WEST HAVEN CITY
COUNCIL MEETING MINUTES

January 18, 2017 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	Sharon A. Bolos	Mayor
	Stephanie Carlson	Councilmember
	Summer Palmer	Councilmember
	Randy Hunter	Councilmember
	Shawn Smith	Councilmember
	Dawnell Musselman	Councilmember
Staff Present:	Shanda Reney	City Recorder
	Steve Anderson	City Engineer
	Ken Bradshaw	City Attorney

**5:30 Council Workshop: ***Mayor Bolos called the workshop to order.
*Mayor Bolos, expressed that Brock had sent an email to the councilmembers giving them an update on RAMP grant, Steve Anderson has been working on a grant for the 21st Street site plan, and there has been a committee working on the Development Agreement for the Green Farm Subdivision with Nilson Homes.
Mayor Bolos expressed concern over traffic issues at the West Haven Elementary, she asked the Sheriff's department if they have been out there and to help take care of those issues.
*Councilmember Musselman presented the council with a spreadsheet comparing garbage services in neighboring cities, West Haven currently does not contact for garbage service. Councilmembers showed interest into seeing what options there are. Councilmember Musselman will continue looking into options for contracting as a City for garbage service.
*Kris Nilson, project updates- The widening of the canals on 2550 S is currently going on this needs to be done before April 15th, the road will remain open with one lane at all times.
2550 S phase 2 will be going out to bid soon.
RAMP grant has been submitted.
Work on the parking lot at the Sports Park will be starting again
No action was taken on any of the 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 Scout Troop 265
B. Lead by Councilmember Musselman

3. PUBLIC PRESENTATION
City Attorney Ken Bradshaw introduced the new judge for Roy City that will be over West Haven cases.
Judge Trent Nelson introduced himself to the Mayor and City Council.

4. PRESENTATION- AUDIT REVIEW- WOOD RICHARD & ASSOCIATES
Ryan Child with Wood Richard & Associates gave a detailed summary of the 2015-2016 audit.

5. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
A. ACTION ON ORDINANCE 01-2017- REZONE PROPERTY AT APPROX. 1650 W 2100 S- FROM C-2 TO MIXED USE
Chris Ensign attended for the meeting, he expressed that they are asking for a rezone & concept approval.
They are proposing a mixed use residential PUD Townhomes, the Clubhouse will be located upfront along the frontage.
They will have and HOA asking for approx. 175 units, 15.5 units per acre. Units will be three level walk-ups with a 2-car garage on the ground floor; garages are not to be used as storage.

Councilmember Carlson asked if there would be extra parking spaces, tot lots/dog parks for the owners to utilize.
Chris expressed that they will provide those type amenities along with the clubhouse for the owners to use.

Steve expressed that currently there is a 60 ft. right of way but UDOT will not allow a traffic light there, however the distance to where the entrance to this project could qualify for a traffic signal.

Mayor Bolos asked if UDOT has said that a light cannot be put in at the 60 ft. right of way. It was expressed that they have not said no directly just going off the parameters for UDOT.

Chris expressed that this would be a 5-phase development, leaving the city time to work out the road access to the property in the back.

Councilmember Hunter states that this piece is prime real estate for Commercial, is there any way they could push the clubhouse back to allow the commercial piece to stay.

Chris expressed that without the frontage they would not be able to do the project.

Councilmember Carlson moved to adopt Ordinance 01-2017 subject to an approved development agreement. **Councilmember Palmer seconded** the motion. **Roll Call**: Councilmember Smith, aye; Councilmember; Carlson, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Palmer, aye; **Vote was unanimous.**

B. PRELIMINARY SITE PLAN APPROVAL- BURGER KING- 1888 W 2550 S- JASON WOLFF

No one attended for the Burger King site plan, City Council seen no concerns for a preliminary approval, just that they follow Planning Commission recommendations.

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

C. PRELIMINARY SUBDIVISION APPROVAL- HIDDEN HOLLOW PHASE 2- APPROX. 2237 W 2550 S – WINDRUFF CONSTRUCTION

Scott Wynn with Windruff Construction attended the meeting.
Councilmember Carlson asked what the width of the road was; Steve expressed that is it 32 ft. of asphalt with curb, gutter and sidewalk for the public road to the elbow. The rest of the roads will be private with only one side having sidewalk to match what is currently in Phase 1.

Councilmember Carlson asked if the driveways would be deep enough that the homeowners could park on them.
Scott expressed that they will be, and that the houses are 2-3 car garages.

Councilmembers asked that the street light and fire hydrants be shown on the plans for final.

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

D. ACTION ON ORDINANCE 02-2017- MIXED USE ZONE

Planning Commission Member, Lacy Richards presented the Mixed Use Zone.
The Mixed Use Zone is part of the General Plan, but was never been officially adopted as a zoning ordinance.

Councilmember Carlson moved to adopt Ordinance 02-2017. **Councilmember Hunter seconded** the motion.
Roll Call: Councilmember Smith, aye; Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Palmer, aye; Councilmember Musselman, aye; **Vote was unanimous.**

6. <u>ACTION ON CONSENT AGENDA</u>

A. CITY COUNCIL MINUTES	**MEETING HELD**	**December 21, 2016**
B. STAKER PARSON COMPANIES	**$27,914.24**	**Inv. #169497**
C. SEMI SERVICE INC.	**$38,842.67**	**Inv. #W107431**

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

7. **EXECUTIVE SESSION-** The council will consider a motion to enter into a closed meeting for the purpose of a strategy session to discuss the purchase, exchange, or lease of real property; and pending or reasonably imminent litigation to be held in accordance with the provisions of Utah Code 52-4-205.

Councilmember Smith moved to exit the public meeting and enter into a closed meeting. **Councilmember Carlson seconded** the motion. Councilmember Smith, aye; Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Palmer, aye; Councilmember Musselman, aye; **Vote was unanimous.**

8. **ACTION ON EXECUTIVE SESSION**

Councilmember Palmer moved to approve payment not to exceed $180,000.00 for the purchase (and any and all fees) for the River Parkway trail easement due to recent mediation between property owners and the city. **Councilmember Smith seconded** the motion. Councilmember Smith, aye; Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Palmer, aye; Councilmember Musselman, aye; **Vote was unanimous.**

9. **ADJOURNMENT**

Councilmember Musselman moved to adjourn at 7:38 p.m. **Councilmember Hunter seconded** the motion. Councilmember Smith, aye; Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Palmer, aye; Councilmember Musselman, aye; **Vote was unanimous.**

Shanda Roney
City Recorder

Date Approved: February 1, 2017