



Staff Report

Coalville City
Community Development Director

To: Coalville City Council and Mayor
From: Don Sargent, Community Development Director
Date of Meeting: February 12, 2024
Re: Red Hills MPD Sewer and Water Service Update Discussion
Action: Review and Discussion

Red Hills MPD – Sewer and Water Service Update

REQUEST

Review and discuss the latest sewer and water service plans proposed for the Red Hills MPD.

BACKGROUND

The Red Hills MPD and Phase 1 Preliminary Subdivision Plat was approved by the City Council on August 8, 2022. The MPD includes 349 total units of residential single-family-lots and townhomes on 248 acres.

One of the MPD conditions of approval required the developer to identify, propose and construct a new source of culinary water to serve the development as required by the annexation agreement and development code.

Over the last several months Staff has been coordinating with the developer on both water and sewer service provisions for the MPD. This item is scheduled on the agenda to provide an opportunity for the developer to present and receive feedback from the council on the latest plans for water and sewer service.

ANALYSIS

Attachment A includes a narrative and associated exhibits from the developer describing the proposed plans for providing sewer and water service to the MPD. The developer will present the plans to the city council for feedback.

The Phase 1 final subdivision plat and construction drawings for the MPD are currently under review by the planning commission and will involve a detailed evaluation of the sewer and water infrastructure once the general direction of providing these services are acceptable to the city council.

RECOMMENDATION

Staff recommends the City Council review and discuss the proposed sewer and water service plans and provide feedback on the proposal.

ATTACHMENTS

A. Narrative and Exhibits

ATTACHMENT A

From: Skylar Tolbert <skylart@ivorydevelopment.com>

Sent: Tuesday, February 6, 2024 12:19 PM

To: dbsarge123@gmail.com

Subject: RE: Red Hill Exhibits

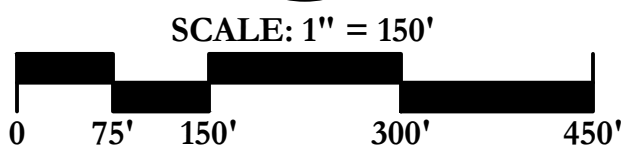
Offsite Water

To provide additional source capacity for the Red Hill project the following system improvements are proposed. First, a new raw water booster pump station will be installed at the existing Weber River diversion located south of Icy Springs Road. The pump station will be sized to meet the peak day source requirement for Red Hill (i.e. 194 gpm). The pump station will deliver raw water to the existing Coalville City Treatment Plant via a new pipeline following the alignment illustrated on the attached figure. This pipeline will be sized to accommodate 194 gpm for Red Hill and 750 gpm for Coalville City. The existing water treatment plant has an existing capacity of 300 gpm and an ultimate capacity of 600 gpm. It is anticipated that the additional treatment train planned with the construction of this facility will be needed at some point in the development of Red Hill. In addition to the raw water improvements, the Red Hill Project will require a new water storage tank and drinking water booster pump station. It is anticipated that these facilities will be constructed on the Red Hill Property.

Offsite Sewer

The offsite sewer for Red Hill is proposed to be a new gravity pipeline from the Red Hill project to the existing Coalville City Water Reclamation Facility (WRF). The gravity sewer alignment is proposed along the rail trail corridor. The point of connection is proposed at the gravity line that serves areas of the City that lie north of Chalk Creek. This gravity line is connected to the existing sewage lift station located north of the of the WRF Headworks. It is anticipated that the lift station will require upgrades at some point in the development of Red Hill.

Both water and sewer will allow Coalville City to benefit from these systems. Ivory will work closely with the City to upsize the infrastructure to the responsible sizes to provide for additional services and to allow for the City to use their Weber Basin lease water.

**APPLICANT:**

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Covalville City.
2. All culinary water improvements shall conform with the standards and specifications of Covalville City.
3. All secondary water improvements shall conform with the standards and specifications of Covalville City.
4. All improvements in the public right of way shall conform with the standards and specifications of Covalville City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.
7. Refer to "Weber River Intake" by Talisman Civil Consultants (07/14/2021) for existing irrigation intake, pump station and pipeline to Wohlati.
8. Refer to "Weber River Intake" by Talisman Civil Consultants (07/14/2021) for existing "Pump Station" by JUB (August 2023) for existing Water Treatment Plant drawings.
9. Topography shown is from 2020 0.5Meter LIDAR (Source: Utah AGRC).

PRELIMINARY
NOT FOR
CONSTRUCTION

Red Hill - Water

Offsite Water

Overall Site Plan

PROJECT:

DRAWN BY

REVIEWER

REVISION
N. DATE

PMI

SME

REMARKS

DATE: _____

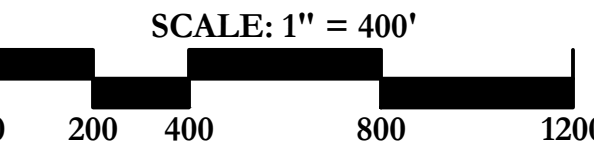
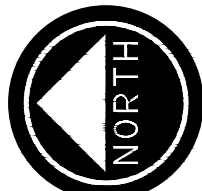
February 6, 2024

SHEET NUMBER:

C-1



2815 East 3300 South, Salt Lake City, UT 84109
(801) 305-4670 www.edmpartners.com



APPLICANT:

Ivory Development
978 East Woodoak Lane
Salt Lake City, UT 84117
801-747-7000



NOTES:

1. All sanitary sewer improvements shall conform with the standards and specifications of Coalville City.
2. All culinary water improvements shall conform with the standards and specifications of Coalville City.
3. All secondary water improvements shall conform with the standards and specifications of Coalville City.
4. All improvements in the public right of way shall conform with the standards and specifications of Coalville City.
5. All private improvements shall conform to APWA standards and specifications.
6. Contractor to field locate and verify the horizontal and vertical location of all utilities prior to beginning work.

PRELIMINARY
NOT FOR
CONSTRUCTION

**Red Hill - Sanitary
Sewer Outfall**
Overall Site and Utility Plan

| | |
|--------------|---------|
| PROJECT: | |
| DRAWN BY: | PMD |
| REVIEWED BY: | SMB |
| REVISIONS: | |
| No. DATE | REMARKS |

DATE: February 6, 2024

SHEET NUMBER:

C-2