



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: December 9, 2024
Re: Wohali Annual Report and Fiscal Analysis
Action: Informational Review

Wohali Annual Report and Fiscal Analysis

REQUEST

Review and consider the attached Wohali Annual Development Activity Report and Community Benefit/Fiscal Impact Analysis.

BACKGROUND

Section 4.7 of the Wohali Development Agreement specifies that annually the City and Master Developer shall confirm the number of dwelling, resort units, and other uses that have been developed within the project.

ANALYSIS

Attachment A includes the Development Report reflecting the number of units that have received building permits in 2024, as of November 27th, and the total building permits issued to-date for the project.

Attachment B includes a courtesy overall Community Benefit/Fiscal Impact Analysis with actual and projected benefit impact overtime through buildout of the project. The development agreement requires a specific fiscal impact analysis with each development phase review and approval.

Wohali representatives will be prepared to present the annual report and fiscal analysis at the meeting and answer any questions from the City Council.

RECOMMENDATION

Staff recommends the City Council consider the presented information at the meeting and address any questions with the Wohali representatives.

Attachment(s):

- A. Annual Development Report
- B. Community Benefit and Fiscal Impact Analysis Spreadsheet

ATTACHMENT A



721 Icy Springs Rd. Coalville, UT 84017

As of November 27, 2024

Wohali - Annual Report as of 2024

Phase		Residential Dwelling Lots
1A	25	Subdivision Lots - Recorded
1B	25	Subdivision Lots - Recorded
	50	

Phase		Non-Residential Units
2A	19	Resort Units - Recorded
2B	17	Resort Units - Recorded
2C	11	Resort Units - Recorded
2D	6	Resort Units - Pending
	53	

Building Permits (Support Facilities)	Permit #	Square Footage
Storage Building	1339	N/A
Sales Center	1387	500
Wohali Sewer Lift Station #1, Utilities	1390	N/A
Wohali Culinary Booster, Utilities	N/A	N/A
Maintenance Building 1 - Machine Shops	1400	11,250
The Manor - Golf Teaching Cabin	1371	6,275
Gate House - Entryway	1436	2,182
Maintenance Building 2 - Woodshop / Offices	1448	9,375
Maintenance Building 3 - Golf Maintenance	1470	17,302
Logistics Storage Warehouse	1469	5,171
The Burrow Restaurant / Golf Comfort Station	1471	26,250
HOA Operations Office	1477	9,456
Phase 2A - Shared Parking Garage Left	1484	6,266
Phase 2A - Shared Parking Garage Right	1483	6,266
Phase 2A Unit #1, 199 Braid Lane	1493	4,280
Phase 2A Unit #2, 211 Braid Lane	1498	4,280
Phase 2A Unit #3, 221 Braid Lane	1494	4,280
Phase 2A Unit #4, 235 Braid Lane	1502	4,280
Phase 2A Unit #5, 245 Braid Lane	1504	4,280
Phase 2A Unit #6, 255 Braid Lane	1505	4,280
Phase 2A Unit #7, 265 Braid Lane	1503	4,280
Phase 2A Unit #15, 283 Mackenzie Lane	1526	2,622
Phase 2A Unit #16, 275 Mackenzie Lane	1525	2,622
Phase 2A Unit #17, 267 Mackenzie Lane	1524	2,622

Indicates New 2024 Permit

UTAH STATE & COMMUNITY BENEFIT / FISCAL IMPACT ANALYSIS - THROUGH WOHALI PROJECT BUILDOUT

Wohali Golf Resort Amenities + 125 Estate Lots + 303 Resort Units

WOHALI - COALVILLE, UTAH

		15 YEAR TOTAL TO BUILD OUT - 2020						ACTUAL FISCAL IMPACT -	PROJECTED 2025	PROJECTED 2026	PROJECTED 2027	PROJECTED 2028	PROJECTED 2029	PROJECTED 2030	PROJECTED 2031	PROJECTED 2032	PROJECTED 2033	PROJECTED 2034	STABILIZED ANNUAL AT PROJECT BUILD OUT - 2035
		to 2034	ACTUAL 2020	ACTUAL 2021	ACTUAL 2022	ACTUAL 2023	ACTUAL 2024	2020 to 2024											
DIRECT FISCAL IMPACT/BENEFIT - City of Coalville	\$	51,745,009	\$ 546	\$ 158,249	\$ 1,679,479	\$ 2,207,206	\$ 1,365,795	\$ 5,411,275	\$ 2,553,028	\$ 3,134,569	\$ 5,066,287	\$ 3,637,222	\$ 3,890,803	\$ 4,175,320	\$ 4,459,836	\$ 4,744,353	\$ 5,028,870	\$ 5,638,997	\$ 4,004,449
DIRECT FISCAL IMPACT/BENEFIT - North Summit Community	\$	87,942,763	\$ 25,928	\$ 79,513	\$ 398,968	\$ 747,609	\$ 981,170	\$ 2,233,188	\$ 2,857,984	\$ 4,020,329	\$ 5,251,895	\$ 6,215,788	\$ 7,179,682	\$ 8,143,575	\$ 9,107,468	\$ 10,071,361	\$ 11,035,255	\$ 11,999,148	\$ 9,827,090
DIRECT FISCAL IMPACT/BENEFIT - Summit County	\$	51,783,859	\$ 889	\$ 2,394	\$ 39,221	\$ 55,053	\$ 94,504	\$ 192,060	\$ 394,551	\$ 1,556,944	\$ 2,408,864	\$ 3,702,350	\$ 4,228,690	\$ 4,755,024	\$ 5,281,363	\$ 5,807,703	\$ 6,334,042	\$ 8,586,112	\$ 8,536,154
DIRECT FISCAL IMPACT/BENEFIT - State of Utah	\$	59,298,861	\$ 20,407	\$ 66,219	\$ 215,161	\$ 323,169	\$ 608,816	\$ 1,233,772	\$ 938,392	\$ 2,216,817	\$ 3,242,415	\$ 4,505,051	\$ 5,019,231	\$ 5,533,402	\$ 6,047,582	\$ 6,561,762	\$ 7,075,942	\$ 9,273,523	\$ 7,650,975
TOTAL - DIRECT FISCAL IMPACT/BENEFIT - UTAH	\$	250,770,492	\$ 47,771	\$ 306,376	\$ 2,332,829	\$ 3,333,036	\$ 3,050,284	\$ 9,070,296	\$ 6,743,955	\$ 10,928,660	\$ 15,969,461	\$ 18,060,412	\$ 20,318,405	\$ 22,607,320	\$ 24,896,249	\$ 27,185,179	\$ 29,474,109	\$ 35,497,779	\$ 30,018,668
Water + Sewer Assessment + Connection Fees	\$	11,888,376	\$ -	\$ 9,600	\$ 457,750	\$ 572,950	\$ 710,676	\$ 1,750,976	\$ 606,000	\$ 581,450	\$ 1,474,950	\$ 1,037,500	\$ 1,031,250	\$ 1,031,250	\$ 1,031,250	\$ 1,031,250	\$ 1,031,250	\$ 1,031,250	\$ 250,000
Construction Permits + Fees	\$	13,446,889	\$ -	\$ 59,255	\$ 1,047,344	\$ 1,464,153	\$ 451,327	\$ 3,022,078	\$ 1,314,981	\$ 1,517,406	\$ 2,210,809	\$ 789,962	\$ 765,276	\$ 765,276	\$ 765,276	\$ 765,276	\$ 765,276	\$ 765,276	\$ -
Weber Basin Water Fee for Coalville City	\$	1,232,219	\$ -	\$ 87,962	\$ 88,014	\$ 88,022	\$ 88,002	\$ 351,999	\$ 88,022	\$ 88,022	\$ 88,022	\$ 88,022	\$ 88,022	\$ 88,022	\$ 88,022	\$ 88,022	\$ 88,022	\$ 88,022	\$ -
DIRECT DEVELOPMENT BENEFIT FOR COALVILLE CITY	\$	26,567,485	\$ -	\$ 156,816	\$ 1,593,107	\$ 2,125,125	\$ 1,250,005	\$ 5,125,053	\$ 2,009,003	\$ 2,186,878	\$ 3,773,781	\$ 1,915,484	\$ 1,884,548	\$ 1,884,548	\$ 1,884,548	\$ 1,884,548	\$ 1,884,548	\$ 1,884,548	\$ 250,000
Coalville City - Property Taxes	\$	18,229,741	\$ 546	\$ 1,433	\$ 86,372	\$ 82,081	\$ 115,790	\$ 286,222	\$ 530,518	\$ 754,737	\$ 978,956	\$ 1,203,175	\$ 1,427,394	\$ 1,651,613	\$ 1,875,831	\$ 2,100,050	\$ 2,324,269	\$ 2,548,488	\$ 2,548,488
North Summit - Property Taxes	\$	65,274,603	\$ 1,911	\$ 3,221	\$ 159,137	\$ 233,253	\$ 277,337	\$ 674,860	\$ 1,865,727	\$ 2,681,963	\$ 3,498,199	\$ 4,314,435	\$ 5,130,671	\$ 5,946,907	\$ 6,763,143	\$ 7,579,379	\$ 8,395,615	\$ 9,211,851	\$ 9,211,851
State of Utah - Property Taxes	\$	342,354	\$ 6	\$ 12	\$ 650	\$ 833	\$ 132,078	\$ 133,580	\$ 4,460	\$ 7,418	\$ 10,375	\$ 13,333	\$ 16,291	\$ 19,248	\$ 22,206	\$ 25,164	\$ 28,121	\$ 31,079	\$ 31,079
Summit County - Property Taxes	\$	10,982,119	\$ 337	\$ 639	\$ 33,704	\$ 43,222	\$ 75,844	\$ 153,747	\$ 231,310	\$ 384,717	\$ 538,123	\$ 691,530	\$ 844,937	\$ 998,344	\$ 1,151,750	\$ 1,305,157	\$ 1,458,564	\$ 1,611,970	\$ 1,611,970
Summit County - Resort Purchases - Sales Taxes	\$	2,926,743	\$ -	\$ -	\$ -	\$ -	\$ 2,171	\$ 2,171	\$ 58,272	\$ 100,563	\$ 142,723	\$ 185,146	\$ 227,438	\$ 269,725	\$ 312,016	\$ 354,308	\$ 396,600	\$ 438,891	\$ 438,891
State of Utah - Resort Purchases - Sales Taxes	\$	6,173,485	\$ -	\$ 122,877	\$ -	\$ -	\$ 6,451	\$ 6,451	\$ 122,877	\$ 300,959	\$ 390,417	\$ 479,597	\$ 568,768	\$ 657,948	\$ 747,128	\$ 836,308	\$ 925,488	\$ 925,488	\$ 925,488
Summit County - Resort Restaurant Taxes	\$	530,380	\$ -	\$ -	\$ -	\$ -	\$ 301	\$ 301	\$ 10,562	\$ 18,227	\$ 25,869	\$ 33,558	\$ 41,223	\$ 48,888	\$ 56,553	\$ 64,218	\$ 71,884	\$ 79,549	\$ 79,549
Summit County - Nightly Rental - Sales Taxes	\$	15,979,901	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 31,066	\$ 443,794	\$ 721,165	\$ 1,192,695	\$ 1,331,381	\$ 1,470,067	\$ 1,608,752	\$ 1,747,438	\$ 1,886,123	\$ 2,773,710	\$ 2,773,710
State of Utah - Nightly Rental - Sales Taxes	\$	33,696,747	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 65,508	\$ 935,826	\$ 1,520,717	\$ 2,515,032	\$ 2,807,477	\$ 3,099,923	\$ 3,392,368	\$ 3,684,814	\$ 3,977,260	\$ 5,848,911	\$ 5,848,911
State of Utah - Income Taxes	\$	15,763,579	\$ 19,236	\$ 62,507	\$ 202,879	\$ 297,390	\$ 436,150	\$ 1,018,162	\$ 693,101	\$ 934,861	\$ 1,224,973	\$ 1,328,113	\$ 1,431,253	\$ 1,534,393	\$ 1,637,533	\$ 1,740,673	\$ 1,843,813	\$ 1,946,953	\$ 429,750
Coalville City - Transient Room Taxes	\$	6,947,783	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 13,507	\$ 192,954	\$ 313,550	\$ 518,563	\$ 578,861	\$ 639,159	\$ 699,457	\$ 759,755	\$ 820,054	\$ 1,205,961	\$ 1,205,961
Summit County - Transient Room Taxes	\$	20,843,349	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 40,520	\$ 578,861	\$ 940,650	\$ 1,555,690	\$ 1,736,584	\$ 1,917,478	\$ 2,098,372	\$ 2,279,266	\$ 2,460,161	\$ 3,617,883	\$ 3,617,883
State of Utah - Transient Room Taxes	\$	2,223,291	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 4,322	\$ 61,745	\$ 100,336	\$ 165,940	\$ 185,236	\$ 204,531	\$ 223,826	\$ 243,122	\$ 262,417	\$ 385,908	\$ 385,908
UTAH TAX BENEFIT	\$	199,914,073	\$ 22,037	\$ 67,812	\$ 482,742	\$ 656,780	\$ 1,046,122	\$ 2,275,494	\$ 3,671,749	\$ 7,307,723	\$ 10,316,595	\$ 14,107,628	\$ 16,238,343	\$ 18,369,043	\$ 20,499,758	\$ 22,630,472	\$ 24,761,187	\$ 30,626,643	\$ 29,109,440
Moore's Tire & Service	\$	1,077,812	\$ 2,793	\$ 18,246	\$ 16,377	\$ 25,529	\$ 32,745	\$ 95,690	\$ 46,164	\$ 62,267	\$ 81,590	\$ 88,459	\$ 95,329	\$ 102,199	\$ 109,068	\$ 115,938	\$ 122,808	\$ 129,677	\$ 28,624
Napa - White's	\$	545,165	\$ -	\$ -	\$ 17,289	\$ 34,044	\$ 15,934	\$ 67,267	\$ 22,463	\$ 30,299	\$ 39,701	\$ 43,044	\$ 46,387	\$ 49,730	\$ 53,072	\$ 56,415	\$ 59,758	\$ 63,101	\$ 13,928
Reesco	\$	85,538	\$ -	\$ -	\$ -	\$ 11,893	\$ 2,376	\$ 14,269	\$ 3,350	\$ 4,518	\$ 5,921	\$ 6,419	\$ 6,918	\$ 7,416	\$ 7,915	\$ 8,413	\$ 8,912	\$ 9,410	\$ 2,077
On Site Mobile Maintenance	\$	185,935	\$ -	\$ -	\$ -	\$ -	\$ 5,999	\$ 5,999	\$ 8,458	\$ 11,408	\$ 14,948	\$ 16,207	\$ 17,465	\$ 18,724	\$ 19,983	\$ 21,241	\$ 22,500	\$ 23,758	\$ 5,244
BJ Rees Enterprise	\$	73,030	\$ -	\$ -	\$ 10,118	\$ 62,912	\$ -	\$ 73,030	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Bells Sinclair	\$	734,117	\$ 2,313	\$ 4,626	\$ 9,251	\$ 18,502	\$ 22,567	\$ 57,259	\$ 31,815	\$ 42,913	\$ 56,230	\$ 60,964	\$ 65,699	\$ 70,433	\$ 75,168	\$ 79,902	\$ 84,637	\$ 89,371	\$ 19,727
Phillips 66	\$	2,343,360	\$ 6,205	\$ 12,410	\$ 24,819	\$ 49,638	\$ 72,607	\$ 165,678	\$ 102,361	\$ 138,065	\$ 180,911	\$ 196,143	\$ 211,375	\$ 226,607	\$ 241,840	\$ 257,072	\$ 272,304	\$ 287,536	\$ 63,468
Chevron	\$	924,210	\$ -	\$ -	\$ 3,658	\$ 3,071	\$ 29,603	\$ 36,332	\$ 41,734	\$ 56,292	\$ 73,760	\$ 79,971	\$ 86,181	\$ 92,392	\$ 98,602	\$ 104,813	\$ 111,023	\$ 117,234	\$ 25,877
The Mercantile	\$	21,202	\$ 226	\$ 452	\$ 904	\$ 1,808	\$ 575	\$ 3,966	\$ 810	\$ 1,093	\$ 1,432	\$ 1,552	\$ 1,673	\$ 1,794	\$ 1,914	\$ 2,035	\$ 2,155	\$ 2,276	\$ 502
Best Western	\$	232,964	\$ -	\$ -	\$ -	\$ -	\$ 7,517	\$ 7,517	\$ 10,597	\$ 14,293	\$ 18,729	\$ 20,306	\$ 21,883	\$ 23,460	\$ 25,037	\$ 26,614	\$ 28,191	\$ 29,768	\$ 6,571
Golf Tournament Lodging	\$	1,160,402	\$ -	\$ -	\$ -	\$ -	\$ 37,441	\$ 37,441	\$ 52,784	\$ 71,196	\$ 93,290	\$ 101,145	\$ 108,999	\$ 116,854	\$ 124,709	\$ 132,564	\$ 140,418	\$ 148,273	\$ 32,728
Wohali Employee Coalville Meals	\$	10,116,044	\$ 12,480	\$ 40,560	\$ 104,000	\$ 202,800	\$ 314,791	\$ 674,631	\$ 443,789	\$ 598,587	\$ 784,344	\$ 850,384	\$ 916,424	\$ 982,464	\$ 1,048,504	\$ 1,114,544	\$ 1,180,584	\$ 1,246,624	\$ 275,167
Wohali Employee Coalville Gas	\$	5,168,382	\$ -	\$ -	\$ 53,415	\$ 104,159	\$ 161,677	\$ 319,250	\$ 227,931	\$ 307,435	\$ 402,841	\$ 436,759	\$ 470,677	\$ 504,596	\$ 538,514	\$ 572,432	\$ 606,351	\$ 640,269	\$ 141,326
LOCAL BUSINESS PURCHASES	\$	22,668,161	\$ 24,017	\$ 76,293	\$ 239,831	\$ 514,355	\$ 703,833	\$ 1,558,329	\$ 992,257	\$ 1,338,366	\$ 1,753,696	\$ 1,901,353	\$ 2,049,010	\$ 2,196,668	\$ 2,344,325	\$ 2,491,982	\$ 2,639,640	\$ 2,787,297	\$ 615,239
LOCAL BUSINESS PURCHASES - COUNTY - SALES TAX	\$	521,368	\$ 552	\$ 1,755	\$ 5,516	\$ 11,830	\$ 16,188	\$ 35,842	\$ 22,822	\$ 30,782	\$ 40,335	\$ 43,731	\$ 47,127	\$ 50,523	\$ 53,919	\$ 57,316	\$ 60,712	\$ 64,108	\$ 14,150
LOCAL BUSINESS PURCHASES - UTAH - SALES TAX	\$	1,099,406	\$ 1,165	\$ 3,700	\$ 11,632	\$ 24,946	\$ 34,136	\$ 75,579	\$ 48,124	\$ 64,911	\$ 85,054	\$ 92,216	\$ 99,377	\$ 106,538	\$ 113,700	\$ 120,861	\$ 128,023	\$ 135,184	\$ 29,839
TOTAL UTAH STATE BENEFIT	\$	250,770,492	\$ 47,771	\$ 306,376	\$ 2,332,829	\$ 3,333,036	\$ 3,050,284	\$ 9,070,296	\$ 6,743,955	\$ 10,928,660	\$ 15,969,461	\$ 18,060,412	\$ 20,318,405	\$ 22,607,320	\$ 24,896,249	\$ 27,185,179	\$ 29,474,109	\$ 35,497,779	\$ 30,018,668

Total Wohali Employees

12

39

100

195

286

403

544

713

773

833

893

953

1,013

1,073

1,133

250

286
26
Total Wohali Employees as of 11/30/2024
Total Wohali Employees residing in North Summit as of 11/30/2024
As of 2024, Wohali is largest employer in Coalville
As of 2025, Wohali will be in the top 10 employers in Summit County

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