



WEST HAVEN CITY COUNCIL MEETING MINUTES

March 6, 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 via phone

Staff Present: Shanda Reney City Recorder
Steve Anderson City Planner

Excused: Rob Vanderwood Councilmember

5:30 P.M. Council Workshop

Mayor Bolos gave an update from staff meeting
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 Richards
B. Lead by Councilmember Musselman

3. PUBLIC PRESENTATION

There was none

4. ACTION ON PLANING COMMISSION MEETING RECOMMENDATION(S)

A. PRELIMINARY SUBDIVISION APPROVAL- YULISA ESTATES SUBDIVISION- 3500 W 3300 S- WOODMERE

Josh Lynch was in attendance, he expressed that the property is currently zoned R4. The entrance road is 60ft. narrowing to 50 ft. in the cul-de-sac. They are proposing twin homes along the entrance, with ¼ acre lots in the cul-de-sac.

There will be sidewalks on both sides, streetlight at 3300 S., total acreage is 7, with a total of 29 buildings.

Stormwater will drain to the North, Josh will need to put Curb, Gutter, and Sidewalk along the frontage.

Councilmember Carlson asked about the detention basin, Josh expressed that if there is no HOA it will be attached to the lot.

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

B. ACTION ON ORDINANCE 06-2019- MASTER DEVELOPMENT AGREEMENT- RIVERWALK- 1550 W 2000 S

Rick Scadden was in attendance for the Riverwalk MDA.

Councilmembers discussed changes to the proposed MDA, Councilmember Richards noted the changes as discussed, and went over them with the council and Rick.

The changes will be made to the agreement, and sent to City Attorney Ken Bradshaw for review. Councilmember Carlson would also like Ken to review the agreement to verify that it has the same intent as section 3a Governing Standards in the Salt Point Agreement.

Councilmember Richards moved to adopt Ordinance 06-2019 with the changes being made and review by the City Attorney.

Councilmember Musselman seconded the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Motion carried 3:1.**

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

Kelten and Lexie were in attendance for the Salon.

Councilmember Richards recommended that the plat be stamped that the owners are responsible for future road improvements; Curb, Gutter, & Sidewalk

Councilmember Carlson moved to give final site plan approval subject to following Chapter 28, meeting the required 10% landscaping, and that the plat be stamped for future Improvements. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

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

Josh Hughes was in attendance.

Councilmember Carlson expressed that use under the power corridor, and after city officials meeting with Rocky Mountain Power the only options are grass, parking lot, or storage units. Councilmember Carlson feels that the best use of this land is the proposed Storage Units.

Josh Presented the council with elevations of the proposed project along with pictures of other storage units that have used the decorative metal panels as shown.

Councilmember discussed the setback from 4000 S and agreed that it would be needed to be 20ft from the back of sidewalk with landscaping in front of the wall.

Councilmembers discussed that in order to approve this project they would need to amend the Salt Point Development Agreement; Planning Commission will need to hold a Public Hearing to do that.

Josh asked if once that amendment was done if they could get both Preliminary and Final approval on the same night, Council agreed that they could be put on the agenda that way.

They will need to get final approval from Planning Commission which they can do the same night as the amendment to the Agreement.

Councilmember Richards moved to table to allow for Planning Commission to hold the Public Hearing to amend the development agreement. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

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

Wesley Stewart was in attendance, they added Storm Drain outfall line to the North. Working to acquire the easement for that.

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

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

Dan Baugh was in attendance.

The existing parking with Lady Fitness more than meets the needs

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

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

No changes from Preliminary

Councilmember Carlson stepped out at this time

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

H. FINAL SUBDIVISION APPROVAL- KNUDSON CORNER SUBDIVISION- 3145 S MIDLAND DR- JOHN CLAYTON

Expressed that they changed the frontages to 64 & 70 ft. to accommodate for some of the homes to have 3 car garages.

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

Councilmember Carlson returned to the meeting.

I. FINAL SUBDIVISION APPROVAL- HAWK HAVEN TOWNHOMES- 1874 S 1900 W- PETE LODDER

Jim Flint was in attendance.

Councilmember Richards asked about street lighting within the subdivision, there will also be a street light at each entrance.

There will be a 20 ft. wide easement with Hooper Canal along the west side of the development, with a 10 ft. wide trail.

Councilmember Carlson moved to give final subdivision approval for phase 1. **Councilmember Hunter seconded** the motion. Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; **Vote was unanimous.**

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

At the March 20 City Council meeting the Development Agreement will need to include the entire project, they will need to get subdivision approval for the entire project, and phase 1 subdivision approval.

J. ACTION ON ORDINANCE 07-2019- DEVELOPMENT AGREEMENT- HAWK HAVEN TOWNHOMES- 1874 S 1900 W

Jim Flint was in attendance, he had emailed a new draft of the MDA to Steve at 4:00 pm, City Council had not had a chance to review the newly submitted MDA.

Some of the changes included the removal of Parcel B from the agreement, Councilmembers discussed wanting Parcel B added back into the agreement, the agreement is to include the entire subdivision.

After further discussion it was found that they actually needed approval on the entire subdivision instead of just Phase 1.

Councilmember Hunter recommended tabling item J, going back to item I to table that until the development agreement is passed.

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

Councilmember Richards moved to go back to item I. **Councilmember Musselman seconded** the motion. Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; **Vote was unanimous.**

K. FINAL SITE PLAN APPROVAL- COMMERCIAL BUILDING- APPROX. 35000 W 3300 S- JUSTIN NIELSEN

Justin Nielsen was in attendance, he expressed that there will only be the one entrance with vinyl fencing on the East and North side. There will be 6 lights as well as the lights on the building.

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

L. PRELIMINARY SUBDIVISION APPROVAL- GLENWOOD ACRES SUBDIVISION- 3540 S 2700 W- DANNY WALL

Jacob Wall was in attendance, this is a 5-lot subdivision.

Councilmember Richards recommended a street light on 2700.

Jacob expressed that they will give access for the neighbor to the North. Developers are responsible for the Curb, Gutter and Sidewalk

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

5. ACTION ON RESOLUTION 05-2019- ACCEPTANCE OF PETITION OF ANNEXATION

Councilmember Richards moved adopt Resolution 05-2019. **Councilmember Hunter seconded** the motion.

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

6. ACTION ON BID AWARD- STREET CRACK SEAL PROJECT

Councilmember Carlson moved to award the bid to CKC Asphalt for \$75,750.00. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

7. ACTION ON CONSENT AGENDA
A. CITY COUNCIL MINUTES

MEETING HELD

February 21, 2019

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

8. ADJOURNMENT.

Councilmember Musselman moved to adjourn at 9:05 P.M. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Shanda Reney
City Recorder

Date Approved: March 20, 2019