



WEST HAVEN CITY COUNCIL MEETING MINUTES

January 16, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present: Sharon A. Bolos Mayor
Stephanie Carlson Councilmember
Lacy Richards Councilmember
Randy Hunter Councilmember
Rob Vanderwood Councilmember
Dawnell Musselman Councilmember

Staff Present: Shanda Reney City Recorder
Steve Anderson City Planner

5:30 P.M. Council Workshop

Mayor Bolos gave an update from staff meeting.

Mayor Bolos expressed that she had interviewed Ryan Child as the only qualified candidate for the City Treasurer position, it was discussed to hire his firm Child Richards CPAs. Mayor Bolos asked for permission to pursue that and have it on the next Council agenda for advice and consent as the position is an appointed position.

No action was taken.

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the City Council Chambers.

Mayor Bolos brought the Meeting to order and welcomed those in attendance.

2. OPENING CEREMONIES

A. Lead by Councilmember Musselman

B. Lead by Councilmember Hunter

3. PUBLIC PRESENTATION

There was none

4. PRESENTATION- AUDIT REVIEW- CHILD RICHARDS CPAs & ADVISORS

Ryan Child gave a detailed presentation of the 2017-2018 Audit

5. ACTION ON BID AWARD- 4000 S TRAIL CONNECTION PROJECT

Councilmember Richards moved to award the bid to Bob Shaw in the amount of \$13,176.00. Councilmember Hunter seconded the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

6. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. FINAL SUBDIVISION APPROVAL-GRANITE ACRES PHASE 2 SECOND AMENDMENT- 1695 S 2050 W

Vaun attended the meeting for the Granite Acres Subdivision, the final plat shows the future road with a comment that the city will be contacting the owners in the future about developing the road.

Councilmember Carlson moved to give final subdivision approval. Councilmember Musselman seconded the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

B. FINAL SUBDIVISION APPROVAL-FRANCIS FARMS SUBDIVISION PHASE 3- 2300 W 2300 S- RONALD STRATFORD
Kevin Stratford was in attendance, this is the final phase of Francis Farms.

Councilmember Richards moved to give final subdivision approval. **Councilmember Vanderwood seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

C. FINAL SITE PLAN APPROVAL- PRESCHOOL- 3406 W 4600 S- ANGIE BROWN
Angie Brown was in attendance, there have been no changes to the site plan.

Councilmember Hunter moved to give final site plan approval. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

D. PRELIMINARY SUBDIVISION APPROVAL-WEST HAVEN TOWNHOMES SUBDIVISION- 1874 S 1900 W- PETE LODDER
Pete Lodder was in attendance, he expressed that the townhomes on the south side need to have 30 ft easement from the canal. They will move those buildings to accommodate the easement, they will have 15ft backyards.

Pete expressed that the Fire Marshal would like to have 4 accesses to 1800 S from the proposed subdivision., the only public road will be 1950 W.

Councilmembers discussed concerns of 4 accesses on to 1800 S, it was agreed that they would like to see only to accesses. Steve recommended meeting with the Fire Department to discuss the need for 4 instead of 2.

Councilmember Richards asked if they would have vinyl fencing along 1950 W & 1800 S, they would need to match the material along the canal, or use a material the canal company approved to be in compliance.

Councilmember Richards asked that they note for a relocatable trail easement for the trail.

Councilmember Richards asked if there will be street lighting on 1950 W or just on 1800 S. Pete expressed that there will be street lighting at every entrance.

Councilmember Richards reminded them that they will need to have a Development Agreement at final.

Pete expressed that the townhomes are for sale, each one will have a 2-car garage with a 20ft. driveway providing plenty of parking for owners.

Councilmember Musselman asked if any of the units are one level, expressed that one level units would be worth looking into.

Councilmember Carlson suggested looking at the architectural features of the building and making some adjustments, as to not lose those features when the landscaping matures.

Councilmember Carlson moved to give preliminary subdivision approval subject to the 2 entrance on 1800 S., and fencing along 1950 W, 1800 S, and the canal. **Councilmember Hunter seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

E. PRELIMINARY SITE PLAN APPROVAL-DURK'S PLUMBING- 1945 W COMMERCE WAY- DURK BAILEY
Durk Bailey was in attendance, he would like to build a new building on the property and move his existing business to this location.

Durk is concerned about the sign being visible if he has to plant the trees as recommended from Planning Commission. His materials would be stored along the east side of the property just over the privacy fence along 1900 W.

Councilmembers would like to see some landscaping along there to help break up the long stretch of fencing.

Councilmember Vanderwood moved to give preliminary site plan approval. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

F. ACTION ON ORDINANCE 01-2019- REZONE PROPERTY FROM A-1 TO R2.5- 3540 S 2700 W- DANNY WALL
Danny Wall attended. Asking to rezone property at 3540 S 2700 W it follows the General Plan. Councilmember Hunter asked how many homes they are planning to build on the property. Danny expressed that there is an existing house now, and they would like an additional 4-5 homes.

Councilmember Carlson moved to adopt Ordinance 01-2019. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

G. ACTION ON ORDINANCE 02-2019- AMENDING THE MIXED-USE ORDINANCE

Ken Banta, Planning Commission Chairman attended the meeting. Councilmembers along with Ken Banta discussed the proposed Mixed-Use Ordinance, and made changes as they went through the document.

Steve Anderson made the changes to the document as they were discussed for the public and Councilmembers to see.

Councilmember Musselman moved to adopt Ordinance 02-2019 with the changes that had been discussed and changed during the meeting. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

H. ACTION ON ORDINANCE 03-2019- AMENDING THE GENERAL PLAN

Councilmembers discussed changes to the proposed General Plan, and designating the commercial areas within the districts of the Mixed-Use.

Councilmember Richards redlined the changes to the map as discussed, will get an updated map made showing the approved changes.

Councilmember Richards moved to adopt Ordinance 03-2019 with the discussed changes. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

7. ACTION ON CONSENT AGENDA

- A. CITY COUNCIL MINUTES
- B. GARDNER ENGINEERING

MEETING HELD
\$25,668.75

December 19, 2018
Inv. #10764-10784

Councilmember Carlson moved to approve the consent agenda. **Councilmember Hunter seconded** the motion. Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

8. ADJOURNMENT.

Councilmember Musselman moved to adjourn 9:48 P.M. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Shanda Reney
City Recorder

Date Approved: February 6, 2019