development Agreement (DA).

Sanitary Sewer and Culinary Water Service: According to Section 7.3.1 of the Wohali DA, sewer service, like culinary water service, is to be provided by the City for the development if there is existing capacity in the city system to serve a proposed project phase under review. As recently presented to the City Council, there are currently 183 sewer ERU’s and 742 water ERC’s available. Therefore, sanitary sewer and culinary water capacity is available to serve the proposed 6 resort units of Phase 2.D.

Executive Short Golf Course: Although 11 executive golf course holes were originally contemplated in the village center area of the Wohali MPD, the specific number of golf holes were not specified in the DA. The applicant was able to design an additional 2 holes for the executive course for a total of 13 golf holes within the village center area of the MPD. Golf is classified as open space within the MPD. Therefore, the additional 2 golf holes do not affect the 70% open space requirement for the MPD. Nor does the additional golf holes impact identified wildlife migration corridors or natural drainage patterns on the property.

RECOMMENDATION

Staff recommends the City Council verify the information noted above as directed and consider approving the Phase 2.D Preliminary Plan with the following findings as recommended by the Planning Commission and additional findings (*italicized*) addressing the above clarification items:

Findings of Fact:

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 DA 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.
8. *The total number of resort units platted and planned to date in the Wohali MPD is 53 units with 250 units remaining.*
9. *The meaning of different classifications or names of resort unit types is the same as a "resort unit" defined and regulated by the Wohali MPD and DA.*
10. *City culinary water and sanitary sewer service is available to serve Phase 2.D.*
11. *The short executive golf course in the village center area includes 13 golf holes.*

ATTACHMENT(S)

A. December 11, 2023 Staff Report to the City Council



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: December 11, 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 approval of 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.

To date, Phases 1.A and 1.B as well as Phases 2.A, B, and C have been approved by the City and recorded in the Summit County Recorder's Office 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=xbujs2hiwkvpfqtrhm1z6g1br&dl=0>

On November 20th the Planning Commission conducted a public hearing on the Phase 2.D Preliminary Plan and unanimously recommended approval of the project to the City Council with findings of fact.

ANALYSIS

Included as *Attachment A* is the overall Phase 2 Village Center Plan and *Attachment B* includes 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
- Storm Water Drainage
- Culinary and Secondary Water
- Design Guidelines
- Development Agreement
- Sensitive Lands Analysis
- Wildlife and Endangered Species Study
- Roadway Right-of-Way Use Documentation
- MPD Required Findings

Staff has reviewed 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. Resort unit nightly rentals shall be limited in time frame as defined in the development code consistent with transient room tax requirements.

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 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.

Culinary and Secondary Water Service

Per Section 7.2.1 of the development agreement the Wohali Master Developer will pay all required connection fees, applicable water right fees and/or impact fees in lieu of developing new water sources or dedicating water shares to the City. Per Section 7.2.2 of the development agreement the Wohali Master Developer shall provide all secondary water for the project

Fiscal Impact Analysis

Per Section 13.3 of the development agreement the applicant has submitted a fiscal impact analysis for Phase 2.D included as Attachment C.

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 for the project will also require review and public hearings by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the City Council review and discuss the preliminary plan set, conduct a public hearing, and consider approving the Phase 2.D Preliminary Plan with the following findings as recommended by the Planning Commission:

Findings of Fact:

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 City Council may provide direction to Staff and/or the applicant regarding the proposed Phase 2.D Plans for continued review and consideration at a subsequent meeting.

ATTACHMENT(S)

- A.** Overall Phase 2 Village Center Plan
- B.** MPD Village Center Plan Phases
- C.** Phase 2.D Fiscal Impact Analysis



MPD APPROVED SITE PLAN



DEVELOPMENT LEGEND

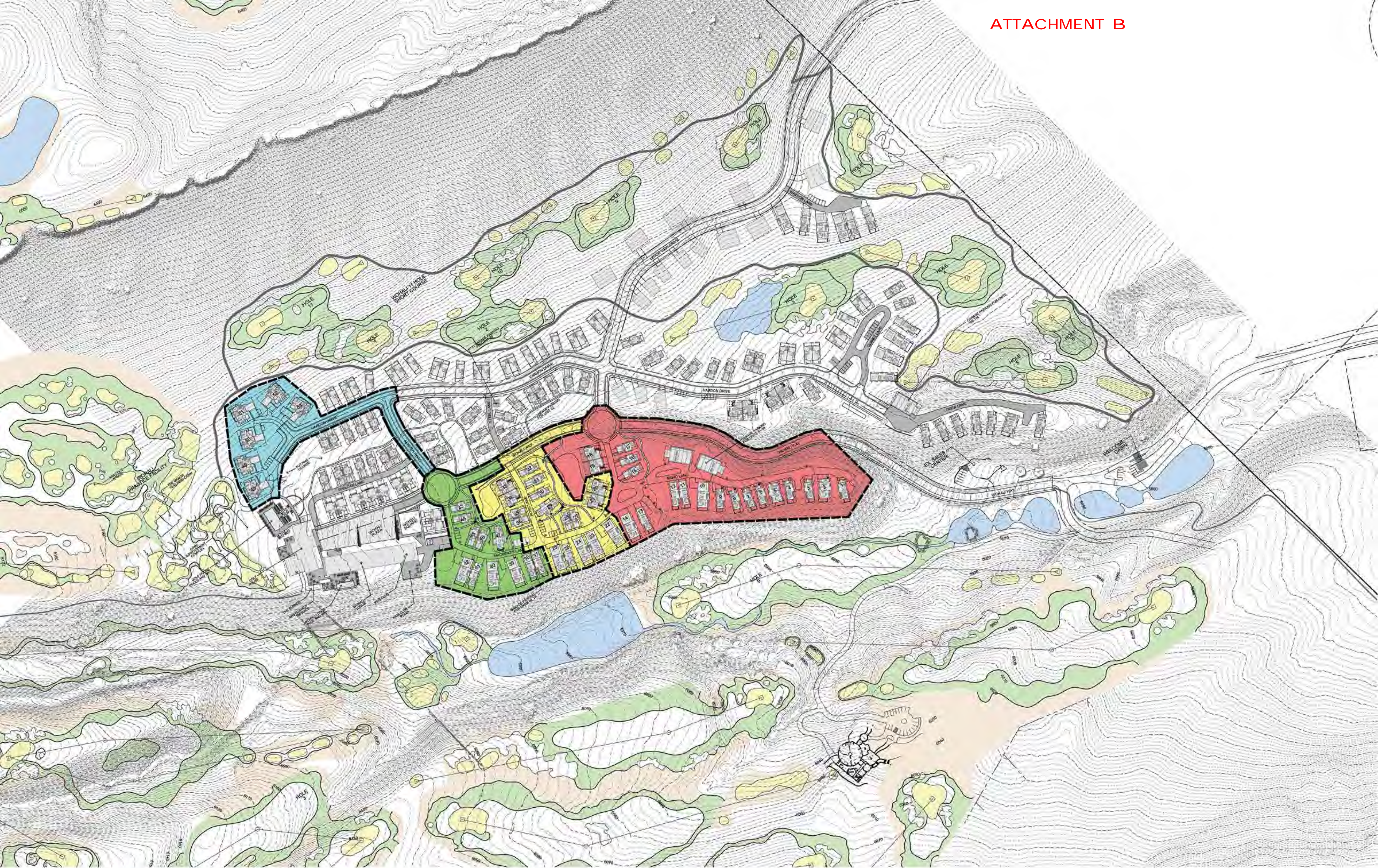
- | | |
|------------------------|------------------------------------|
| A ENTRY CABIN | L PRACTICE FACILITY |
| B PEDESTRIAN BRIDGE | M TEACHING CABIN |
| C AMPHITHEATER LAWN | N EVENT LAWN |
| D VILLAGE PLAZA | O SHORT COURSE |
| E GOLF HOUSE | P LAKE WOHALI |
| F VILLAGE SPA | Q BOATHOUSE |
| G THE 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

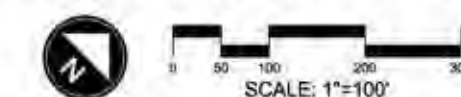




- PHASE 2A - 19 UNITS
- PHASE 2B - 17 UNITS
- PHASE 2C - 11 UNITS
- PHASE 2D - 6 UNITS

WOHALI VILLAGE PHASING PLAN

MAP DATE: NOVEMBER 17, 2023



COALVILLE CITY COMMUNITY BENEFIT - FISCAL IMPACT ANALYSIS

WOHALI - PHASE 2D

6 Resort Units

WOHALI - COALVILLE, UTAH

ANNUAL PROPERTY TAX ESTIMATES

Key Beneficiaries	Phase Build Out
Coalville City	\$ 29,520.00
North Summit School District	\$ 77,232.00
Charter School Levy - North	\$ 336.00
North Summit Fire District	\$ 27,672.00
North Summit Recreation Special Service District	\$ 1,464.00

These funds are for each beneficiary to use at their discretion and are subject to change with each County Assessors property tax rate re-evaluation. Calculated with 2023 property tax assessment.

ANNUAL TRANSIENT ROOM TAX ESTIMATES - COALVILLE ONLY

Total Rental Units	6
Occupancy Rate	50%
Average Nightly Rental	\$2,181
Transient Room Tax Rate	1.00%
Transient Room Tax/YEAR	\$23,880

* Total Transient Room Tax = 4.32%. County: 3%, City: 1%, State: .32%

ANNUAL RENTAL UNIT SALES TAX ESTIMATES - COALVILLE ONLY

Total Rental Units	6
Occupancy Rate	50%
Average Nightly Rental	\$2,181
Rental Unit Sales Tax Rate	1.00%
Transient Room Tax/YEAR	\$23,880

*Coalville's 1% portion of the Combined Sales Tax of 7.15%

Annual Fiscal Benefit to Coalville City at Phase 2D Build Out

\$77,280.83

Forecast based on current information. Subject to change. This is data and model should only be used for forecasting.