



## WEST HAVEN CITY COUNCIL MEETING MINUTES

March 1, 2017 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   |
|                | Shawn Smith       | Councilmember   |
| Staff Present: | Emily Green       | Deputy Recorder |
|                | Steve Anderson    | City Planner    |
| Excused:       | Randy Hunter      | Councilmember   |

**5:30 P.M. Council Workshop** \*Mayor Bolos brought the workshop to order.

Mayor Bolos explained that item B on the action agenda is to make sure the city comes into compliance, which was previously discussed about eight months ago. She stated that the pickleball courts has been approved for 100,000 dollars and that we may need 105,000 but that it could be this could be discussed during the budget. Staff is hoping that the ground will dry out soon so that they can hold a tournament of pickleball during West Haven Days.

Councilmember Palmer suggested staff apply for grants in advance and keep them in reserve for projects such as this.

Council and the Mayor agreed to change their April 5, 2017 meeting to March 29, 2017 due to attendance.

Councilmember Carlson stated that they gotten funding for a generator. She also stated that they were going to go over grant options for mitigations this year and found one that he grant will cover 75% of the cost and the city covers 25% of the cost, which can be taken out of storm water impact fees collected over the year. The amount they are thinking is 600,000 dollars that they would like to think about putting into the slough or the Green Farms Subdivision

Steve Anderson gave a review of planning commission's last meeting.

Mayor Bolos brought up the speed trailer the sheriff department has put up at 4700 W.

Councilmember Smith brought up buying a solar powered permanent speed sign.

Mayor Bolos said she looked into pricing which is 7,000 dollars and they should think about a way to come up with funds for that.

Councilmember Palmer would like to revisit the general plan and suggested open houses for the public while reviewing it, as well as advertising.

Steve Anderson stated that the city has done this in the past and can do it again.

### 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 Musselman

**B. Lead by** Councilmember Smith

### 3. **PUBLIC PRESENTATION**

No one came up at this time.

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

**A. ACTION ON ORDINANCE 03-2017-REZONE PROEPRTY FROM A-1 TO R-2-4893 W. 3300 S.-LOWELL FARR**

**Councilmember Carlson moved** to adopt ordinance 03-2017. **Councilmember Smith seconded** the motion. **Roll Call** Councilmember Palmer, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous**

**B. FINAL SUBDIVISION APPROVAL HADLEY BUFF (MAXINE MEADOWS)-3350 S. 4700 W.-LOWELL FARR**

*Lowell Farr explained he had the study done about the manufactured lake on the property. It found that because it did not naturally occur it would be fine to develop this property.*

*Steve Anderson stated that UDOT had some issues having the road out to 4700 W.*

*Councilmember Palmer asked if it met the density requirements and if there were sidewalks all the way around.*

*Steve Anderson stated that there are sidewalk on both sides inside the subdivision and on one side leading out to 3300 S.*

*Councilmember Carlson asked if they were putting sidewalk on 3300 S.*

*Steve Anderson said they were not.*

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

**C. ACTION ON ORDINANCE 06-2017 REZONE PROPERTY FROM A-1 TO R-2-3130 S. 2700 W.-WYNDELL PASCH**

*Blair Gardner stated that they wanted to rezone this property and they had attached a concept to it, however it had a few more units than was allowed for this density so it would need to be modified before they came through for preliminary approval.*

**Councilmember Carlson moved** to adopt ordinance 06-2017. **Councilmember Palmer seconded** the motion. **Roll Call** Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

**D. ACTION ON ORDINANCE 07-2017-REZONE PROPERTY FROM A-2 TO R-2.5-3018 W. 3300 S.-ALEX GVOZDIKOV**

*Steve Anderson explained that they had previously rezoned a parcel to do a subdivision and that they acquired the second parcel so they could develop on either side of the road they were running through.*

**Councilmember Carlson moved** to adopt ordinance 07-2017. **Councilmember Palmer seconded** the motion. **Roll Call** Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Palmer, aye; Councilmember Smith, aye; **Vote was unanimous.**

**E. ACTION ON ORDINANCE 08-2017 REZONE PROPERTY FROM A-1 TO R-2-2325 S. 2300 W.-KEVIN STRATFORD**

Councilmember Smith asked if there was a concept attached to this rezone.

Steve Anderson said there was a concept attached and the parcel allows for 44 lots with the density; however, they only planned on doing 41 lots.

Councilmember Palmer expressed concerns about them getting higher density in later phases of the subdivision based off zoning given to the first phase of this subdivision.

Steve Anderson explained this parcel was not a part of the previous rezone, but that the density was and it will still have the same density as previously agreed on.

Councilmember Palmer asked what stops developers from subdividing the lots later on that were used for previous density.

Steve Anderson stated that the council has the opportunity during the approval process to deny a subdivision that comes through with a higher density than previously agreed upon.

**Councilmember Musselman moved** to adopt ordinance 08-2017. **Councilmember Palmer seconded** the motion. **Roll Call** Councilmember Musselman, aye; Councilmember Palmer, aye; Councilmember Smith, nay; Councilmember Carlson, aye; **Motion passed 3:1**

5. **ACTION ON CONSENT AGENDA**

A. CITY COUNCIL MINUTES  
B. HANCOCK & ASSOCIATES

MEETING HELD  
\$50,563.66

February 15, 2017  
Inv. #21-2492

**Councilmember Smith moved** approve the consent agenda. **Councilmember Palmer seconded** the motion.

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

6. **ADJOURNMENT**

**Councilmember Carlson moved** to adjourn at 6:22 P.M. **Councilmember Smith seconded** the motion.

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

*Emily Green*  
Deputy Recorder

Date Approved: March 15, 2017