



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: March 25, 2024
Re: Wohali Proposed Phase 2.D Final Plan and Construction Drawings
Action: Continued Review and Possible Approval

Wohali MPD – Phase 2.D Final Plan and Construction Drawings

REQUEST

The purpose of this meeting is to continue the review and discussion of the project and clarifications to applicable Transient Room Tax (TRT) and consider approving the final plan and construction drawings 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, 2 golf courses, associated recreational support facilities, and 1,172 acres of open space.

To date, Phases 1.A and 1.B Subdivision Plats as well as Phases 2.A, B, and C Resort Unit Plans of the development have been approved by the City and recorded in the Summit County Recorder's Office.

The applicant received preliminary plan approval of Phase 2.D on January 8, 2024 and is now applying for final plan and construction drawings approval of the project.

Phase 2.D includes 2.82 acres, 6 golf cabin resort units, private roadway extension and shared driveways within the Village Center adjacent to the existing golf course practice range.

On February 20, 2024 the Planning Commission conducted a public hearing and unanimously recommended approval of the Phase 2.D Final Plan and Construction Drawings to the City Council.

At the last City Council Meeting on March 11, 2024 the City Council reviewed the project and related Transient Room Tax (TRT) applicable to the nightly rental resort unit stays and directed the applicant to provide clarifications on how the TRT will be assessed.

The complete Phase 2.D Final Plan and Construction Drawings Set can be accessed from the following Dropbox link:

<https://www.dropbox.com/scl/fo/cq3vg05ii48mkzgc33bzy/h?rlkey=xbujs2hiwkvpfqtrhm1z6g1br&dl=0>

Attachment A and B includes the Phase 2.D final site, grading, and landscape plans for quick reference. *Attachment C* includes the recordable Final Resort Unit Plat set.

ANALYSIS

Included as *Attachment D* is the overall Phase 2 Village Center Illustrative Plan and *Attachment E* includes the MPD Village Center Plan with 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.

Staff Review:

Staff has reviewed the requirements of the Wohali MPD, and Development Agreement applicable to the Phase 2.D Final Plan and Construction Drawings Application. The final plan appears to be consistent with the approved preliminary plan. *Attachment F* includes the approval findings for the preliminary plan.

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.

Staff is finalizing the review of the details of the final plans and construction drawings and will continue to work with applicant to ensure the drawings comply with the Wohali MPD and City Engineering Standards and Specifications.

Final Resort Unit Plat Recordation:

The instrument used to record the placement of the resort units for configuration and physical addressing is a Resort Unit Plan. The final plat set includes 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.

Sanitary Sewer and Culinary Water Service:

According to Section 7.3.1 of the Wohali DA, sewer service and 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. 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.

Per Section 7.2.1 of the development agreement the Wohali Master Developer is to 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.

Secondary Water Service:

Per Section 7.2.2 of the development agreement the Wohali Master Developer shall provide all secondary water for the project.

Required Review Process:

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.

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

RECOMMENDATION

Staff recommends the City Council review and discuss the project, conduct a public hearing, and consider approving the Wohali Phase 2.D Final Resort Unit Plat and associated Final Plans and Construction Drawings with the following findings and conditions:

Findings of Fact:

1. The Wohali Phase 2.D Final Plan includes 6 resort units and is consistent with approved preliminary plan and the Overall Village Center Plan and MPD approval.
2. 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.
3. The total number of resort units platted and planned to date including Phase 2.D in the Wohali MPD is 53 units with 250 units remaining.
4. 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.
5. City culinary water and sanitary sewer service is available to serve Phase 2.D.

Conditions of Approval:

1. Staff shall verify any final details of the resort units plat, final plans, and construction drawings of the project for compliance with the Wohali MPD and City Engineering Standards and Specifications prior to recordation.
2. The Phase 2.D Final Plan shall be implemented in accordance with the approved Wohali MPD Development Agreement.

As an alternative action the City Council may provide direction to Staff and/or the applicant regarding the proposed Phase 2.D Resort Unit Plat, Final Plan and Construction Drawings for continued review and consideration at a subsequent meeting.

ATTACHMENT(S)

- A.** Phase 2.D Final Site/Grading Plan
- B.** Phase 2.D Final Landscape plan
- C.** Phase 2.D Resort Unit Plat Set
- D.** Overall Phase 2 Village Center Illustrative Plan
- E.** MPD Village Center Phasing Plan
- F.** Phase 2.D Preliminary Plan Approval Findings



REFERENCE NOTES SCHEDULE

SYMBOL	Site Improvements DESCRIPTION
SP-101	BUILDING ENVELOPE LINE
SP-102	BUILDING FOUNDATION RETAINING WALL - UPHILL (COORDINATE TOPS OF FOUNDATION ELEVATIONS WITH FINISH GRADES AND FLOOR ELEVATIONS)
SP-103	BUILDING FOUNDATION RETAINING WALL - DOWNHILL (COORDINATE TOPS OF FOUNDATION ELEVATIONS WITH FINISH GRADES AND FLOOR ELEVATIONS)
SP-104	BUILDING FOUNDATION BASEMENT WINDOW WELL (TYPICAL)
SP-105	PROPOSED ROADWAY - ASPHALT PAVING (SEE CIVIL PLANS)
SP-106	GUEST PARKING SPACES - 9' WIDTH X 18' LENGTH, ASPHALT PAVING. FOUR (4) OFF-STREET PARKING SPACES PROVIDED.
SP-107	CONCRETE SIDEWALK - 5' WIDTH WITH BRUSHED FINISH AND SAW CUT CONTROL JOINTS (SEE DETAIL 3 ON SHEET L1.6)
SP-108	VEHICLE ACCESS PATH - 16' WIDTH, COMPACTED AGGREGATE SURFACE
SP-109	STACKED BOULDER WALL (SEE DETAILS 6, 9 ON SHEET L1.6)
SP-111	CUSTOM STREET LIGHT STANDARD (AS APPROVED BY OWNER)
SP-112	REMOVABLE SECURITY BOLLARD - QTY: 4 (AS APPROVED BY OWNER)

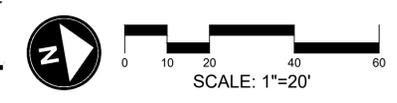
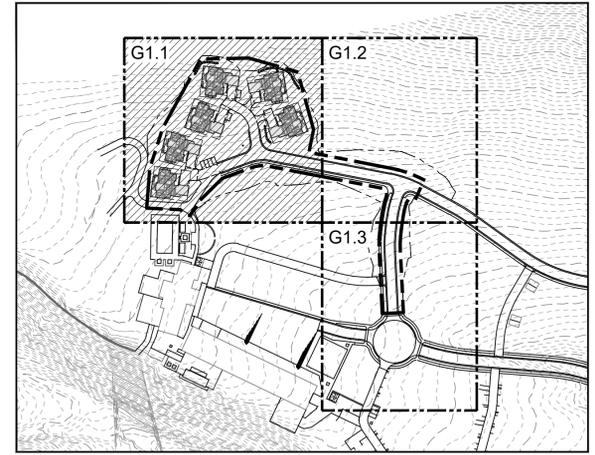
SITE AREA TABULATIONS

1. SITE AREA = 122,824.22 SF
2. BUILDING AND EXTERIOR SPACE = 25,652.21 SF (20.9%)
3. ROADS, PARKING, AND SIDEWALKS = 40,153.13 SF (32.7%)
4. COMMON OPEN SPACE = 57,018.88 SF (46.4%)

SITE PLAN NOTES

1. EXISTING AND PROPOSED CONTOURS ARE AT INTERVALS OF TWO FEET (2').
2. THERE ARE NO WATER BODIES, RIVERS, STREAMS, OR OTHER PERTINENT WATER FEATURES LOCATED WITHIN THE PHASE 2D PARCEL.
3. THERE ARE NO TRASH DUMPSTER ENCLOSURES PROPOSED FOR PHASE 2D.
4. THERE ARE NO FENCES PROPOSED FOR PHASE 2D.
5. THERE ARE NO RESERVATIONS OR CONSERVATION EASEMENTS WITHIN THE PHASE 2D PARCEL.
6. PHASE 2D IS INTENDED TO BE CONSTRUCTED AS A SINGLE PHASE. A PHASING PLAN IS NOT A PART OF THIS CONSTRUCTION DOCUMENTS SUBMITTAL.

SHEET KEY:



WOHALI
 PHASE 2D CONSTRUCTION DOCUMENTS
 ICY SPRINGS ROAD
 COALVILLE CITY, UT 84017



DATE:	FEBRUARY 2024
PROJECT:	140.1801.00
DRAWN BY:	AC
REVIEW BY:	EL
VERSION:	CONSTRUCTION DOCS
REVISIONS:	

SHEET TITLE:
SITE & GRADING PLAN

SHEET NUMBER:
G1.1

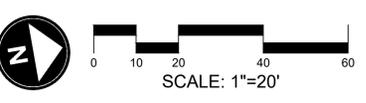
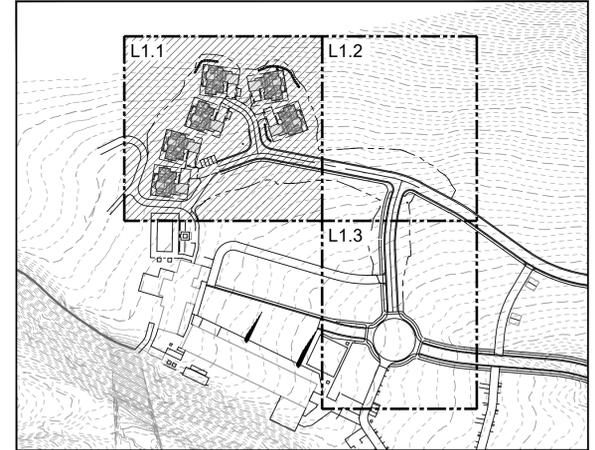


MATCH LINE SHEET L1.2

PLANT SCHEDULE OVERALL

SYMBOL	CODE	BOTANICAL NAME	COMMON NAME
DECIDUOUS TREES			
RS		Acer rubrum 'Red Sunset'	Red Sunset Maple
MR		Malus x 'Radiant'	Flowering Crabapple
PT		Populus tremuloides Multi-Stem	Quaking Aspen
PR		Prunus virginiana 'Canada Red' Multi-Stem	Chokecherry
SHRUBS			
AUS		Amelanchier utahensis	Serviceberry
AMA		Annonia melanocarpa 'Autumn Magic'	Black Chokeberry
CCF		Caryopteris x clandonensis 'First Choice'	Bluebeard/False Spirea
CAB		Cornus alba 'Sailor' TM	Ivory Halo Dogwood
CSA		Cornus stolonifera 'Allema's Compact'	Red Tidy Dogwood
PAB		Perovskia atriplicifolia 'Blue Jean Baby'	Russian Sage
POL		Physocarpus opulifolius 'Little Devil' TM	Dwarf Ninebark
PQJ		Physocarpus opulifolius 'Amber Jubilee'	Ninebark
PFJ		Potentilla fruticosa 'Jackmanii'	Potentilla
PRB		Prunus besseyi	Sand Cherry
RAG		Rhus aromatica 'Gro-Low'	Fragrant Sumac
RTS		Rhus trilobata	Skunkbush Sumac
RTE		Rhus typhina 'Tiger Eyes'	Tiger Eyes Sumac
RGC		Ribes aureum	Golden Currant
SPM		Syringa patula 'Miss Kim'	Lilac
VTC		Viburnum trilobum 'Compactum'	Compact American Cranberry Viburnum
GRASSES			
CAO		Calamagrostis x acutiflora 'Overdam'	Feather Reed Grass
DCN		Deschampsia cespitosa 'Northern Light'	Tufted Hair Grass
HSS		Holcistichon sempervirens 'Sapphire'	Blue Oat Grass
PAL		Pennisetum alopecuroides 'Little Bunny'	Fountain Grass
SLB		Schizachyrium scoparium 'Standing Ovation'	Little Bluestem Grass
PERENNIALS			
AA		Aquilegia alpina	Alpine Columbine
AC		Aquilegia caerulea	Rocky Mountain Columbine
EH		Echinacea x 'Hot Summer'	Coneflower
HS		Hemerocallis x 'Stella de Oro'	Daylily
PP		Penselmon barbatus 'Prairie Dusk'	Beardtongue
PD		Penselmon x 'Dark Towers'	Beardtongue
RF		Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan
SN		Salvia nemorosa 'Pink Profusion'	Meadow Sage
GROUND COVERS			
BM		Bark Mulch	Shredded Hardwood Bark Mulch
DR		Decorative Cobble Rock	SouthTown cobble rock
BB		BioBlue Turfgrass	BioBlue Turfgrass
PB		BioMeadow Turfgrass	BioMeadow Turfgrass
PN		BioNative Turfgrass	BioNative Turfgrass

SHEET KEY:



WOHALI
PHASE 2D CONSTRUCTION DOCUMENTS
ICY SPRINGS ROAD
COALVILLE CITY, UT 84017



DATE:	FEBRUARY 2024
PROJECT:	140.1801.00
DRAWN BY:	AC
REVIEW BY:	EL
VERSION:	CONSTRUCTION DOCS
REVISIONS:	

SHEET TITLE:
LANDSCAPE PLAN

SHEET NUMBER:
L1.1

WOHALI PHASE 2D
A UTAH RESORT UNIT PROJECT
LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,
SALT LAKE BASE AND MERIDIAN
COALVILLE, SUMMIT COUNTY, UTAH



0' 50' 100' 200' 300'
Scale in Feet
1" = 100'

CT-WOH-COMB
WOHALI LAND ESTATES LLC

PHASE 2D

P.O.B.

PHASE 2C

PHASE 2B

PHASE 2A

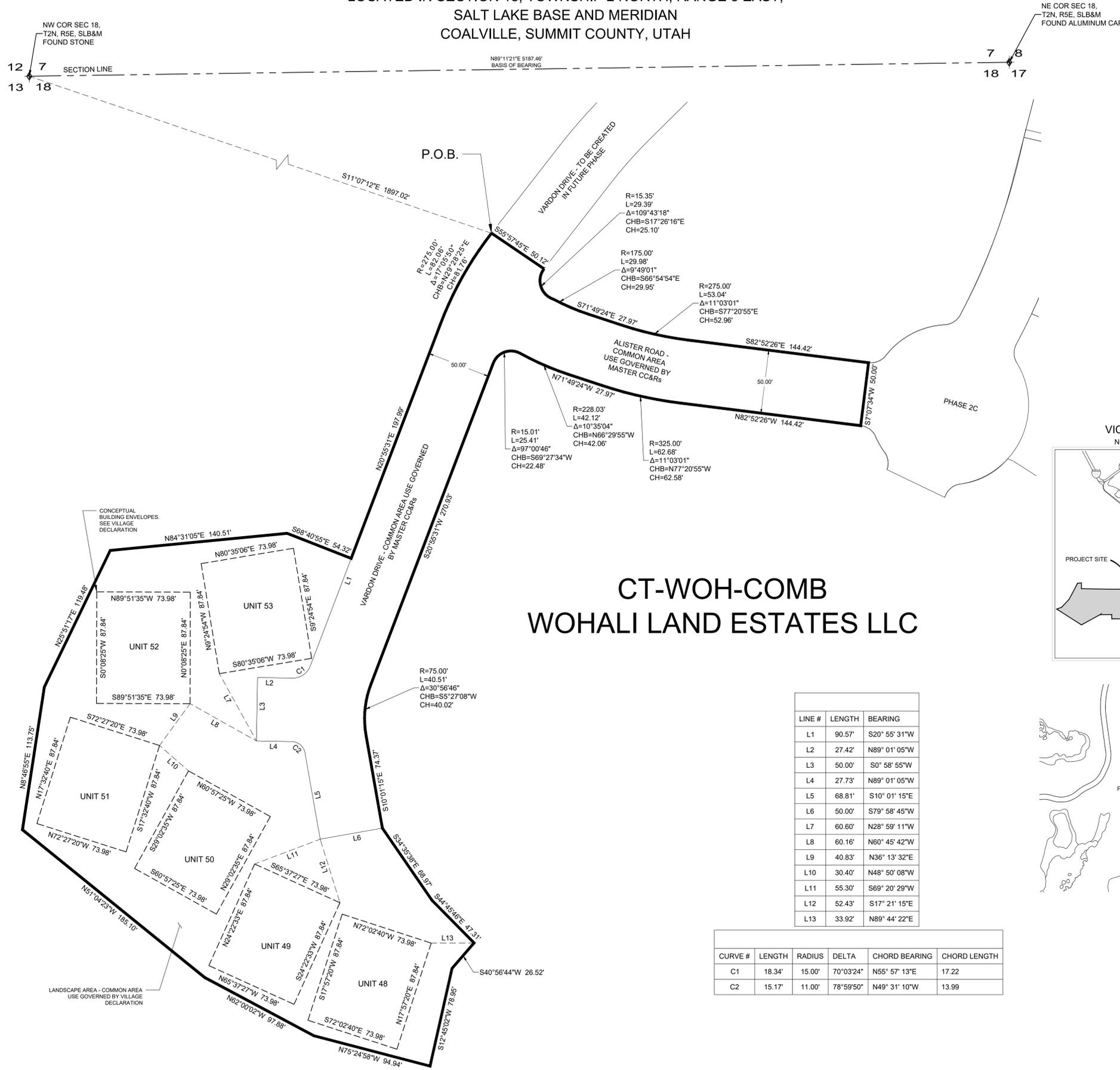


COUNTY RECORDER

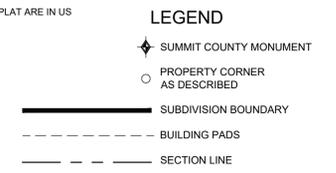
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BY: _____

SHEET 2 OF 3

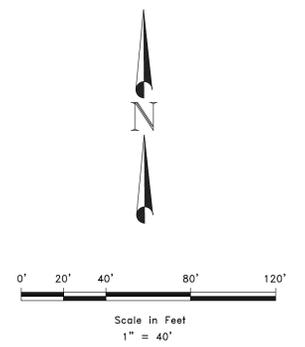
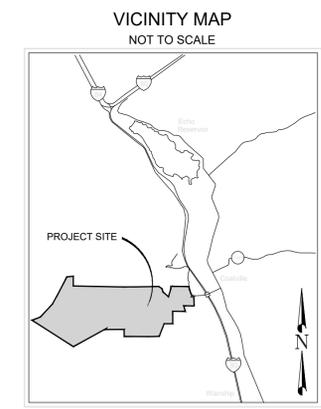
WOHALI PHASE 2D
A UTAH RESORT UNIT PROJECT
 LOCATED IN SECTION 18, TOWNSHIP 2 NORTH, RANGE 5 EAST,
 SALT LAKE BASE AND MERIDIAN
 COALVILLE, SUMMIT COUNTY, UTAH



- PLAT NOTES:**
- A. ALL COMMON AREAS, LIMITED COMMON AREAS ARE AS DEFINED AND DESCRIBED IN VILLAGE DECLARATION.
 - B. EACH STRUCTURE LINE DEPICTED WITHIN EACH UNIT IS APPROXIMATE OR CONCEPTUAL. FINAL UNITS WILL BE SET IN CONFORMANCE WITH CONSTRUCTION PLAN DOCUMENTS.
 - C. ALL CONCEPTUAL BUILDING ENVELOPE LINES ARE PARALLEL OR PERPENDICULAR TO THE BEARING SHOWN ON EACH UNIT, WITH ASSUMED 90° ANGLES ON ALL UNIT ENVELOPES.
 - D. ALL LINEAR UNITS SHOWN ON THIS PLAT ARE IN US SURVEY FEET.



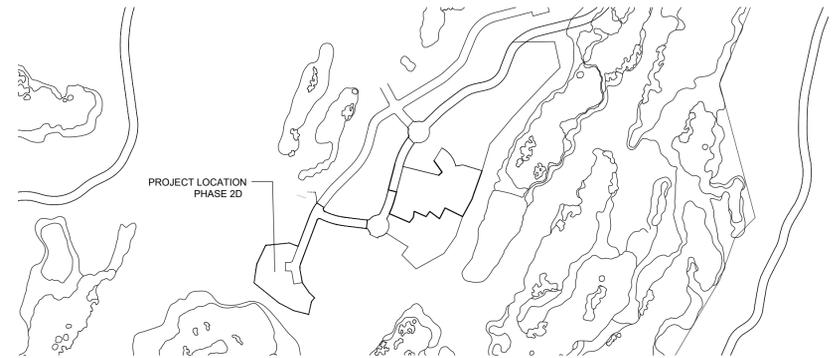
UNIT NUMBER	HOUSE NUMBER	ROAD NAME	FULL ADDRESS
48	634	VARDON DR	634 VARDON DR
49	626	VARDON DR	626 VARDON DR
50	622	VARDON DR	622 VARDON DR
51	618	VARDON DR	618 VARDON DR
52	614	VARDON DR	614 VARDON DR
53	610	VARDON DR	610 VARDON DR



CT-WOH-COMB
WOHALI LAND ESTATES LLC

LINE #	LENGTH	BEARING
L1	90.57'	S20° 55' 31"W
L2	27.42'	N89° 01' 05"W
L3	50.00'	S0° 58' 55"W
L4	27.73'	N89° 01' 05"W
L5	68.81'	S10° 01' 15"E
L6	50.00'	S79° 58' 45"W
L7	60.60'	N28° 59' 11"W
L8	60.16'	N60° 45' 42"W
L9	40.83'	N36° 13' 32"E
L10	30.40'	N48° 50' 08"W
L11	55.30'	S69° 20' 29"W
L12	52.43'	S17° 21' 15"E
L13	33.92'	N89° 44' 22"E

CURVE #	LENGTH	RADIUS	DELTA	CHORD BEARING	CHORD LENGTH
C1	18.34'	15.00'	70°03'24"	N55° 57' 13"E	17.22
C2	15.17'	11.00'	78°59'50"	N49° 31' 10"W	13.99



LAYTON SURVEYS LLC

COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____ IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

_____ COUNTY RECORDER

BY: _____

ATTACHMENT D
MPD APPROVED SITE PLAN



DEVELOPMENT LEGEND

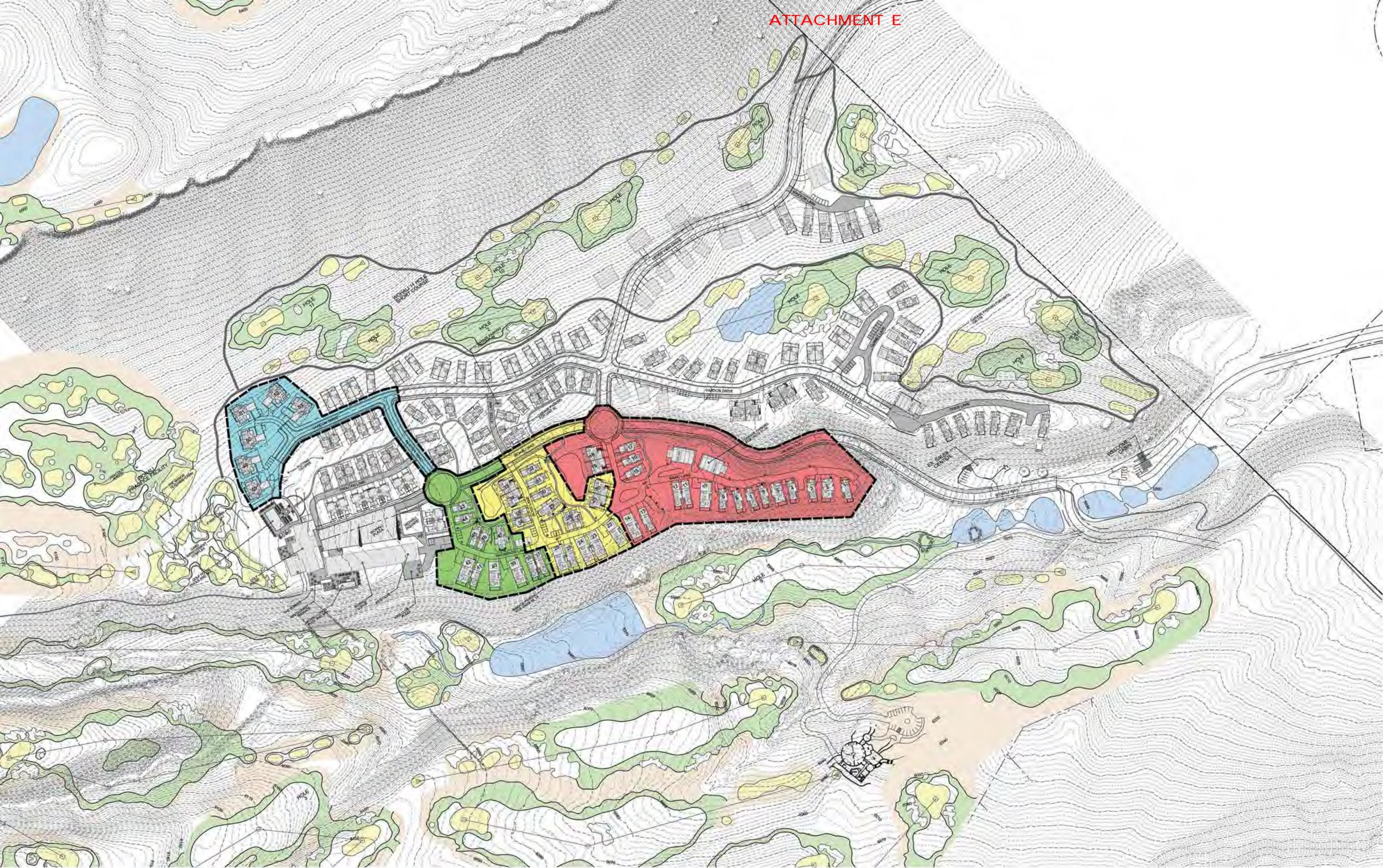
- | | |
|-------------------------------|---|
| A ENTRY CABIN | L PRACTICE FACILITY |
| B PEDESTRIAN BRIDGE | M TEACHING CABIN |
| C AMPHITHEATER LAWN | N EVENT LAWN |
| D VILLAGE PLAZA | O SHORT COURSE |
| E GOLF HOUSE | P LAKE WOHALI |
| F VILLAGE SPA | Q BOATHOUSE |
| G THE INN ON THE PLAZA | R PLATFORM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

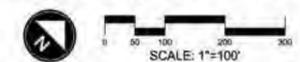




- PHASE 2A - 19 UNITS
- PHASE 2B - 17 UNITS
- PHASE 2C - 11 UNITS
- PHASE 2D - 6 UNITS

WOHALI VILLAGE PHASING PLAN

MAP DATE: NOVEMBER 17, 2023



Wohali Phase 2.D Preliminary Plan Approval 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 (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.