



Staff Report

Coalville City
Project Coordinator

To: Coalville City Planning Commission
From: Don Sargent, City Project Coordinator
Date of Meeting: October 18, 2021
Re: Wohali Proposed Phase II Preliminary Plan
Action: Work Session and Public Hearing

Wohali MPD - Phase II Preliminary Plan

REQUEST

The purpose of this work session and public hearing is to continue the review and discussion and receive public comment on the proposed Phase II Final Preliminary Plan for the Wohali Master Planned Development (MPD).

BACKGROUND

On December 14, 2020, the Coalville City Council approved the Wohali MPD and Phase I Preliminary Subdivision Plat for the project. A Development Agreement was also approved on May 25, 2021, which implements the MPD approval for the project.

The applicant is now applying for preliminary plan approval of Phase II of the development consisting of 110 acres. 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

Attached is the current proposed Phase II Site Plan and the former MPD approved Site Plan of the village area for reference. Staff has reviewed the project information and determined the requirements of the Wohali MPD, and Development Agreement have been met with the Phase II Preliminary Plan Application. 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.

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 subsequent sub-phases also requires the review and public hearing by both the Planning Commission and City Council.

RECOMMENDATION

Staff recommends the Planning Commission review and discuss the proposed preliminary plan, conduct a public hearing, and consider making a recommendation on the project to the City Council with the following condition:

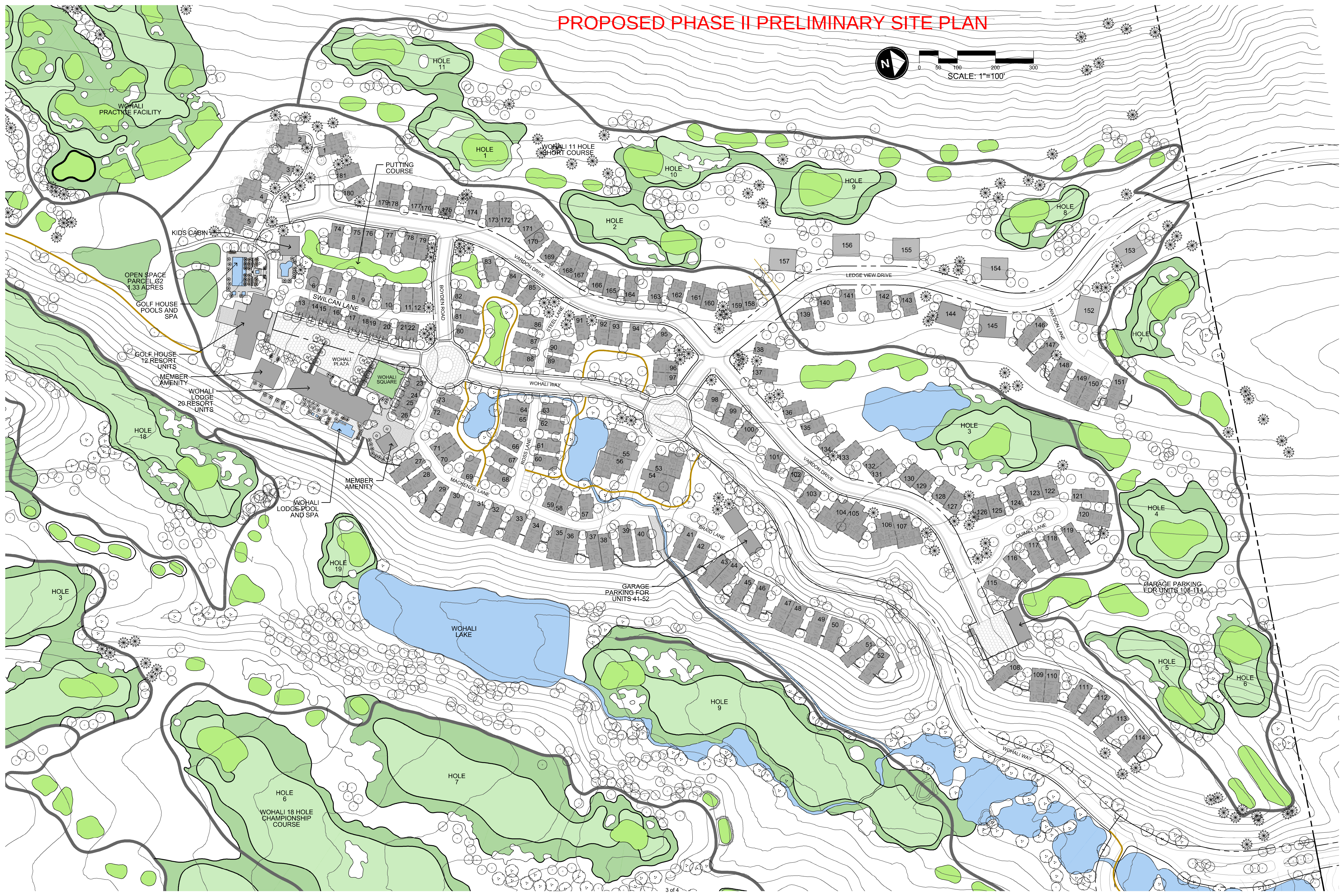
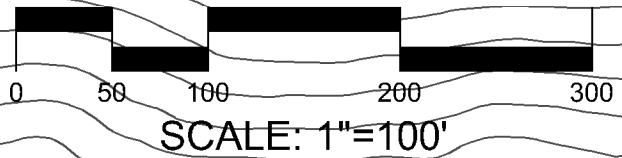
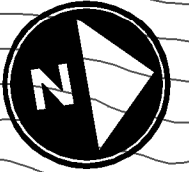
1. The Phase II Preliminary Plan shall be implemented in accordance with the approved Wohali MPD and Development Agreement.

As an alternative action, the Planning Commission may provide additional direction to Staff and/or the applicant regarding the proposed preliminary plan for continued review and consideration at a subsequent meeting.

Attachments:

Proposed Phase II Site Plan and MPD approved Site Plan of the Village area.

PROPOSED PHASE II PRELIMINARY SITE PLAN



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