



Staff Report

Coalville City
Project Coordinator

To: Coalville City Mayor and City Council
From: Don Sargent, City Project Coordinator
Date of Meeting: December 2, 2019
Re: Wohali MPD, Property Rezone and Phase I Preliminary Plan
Action: Work Session

Wohali Property MPD, Rezone and Phase I Preliminary Plan

REQUEST

The purpose of this work session is to receive responses to questions and issues raised at the November 18th public hearing and to continue the review and discussion of the proposed Wohali Property Master Planned Development (MPD), Property Rezone and Phase I Preliminary Plan.

The applicant is prepared to address the project issues and questions and answer any additional questions from the council. Third party experts who conducted analyses and prepared studies, particularly regarding water, may also be present to address questions from the council.

Staff will also be prepared to address questions regarding development code and engineering requirements, the general plan and other city ordinances applicable to the proposed development.

BACKGROUND

On November 18, 2019 a public hearing was conducted before the city council. Approximately 40 members of the public spoke at the hearing offering comments, questions and concerns regarding the proposed development. The city council continued the public hearing to December 9, 2019 and requested a work session in advance of the public hearing to further review and discuss the project application and address the issues raised at the public hearing.

ANALYSIS

The primary concern expressed at the public hearing appeared to be water quantity and quality. The city council authorized staff to request a review of the applicant's water assessment information by a water attorney the city regular consults on water issues. The water attorney, Craig Smith of Smith Hartvigsen, PLLC, will be attending the work session to present his findings and answer questions.

Many other concerns expressed at the public hearing are either addressed in the required studies provided with the project application or the development agreement language which is currently in draft form at this preliminary review stage of the project. Staff is prepared to review these or other items during the work session discussion with the city council as requested.

RECOMMENDATION

Staff recommends the city council review and discuss the proposed Wohali Development by receiving the applicant's responses, consider the findings of the city's water attorney, address any additional questions and provide direction to staff in preparation for the public hearing scheduled on December 9, 2019.