



WEST HAVEN CITY COUNCIL MEETING MINUTES

February 20, 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
Dawnell Musselman Councilmember
Randy Hunter Councilmember
Rob Vanderwood Councilmember

Staff Present: Shanda Reney City Recorder
Steve Anderson City Planner

5:30 P.M. Council Workshop

City Treasurer Ryan Child went over the financial reports as of January 31st. Mayor Bolos asked the Council if they approved of going out to bid on the new building at the Public Works location. Councilmembers agreed to advertise for bids. 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 Xavier with Boy Scout Troop 191
- B. Lead by Councilmember Hunter

3. PUBLIC PRESENTATION

There was none

4. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. FINAL SUBDIVISION APPROVAL-SALT POINT- 2950 W 4000 S- WOODSIDE HOMES

Derek Terry was in attendance for Woodside Homes. Planning Commission had recommended that they review the aesthetics for the sides of the homes that will be facing the public road.

Derek expressed that for homes on a corner lot, or ones with a door on the side and the garage on the front they will have the upgraded exterior.

Councilmember Richards asked about lighting, Derek expressed that there will be lighting throughout the development. Councilmember Richards asked about parking, Derek expressed that parcel B and parcel C will be parking lots, along with parking along the North side of 3300 W.

All roads are private and will be maintained by the HOA, there will be full landscaping the HOA will maintain everything you can see from the street.

Councilmember Richards moved to give final subdivision approval. Councilmember Musselman seconded the motion. Councilmember Carlson, nay; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; **Motion carried 4:1**

B. FINAL SITE PLAN APPROVAL-DURK'S PLUMBING- 1945 W COMMERCE WAY

Durk Bailey was in attendance for Durk's Plumbing.

Councilmember Richards asked what size of shrubs will be planted along 1900 W.

Durk expressed that the plants will mature to 5 1/2ft. the pines are slow growers and the sage shrub will mature likely within one season.

Councilmember Richards asked about lighting, there will be lighted signs at each end of the building along with a lighted sign by the road. No parking lot lights.

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

C. PRELIMINARY SITE PLAN APPROVAL- SALON- 1905 W 2200 S- KELTEN AND LEXIE THOMAS

Kelten and Lexie were in attendance for the Salon.

Councilmembers recommended following Chapter 28 for the design review.

Council recommended looking at future growth when planning for parking.

Councilmember Carlson moved to give preliminary site plan approval subject to following Chapter 28. **Councilmember Hunter seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

D. PRELIMINARY SITE PLAN APPROVAL- SALT POINT SELF STORAGE- 3150 W 4000 S- DOUG RICH

Josh Hughes was in attendance, he expressed that the units will be climate controlled with downward directional lighting. There will be a small retail component with the project.

Councilmember Hunter asked the council why the city would want storage units so close to 4000 S.

Councilmembers talked about the aesthetics of the proposed building, changes would need to be presented.

Josh expressed that they are unable to build anything over 12 ft in height under the power lines.

City Council discussed options for the building, and locating the storage units away from 4000 S. more.

Councilmember Hunter along with Steve Anderson will get with Rocky Mountain Power and see what some other options are.

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

E. PRELIMINARY SITE PLAN APPROVAL- TRACE MINERALS RESEARCH- 1990 W 3300 S- MARTY BARBER

Ryan Fisher was in attendance, they are building a new building for Trace Minerals matching the exterior the best they can.

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

F. PRELIMINARY SITE PLAN APPROVAL- CHIROPRACTIC & INSURANCE OFFICE- 3384 W 4600 S- LIVE FREE LLC

Brian Tolman attended, he expressed they are building a new building on the other half of the Lady Fitness lot, they will be sharing the parking lot. The new building will be able to have up to 5 businesses.

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

G. PRELIMINARY SUBDIVISION APPROVAL- THE TOWNS AT KNUDSON CORNER- APPROX. 3300 S 2400 W

John Clayton attended, he expressed that the trail will go along the East side, all roads will be private. There is an additional 34 parking stalls for guest, along with 2 car garages and a 2-car driveway. There is no on street parking.

Each unit will have photo cell lighting, on at dusk off at dawn.

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

5. ACTION ON BID AWARD- 3300 S IMPROVEMENT PROJECT

Councilmember Richards moved to award the bid to Advanced Paving for \$574,810.00. **Councilmember Vanderwood seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

6. ACTION ON BID AWARD- 2700 W BOX CULVERT PROJECT

Councilmember Hunter moved to award the bid to Rock Hard for \$24,768. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

7. **ACTION ON CONSENT AGENDA**

- A. CITY COUNCIL MINUTES
- B. WASATCH SAND & GRAVEL
- C. GARDNER ENGINEERING

MEETING HELD
\$74,033.00
\$27,592.50

February 6, 2019
Inv. #2379
Inv. #10939-10948

Councilmember Carlson moved to approve the consent agenda. **Councilmember Hunter seconded** the motion.

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

8. **ADJOURNMENT.**

Councilmember Richards moved to adjourn 7:40 P.M. **Councilmember Musselman seconded** the motion.

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

Shanda Reney

City Recorder

Date Approved: March 6, 2019