



Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: September 20, 2021
Re: Wohali Proposed Phase II Preliminary Plan
Action: Initial Review and Discussion - Work Session

Wohali MPD - Phase II Preliminary Plan

REQUEST

The purpose of this work session is to introduce the proposed Phase II Final Preliminary Plan for the Wohali Master Planned Development (MPD) to the Planning Commission.

This item is scheduled for work session only (public comment will be taken at a future noticed public hearing). No action is requested at this time.

BACKGROUND

On December 14, 2020, the Coalville City Council approved the Wohali MPD and Phase I Preliminary Subdivision Plat for the project.

The applicant is now applying for preliminary plan approval of Phase II of the development. Phase II includes 181 resort units, 32 lodge/golf house units with amenities and an 11-hole golf short course.

Here is the Dropbox link to the complete preliminary plan package for reference:

<https://www.dropbox.com/sh/c2e4fnexnuk7uh9/AAALvhXtjm6tE-HomV5xPdRva?dl=0>

ANALYSIS

Staff is in the process of reviewing the project information and verifying that the requirements of the Wohali MPD and Development Agreement have been met with the Phase II Preliminary Plan Application. The purpose of this work session is to allow the applicant to introduce the project to the Planning Commission and receive any initial feed-back and comment.

Required Review Process

The preliminary plan application process includes a review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review, discuss, and provide initial direction to Staff and/or the applicant regarding the proposed preliminary plan for continued review at a subsequent meeting.