



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: July 22, 2024
Re: Wohali 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 final plat and construction drawings for Phase 2.D of the Wohali Master Planned Development (MPD) for consideration of approval.

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 has applied 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 MPD Village Center adjacent to the existing golf course practice range.

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.

Planning Commission and City Council Review

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.

On March 11, 2024, the City Council conducted a public hearing and directed the applicant and staff to address the assessment of transient room tax of resort units prior to approving the Phase 2.D Final Plat and Construction Drawings.

On March 25, 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 additional clarifications on how the TRT will be assessed prior to approving the Phase 2.D Final Plat and Construction Drawings.

On June 24, 2024 the City Council continued the review and discussion of the project with clarifications proposed by the applicant in a development agreement amendment for the Transient Room Tax (TRT) and other clarifications applicable to the nightly rental resort units. The development agreement amendment was ultimately withdrawn by applicant and the City Council tabled an action on the Phase 2.D Final Plan and Construction Drawings to July 22, 2024.

On July 3, 2024 the applicant reinstated a revised and updated development agreement amendment application which was administratively approved on July 8, 2024.

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.

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 has addressed 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 consistent with the previously approved and recorded resort

units plans for Phases 2.A, 2.B, and 2.C. 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. Resort unit nightly rentals are limited in use and time frame as described and defined in the development code consistent with transient room tax requirements and the project development agreement.

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 180 sewer ERU's and 730 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.

RECOMMENDATION

Staff recommends the City Council continue the review and discussion of the Wohali Phase 2.D Final Plans, Resort Unit Plats and Construction Drawings for possible approval with the following findings and conditions:

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 (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. Detailed site-specific land analysis and design allowed the applicant to add 2 additional golf holes for the short executive course for a total of 13 golf holes. No additional land area outside the boundary of the golf course was used for the addition of the golf holes.
7. 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.
8. 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.

9. 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.
10. 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.
11. 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 amended.

As an alternative action the City Council may provide direction to Staff and/or the applicant regarding the Phase 2.D Resort Unit Final Plat 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 Recordable Plat Set
- D.** Overall Phase 2 Village Center Illustrative Plan
- E.** MPD Village Center Phasing Plan



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)

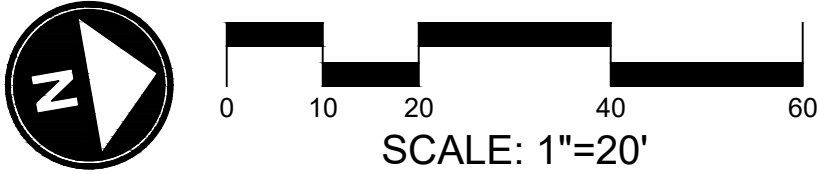
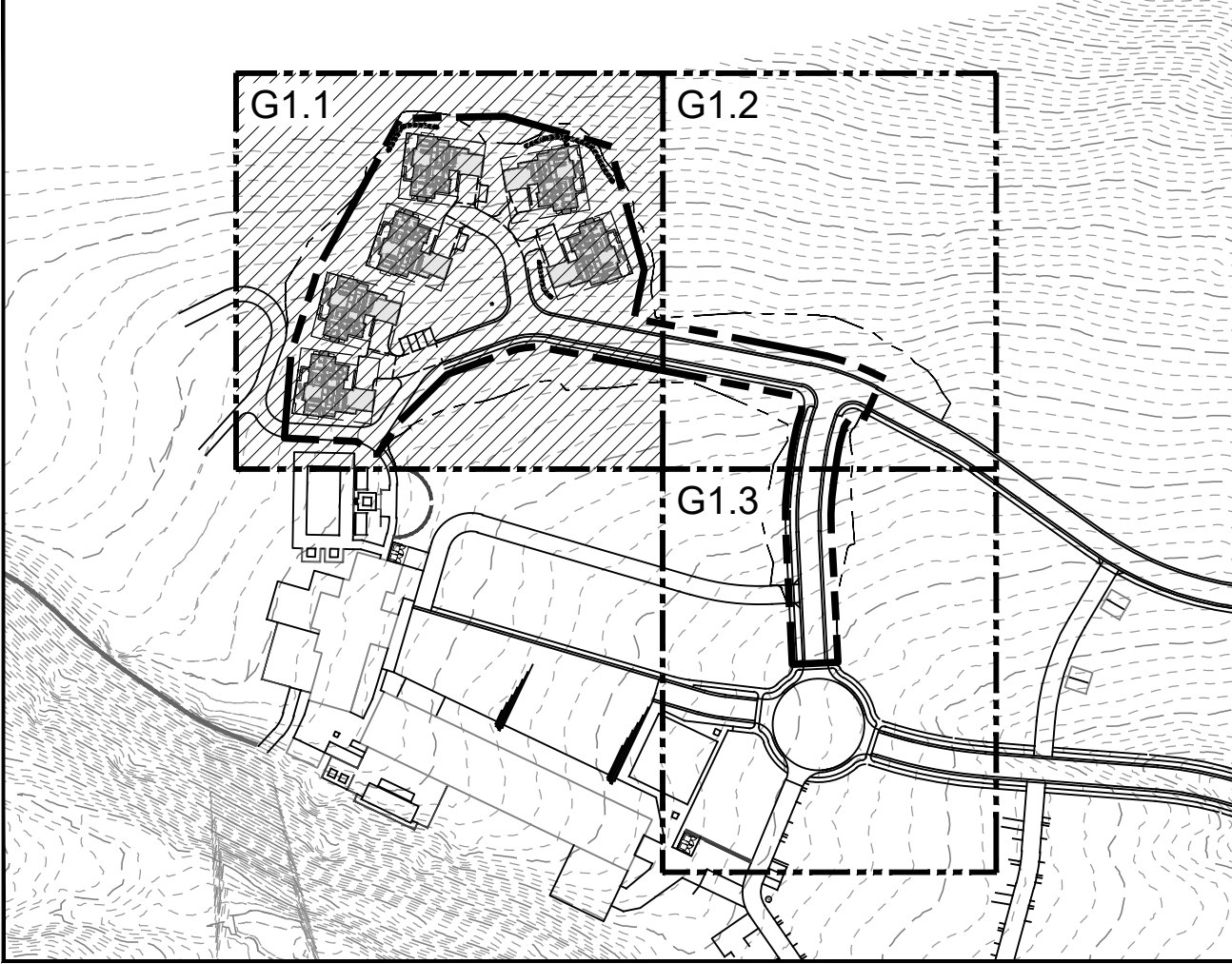
SITE AREA TABULATIONS

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

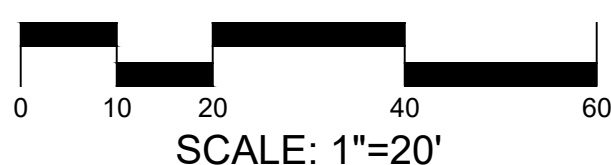
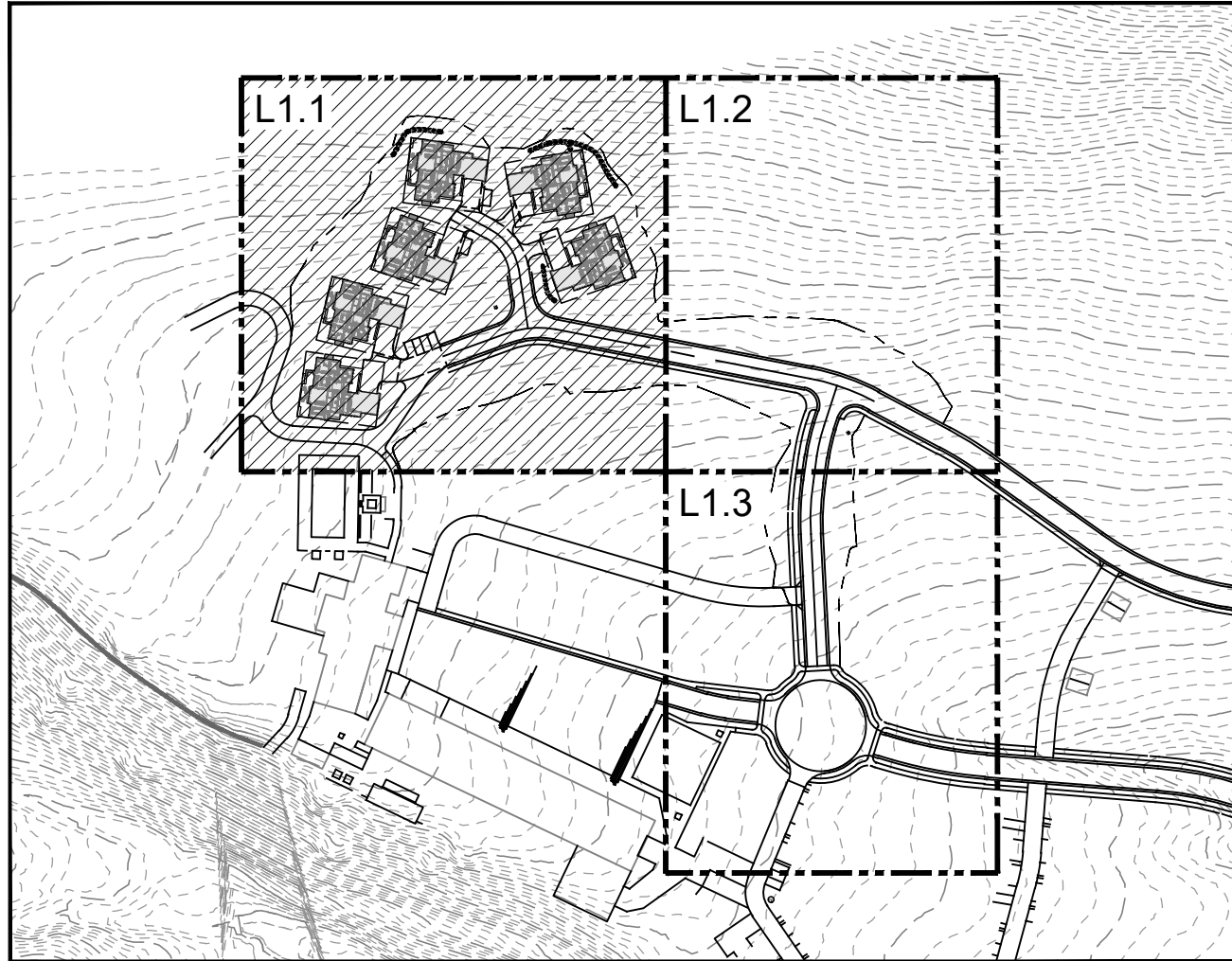


PLANT SCHEDULE OVERALL

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 alabamica	Serviceberry
	AMA	Annona melanocarpa 'Autumn Magic'	Black Chokeberry
	CCF	Caryopteris x clandonensis 'First Choice'	Bluebeard/False Spirea
	CAB	Cornus alba 'Balthaz' TM	Ivory Halo Dogwood
	CSA	Cornus stolonifera 'Alemans Compact'	Red Twig 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 'Overdant'	Feather Reed Grass
	DCH	Deschampsia cespitosa 'Northern Light'	Tufted Hair Grass
	HSS	Helictotrichon 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 canadensis	Rocky Mountain Columbine
	EH	Echinacea x 'Hot Summer'	Coneflower
	HS	Hemerocallis x 'Stella de Oro'	Daylily
	PP	Penstemon barbatus 'Prairie Dual'	Beardtongue
	PD	Penstemon x 'Dark Towers'	Beardtongue
	RF	Rudbeckia fulgida 'Goldsturm'	Black Eyed Susan
	SN	Salvia nemorosa 'Pink Profusion'	Meadow Sage
GROUND COVERS			
	BM	Bark Mulch Planter bed space with shredded bark mulch and drip irrigation for all proposed trees and plants. Install bark mulch to an average depth of four inches across all planter beds.	Shredded Hardwood Bark Mulch
	DR	Decorative Cobble Rock Drainage swale and roadway parking planter bed space with cobble rock and drip irrigation for all proposed trees and plants. Install cobble rock to an average depth of four inches across all swales and parkingstrips.	SouthTown cobble rock
	BB	Poa pratensis 'BioBlue' Water wise turfgrass area with pop-up spray head and/or rotor irrigation. Install spray heads and rotors to achieve 100% head-to-head coverage over entire turfgrass area.	BioBlue Turfgrass
	PB	Poa pratensis 'BioMeadow' Water wise turfgrass area with pop-up spray head and/or rotor irrigation. Install spray heads and rotors to achieve 100% head-to-head coverage over entire turfgrass area.	BioMeadow Turfgrass
	PN	Poa pratensis 'BioNative' Water wise turfgrass area with pop-up spray head and/or rotor irrigation. Install spray heads and rotors to achieve 100% head-to-head coverage over entire turfgrass area.	BioNative Turfgrass

Note: See schedules and notes on sheet L1.4 for additional information on trees, plants, and groundcovers, and quantities and sizes. See performance specification on sheet L1.7 for irrigation system information.

SHEET KEY:



WOHALI
PHASE 2D CONSTRUCTION DOCUMENTS

ICY SPRINGS ROAD
COALVILLE CITY, UT 84017

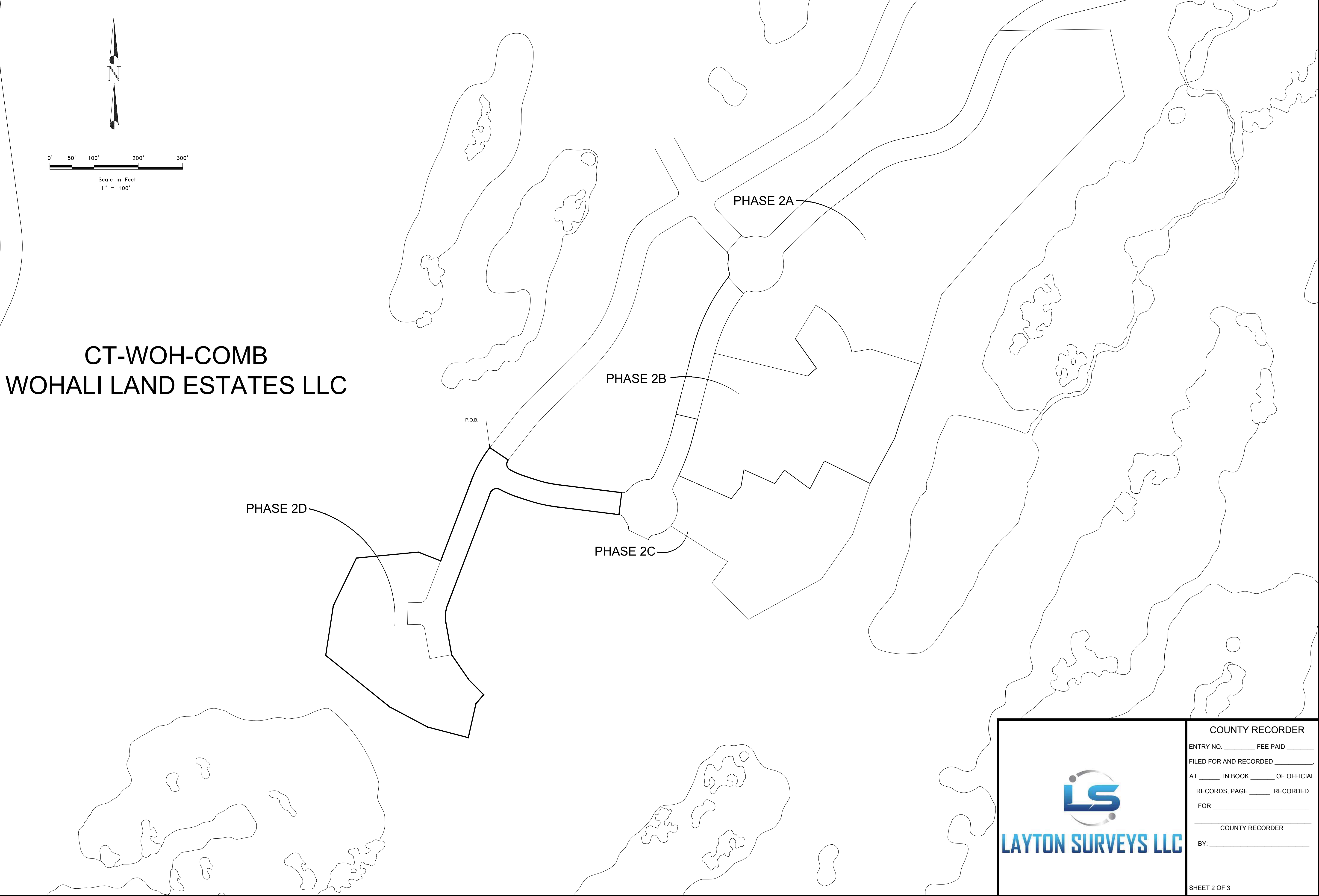


DATE:	FEBRUARY 2024
PROJECT:	140.1801.00
DRAWN BY:	AC
REVIEW BY:	EL
VERSION:	CONSTRUCTION DOCS
REVISIONS:	

SHEET TITLE:
LANDSCAPE
PLAN

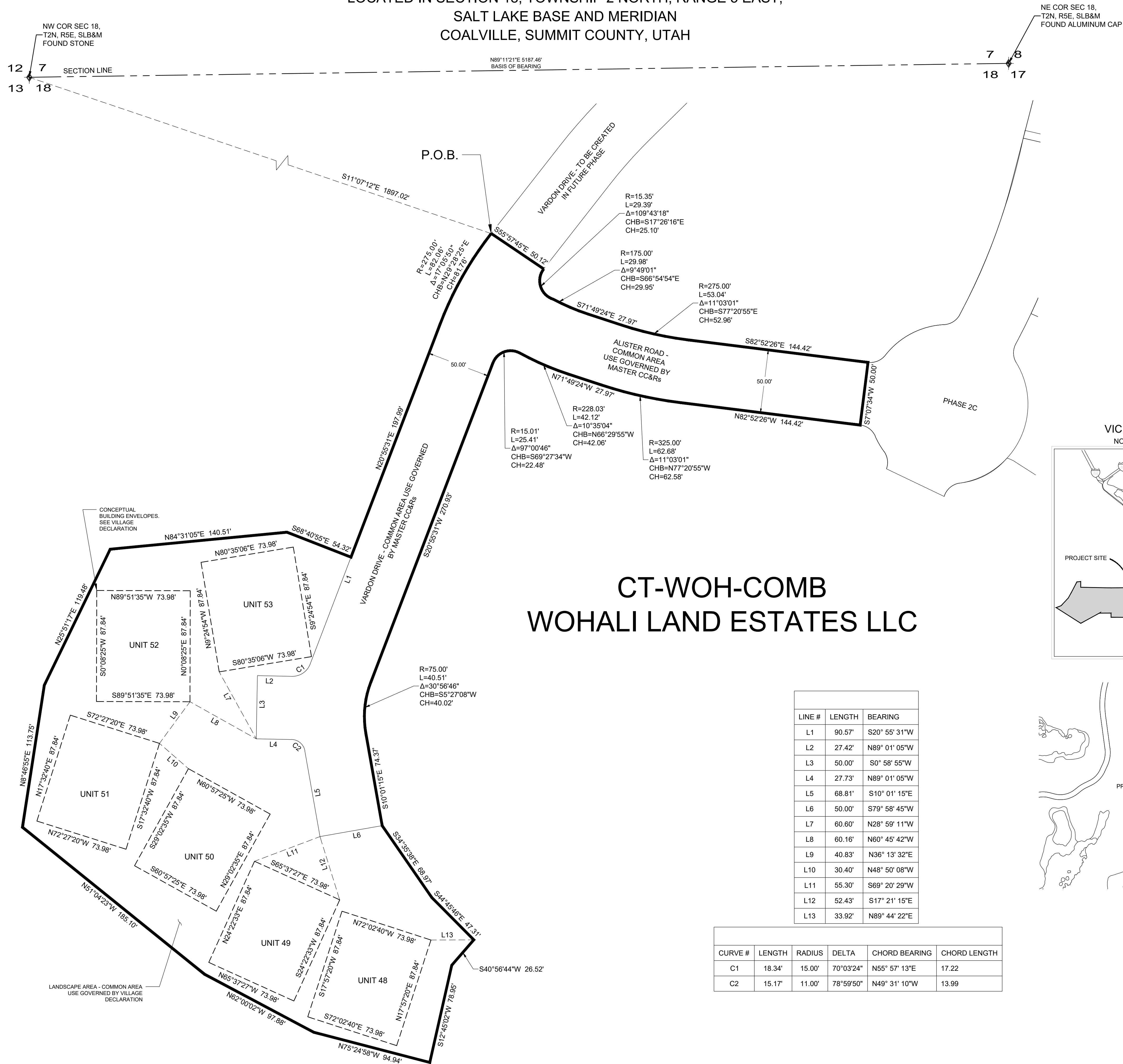
SHEET NUMBER:
L1.1

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



 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: _____	
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



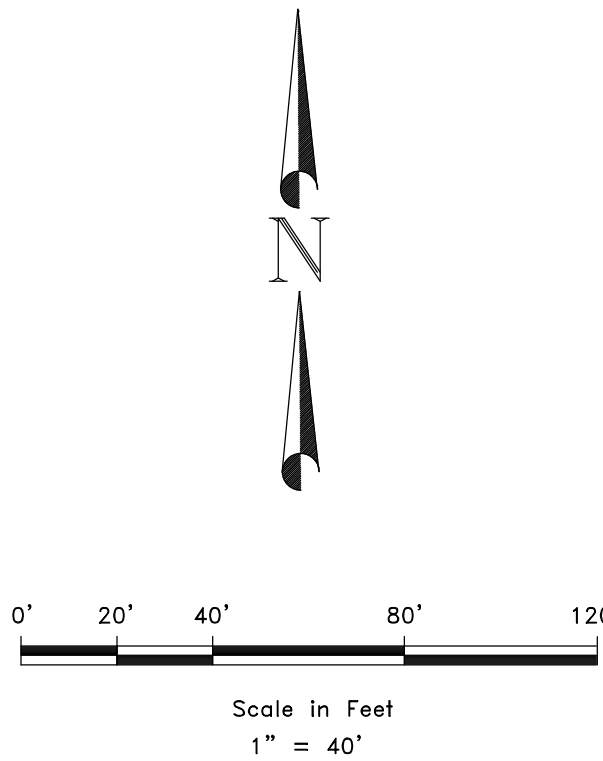
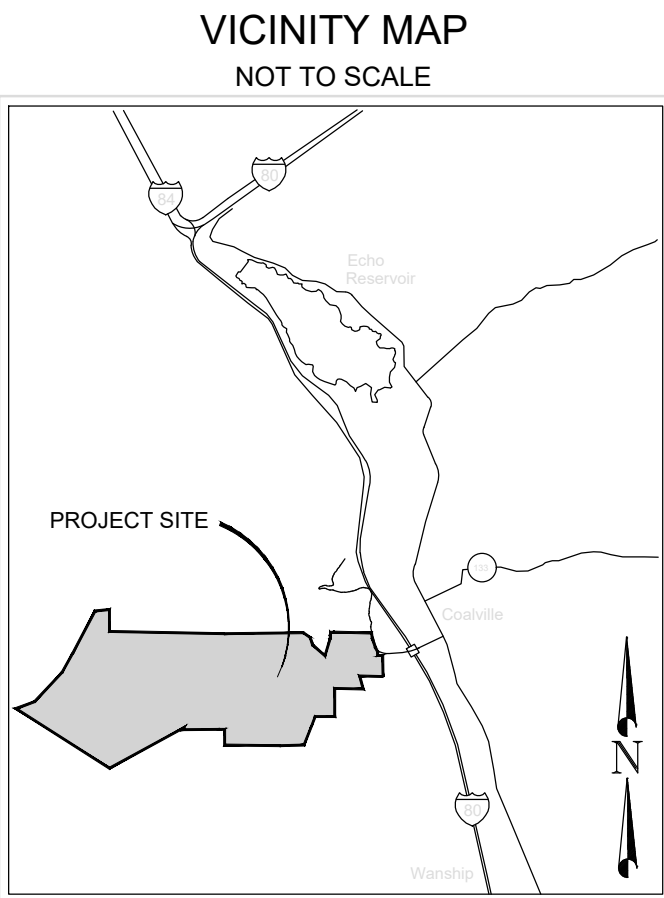
PLAT NOTES:

- 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.

LEGEND

- SUMMIT COUNTY MONUMENT
- PROPERTY CORNER AS DESCRIBED
- SUBDIVISION BOUNDARY
- BUILDING PADS
- SECTION LINE

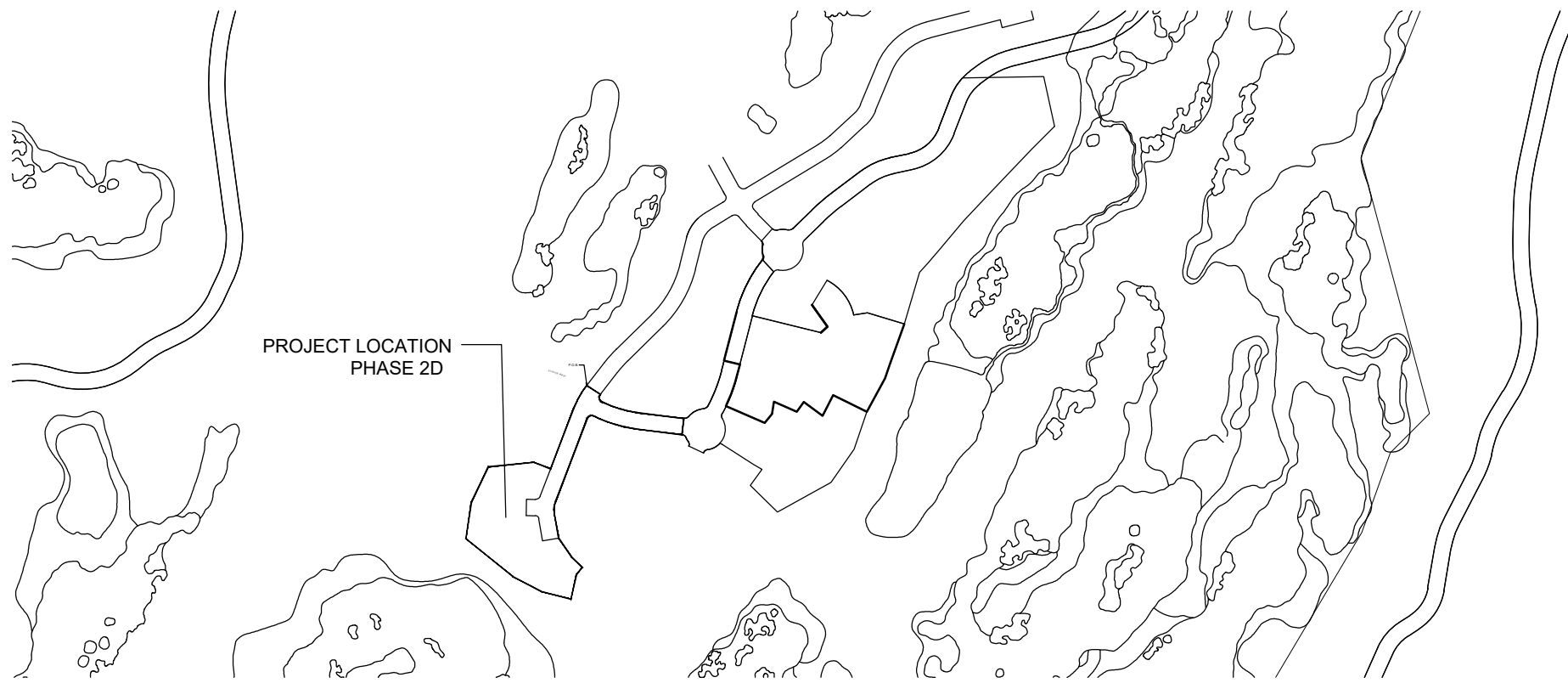
UNIT NUMBER	HOUSE NUMBER	ROAD NAME	FULL ADDRESS
48	634	VARDON DR	634 VARDON DR
49	626	VARDON DR	626 VARDON DR
50	622	VARDON DR	622 VARDON DR
51	618	VARDON DR	618 VARDON DR
52	614	VARDON DR	614 VARDON DR
53	610	VARDON DR	610 VARDON DR



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



COUNTY RECORDER

ENTRY NO. _____ FEE PAID _____

FILED FOR AND RECORDED _____

AT _____, IN BOOK _____ OF OFFICIAL

RECORDS, PAGE _____, RECORDED

FOR _____

COUNTY RECORDER

BY: _____

LAYTON SURVEYS LLC

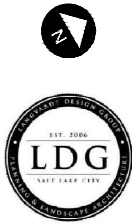
SHEET 3 OF 3

ATTACHMENT D
MPD APPROVED SITE PLAN

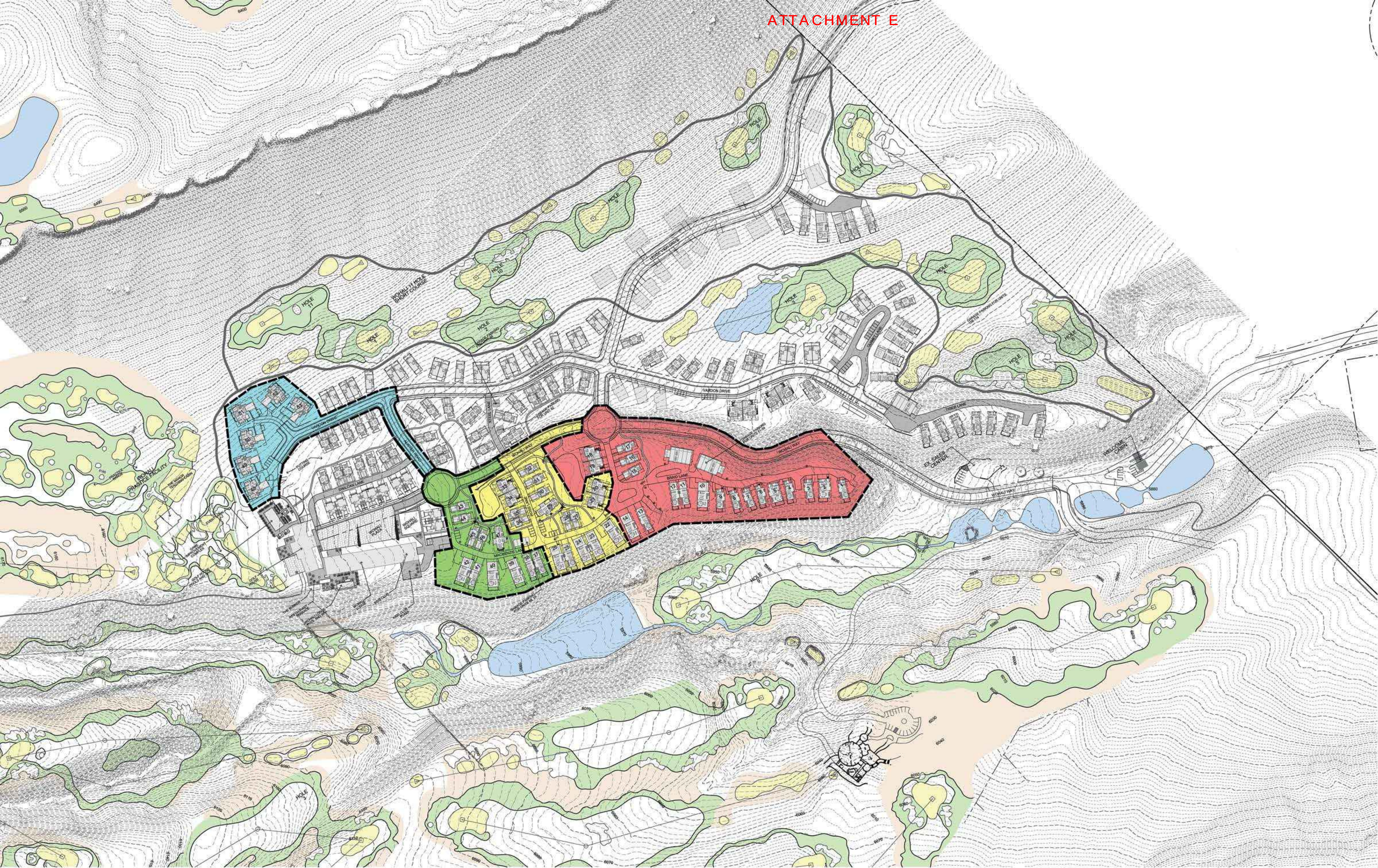


DEVELOPMENT LEGEND

- | | |
|------------------------|------------------------------------|
| 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



- 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

