



WEST HAVEN CITY COUNCIL MEETING MINUTES

January 17, 2018 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

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

Staff Present: Shanda Reney City Recorder
Steve Anderson City Planner

5:30 P.M. Council Workshop Mayor Bolos brought the workshop to order, gave an update on staff. City Treasurer, Steve Davis gave a quick financial update.

No action was taken on items discussed.

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 at 6:00 pm. and welcomed those in attendance.

2. **OPENING CEREMONIES**

- A. **Lead by** Boy Scout Troop 543
- B. **Lead by** Councilmember Carlson

3. **PUBLIC PRESENTATION**

Ruthann Beardsley- Concerned that their next-door neighbor, Craig Cook, who owns a business called Precision Concrete Pumping, is going to be running his business out of his home, and parking the large concrete pump trucks there. He is currently building a 40x60 bldg., and has put in secondary driveway using slag material.

Ruthann showed pictures to city council of the bldg. and driveway, along with a print out from the state that Craig has already registered his business with that address.

Ruthann stated, that Craig has told her that he plans to store and use his trucks from this location. The bldg. does not meet current CCR's for the subdivision.

Ruthann asked that the City Council consider withdrawing the bldg. permit, because it does not meet the subdivisions CCR's and they do not want that type of business operating out of the subdivision.

Gary Dawson/Ryan Shaw- Gary spoke on behalf of him and Ryan, they expressed that the bldg. Craig is currently building goes against the CCR's for the subdivision, Craig is aware of the CCR's and has chosen not to follow them.

Gary asked that the city reconsider issuing bldg. permits that ago against CCR's

Mayor Bolos asked city attorney, Ken Bradshaw to recap the article from the November newsletter regarding CCR's, explaining what they are and how the HOA can enforce those.

Mayor Bolos also stated that currently he does not have a business license through the city, when he applies for one he will need to go through the proper channels to receive that if it is an allowed use for the area. The building is currently still under construction and a business is not currently operating at this location.

Ken Bradshaw recapped the article on CCR's expressing that the city can only revoke or put a stop order on a bldg. permit if the applicant has built something different than what was turned in for the initial review, if it goes against current city planning, building, or zoning codes. It is up to the HOA and the Architectural committee to enforce the CCR's for the subdivision.

Sharon Christensen, asked if they could provide photos of the trucks driving on the street, if that was proof that a business was operating. She is concerned for the safety of the children that walk to the near by park.

Ken Bradshaw expressed that trucks have the right to drive down a public street, that it not proof that the business operating at that location.

Frank Beardsley- They have formed a committee and met with the Cook's about the CCR's, they are aware of them and have chosen not to follow them.

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

Ryan Child with Child Richards CPAs & Advisors gave a detailed summary of the 2016-2017 audit.

5. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. **ACTION ON ORDINANCE 01-2018-REZONE PROPERTY AT 2403 W 3300 S-FROM A-1 TO R-2.5-JACOB WALL**

Councilmember Carlson moved to adopt ordinance 01-2018. **Councilmember Palmer seconded** the motion.

Roll call: Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

B. **PRELIMINARY SUBDIVISION APPROVAL-CIRCLE P SUBDIVISION-3400 S 2700 W- MARK PINGREE**

Mark Pingree attended for Circle P Subdivision.

Steve Expressed that when the road develops, they will be responsible for the improvements.

Mark stated that they have spoken with Chris Williams, and he has given them permission to hook onto his private sewer line.

Councilmember Vanderwood asked if that line was big enough for multiple houses. Steve expressed that the line was good for 4-5 houses.

Councilmember Carlson moved give preliminary subdivision approval. **Councilmember Hunter seconded** the motion.

Councilmember Hunter; aye; Councilmember Palmer, aye; Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; **Vote was unanimous.**

6. **ACTION ON BID AWARD- GENERATOR INSTALLATION**

Councilmember Hunter moved to award the bid to Phil Hancock & Associates for \$51,172.86.

Councilmember Musselman seconded the motion. Councilmember Musselman, aye; Councilmember Hunter; aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

7. **ACTION ON CONSENT AGENDA**

A. CITY COUNCIL MINUTES	MEETING HELD	December 20, 2017
B. STAKER PARSON	\$170,778.29	Inv. #177186 & 213273-1
C. WEBER COUNTY SHERIFF'S	\$237,146.81	Inv. #10319
D. SEMI SERVICE	\$28,601.53	Inv. #W114955
E. WALL BROTHERS CONST.	\$95,880.64	Inv. #2129

Councilmember Palmer moved approved the consent agenda. **Councilmember Carlson seconded** the motion.

Roll Call: Councilmember Hunter; aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

8. **ADJOURNMENT**

Councilmember Musselman moved to adjourn at 7:01 P.M. **Councilmember Hunter seconded** the motion.

Councilmember Musselman, aye; Councilmember Hunter; aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

Shanda Reney

City Recorder

Date Approved: