



WEST HAVEN CITY COUNCIL MEETING MINUTES

February 7, 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
Ken Bradshaw City Attorney

5:30 P.M. Council Workshop Mayor Bolos brought the workshop to order, gave an update on staff. Steve Anderson went over the agenda items.

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 Councilmember Vanderwood
B. Lead by Councilmember Carlson

3. **PUBLIC PRESENTATION**

There was none

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

A. ACTION ON ORDINANCE 02-2018-REZONE PROPERTY AT 3145 S MIDLAND DRIVE-FROM A-1 TO MIXED USE

Steve Anderson reviewed the proposed rezone.

Planning Commission member Ken Banta attended, he explained that originally on the General Plan the commercial was to be 600 ft. back. Planning Commission suggested going 250-300 ft. back instead.

Steve expressed that to get ahead of the development on 3300 S; they would be putting a road from Midland Dr. to 3300 S with no driveways along it. Steve also stated that the location of the road could warrant a signal in the future.

Dennis Peter attended for the rezone, he expressed that there is 6 parcels. The rezone tonight is only for the Spraycars and Knudsen properties.

Councilmember Carlson asked what the light green color on the map represented, Dennis stated that those would be patio homes, they have not gone as far as doing a configuration at this time.

Councilmember Carlson asked how many units per acre this was, Steve state that is was an aggregate of 8 units per acre, with a total of 228 units. All are units are to be owned.

Councilmember Hunter asked Planning Commission member Banta why such high density.

Commission member Banta stated that it made sense that the corridors would be more dense, with commercial properties/higher density housing; moving out to bigger lots as you get further away from the main corridors. This has been what has been happening with the General plan in the past too.

Steve expressed that the sewer & water system in this area was designed to handle higher density.

Councilmember Carlson moved to adopt ordinance 02-2018 Subject to; A Developmental Agreement addressing at a minimum the aesthetics, lot size, open space, ownership of streets, trail location, and the commercial to be a minimum of 260 ft. deep, with a maximum of 228 units.

There was no second, motion died

Councilmember Palmer moved to adopt ordinance 02-2018 Subject to; Approval of a Development Agreement, with a concept plan attached, if a Developments Agreement is not met the zoning will revert back to A-1. **Councilmember Vanderwood seconded** the motion. **Roll call:** Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

B. FINAL SITE PLAN APPROVAL-1785 S 2050 W- JENSEN PROPERTY GROUP LLC

Paul Jensen attended for the Jensen Property group

Councilmember Hunter asked about the landscaping, Paul expressed that it will meet requirements

Councilmember Palmer asked if they had tenants yet for the building, Paul stated that, his construction company would probably use the whole building.

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

C. PRELIMINARY SUBDIVISION APPROVAL-GREEN FARMS SUBDIVISION PARCEL PLAN D- 3700 S 4500 W- MARK STAPLES

Mark Staples gave an update on phase 1A, the utility work should be finished up by March and ready to start bldg.

There is a total of 42 lots in parcel D, majority of the lots are 1/3 acre.

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

5. ACTION ON RESOLUTION 01-2018- AGREEMENT WITH WEBER BASIN GRANTING USE OF A PORTION OF PROJECT LANDS- NORTH POINT DRIVE

Councilmember Carlson moved to adopt Resolution 01-2018. **Councilmember Musselman seconded** the motion. Councilmember Musselman, aye; Councilmember Hunter; aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

6. ACTION ON RESOLUTION 02-2018- AGREEMENT WITH WEBER BASIN GRANTING USE OF A PORTION OF PROJECT LANDS- SOUTH SIDE OF 3300 SOUTH

Councilmember Musselman moved to adopt Resolution 02-2018. **Councilmember Hunter seconded** the motion. Councilmember Musselman, aye; Councilmember Hunter; aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

7. ACTION ON RESOLUTION 03-2018- LOCAL TRANSPORTATION FUNDING WITH THE COUNTY

Land acquisition money for the 2550 S project

Councilmember Palmer moved to adopt Resolution 03-2018. **Councilmember Vanderwood seconded** the motion. Councilmember Musselman, aye; Councilmember Hunter; aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

8. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	January 17, 2018
B. C & C CONTRACTORS	\$58,845.50	Inv. #1305
C. ASSOCIATED BRIGHAM CONTRACOTRS	\$115,830.35	Inv. #22828
D. GARDNER ENGINEERING	\$31,914.50	Inv. #9521-9524
E. SEMI SERVICES	\$39,885.77	Inv. #W114956

Councilmember Palmer moved approved the consent agenda. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Hunter; aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

9. **ADJOURNMENT**

Councilmember Musselman moved to adjourn 6:46 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: February 21, 2018