

**COALVILLE CITY
ORDINANCE NO. 2019-7**

LAND USE ORDINANCE FOR WOHALI DEVELOPMENT APPLICATION

**THIS ORDINANCE IS TO TAKE ACTION ON A MASTER PLAN DEVELOPMENT
PLELIMINARY PLAT APPLICATION AND PROPERTY ZONE AMENDMENT FILED BY
WOHALI PARTNERS, LLC.**

BE IT ORDAINED BY THE COALVILLE CITY THE FOLLOWING:

- I. **PURPOSE OF THIS ORDINANCE.** The provisions hereinafter contained and enacted are in pursuance of and for the purpose of securing and promoting the public health and general welfare of persons in Coalville City and to take action on a Master Plan Development Application in accordance with Coalville City Ordinances and Utah State laws, including the following:
 - A. Ensure all City ordinances and Utah State Code provisions are complied with in connection with application for Master Plan Development and Property Zone Amendment (the “Application and Amendment”);
 - B. Allow for public comment on the Application and Amendment and other relevant matters that are before the City Council for consideration;
 - C. Allow for public comment on all relevant matters and staff analysis that may be deemed appropriate and/or necessary;

- II. **ADOPTION OF ORDINANCE CONDITIONED ON APPROVAL AND/OR RATIFICATION OF DEVELOPMENT AGREEMENT.** The Application and Amendment are hereby approved but are conditioned on and subject to the approval of findings of fact consistent with the vote of the Council drafted by the City Attorney. Prior to the approval of the Phase 1 final plat a written development agreement, approved by the City Council and executed by the applicant and Coalville City shall be submitted. A copy of proposed findings are attached hereto. Approval of the findings of fact require approval at a subsequent meeting of the City Council. Consideration of a development agreement by the City Council will occur at a subsequent meeting where a proposed development agreement, executed by the applicant and recommended by the City staff, is presented to the City Council for a formal vote.

III. **EFFECTIVE DATE.** This Ordinance shall take effect on the 9th day of December 2019.

PASSED, APPROVED AND ADOPTED by the City Council of Coalville City, Utah this 9th day of December 2019.

APPROVED as to form by Coalville City Attorney

Sheldon A Smith

ATTEST:

COALVILLE CITY;

City Recorder

Mayor

| | | |
|-------------------------|-------|--------|
| Councilmember Blonquist | Voted | Aye |
| Councilmember Rowser | Voted | Absent |
| Councilmember Anson | Voted | Aye |
| Councilmember Robbins | Voted | Nay |
| Councilmember Judd | Voted | Aye |