



WEST HAVEN CITY COUNCIL MEETING MINUTES

April 19, 2017 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present: Sharon A. Bolos Mayor
Stephanie Carlson Councilmember
Randy Hunter Councilmember
Summer Palmer Councilmember
Shawn Smith Councilmember

Staff Present: Emily Green Deputy Recorder
Steve Anderson City Planner

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

Mayor Bolos reported that the website was about two weeks out from being live and that codification is officially up.

The Arbor Day celebration is set for April 22, 2017 at 8:00 A.M. and will be on the south side of Stonefield Park.

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 Palmer

B. Lead by Councilmember Hunter

3. **PUBLIC PRESENTATION**

Richard Watkins said that he was concerned about the amount of police calls for our city and that he felt that most of them came from apartment complexes. He would like fewer apartments to be built.

4. **PUBLIC HEARING-** For the purpose of receiving public input with regard to the proposed annexation at approx. 3450 S 3500 W

Councilmember Carlson moved to enter into public hearing. **Councilmember Musselman seconded** the motion. Councilmember Palmer, aye; Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

Mayor Bolos invited the public up for comment.

No one came up at this time.

Councilmember Smith moved to leave public hearing. **Councilmember Musselman seconded** the motion. Councilmember Palmer, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

5. **ACTION ON PUBLIC HEARING-** Adoption of Ordinance 10-2017- Annexing certain property located at approx. 3450 S. 3500 W.

Councilmember Carlson moved to adopt ordinance 10-2017. **Councilmember Hunter seconded** the motion. **Rollcall:** Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

6. **PUBLIC HEARING-** For the purpose of receiving public input with regard to the proposed annexation at approx. 3312 W. 3300 S.

Councilmember Musselman moved to enter into public hearing. **Councilmember Palmer seconded** the motion. Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

Mayor Bolos invited the public up for comment.

Richards Watkins wondered where this annexation is at in the city and if there were items on this hearing.

Councilmember Palmer moved to leave public hearing. **Councilmember Smith seconded** the motion. Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

7. **ACTION ON PUBLIC HEARING- Adoption of Ordinance 11-2017-** Annexing certain property located at approx. 3312 W. 3300 S.

Justin Nielsen explained that they are asking for the zoning on the general plan where a majority of the property is zoned R-2.5 and then about 140 feet from the road the zone is C-1.

Councilmember Hunter asked if they were zoning all of the property R-2.5 for the time being.

Steve Anderson explained that the plan was to do R-2.5 for now and they would come back in and rezone the front portion for commercial.

Councilmember Hunter asked if they annexed the property without a zone attached

Councilmember Carlson moved table the item for later on in the agenda. **Councilmember Hunter seconded** the motion. **Rollcall:** Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

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

A. RE-FINAL SUBDIVISION APPROVAL- WOODSTONE SUBDIVISION PHASE 4&5- 3550 S. 4700 W.

Steve McFarland explained that they were changing the lots a little within phases 4 and 5 in Woodstone Subdivision. They have been talking to UDOT about an access to 4700 W.

Councilmember Smith moved to re-final Woodstone Subdivision Phases 4&5 at 3550 S. 4700 W. **Councilmember Palmer seconded** the motion. Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

B. RE-FINAL SUBDIVISION APPROVAL- HIDDEN HOLLOW PHASE 2- 2237 W. 2550 S.- WINDRUFF CONSTRUCTION

Scott Wynn stated that they were shifting three lots from one phase to another and that this does not change anything for the original requirements of the subdivision.

Councilmember Carlson moved to re-final Hidden Hollow Phase 2 at 2237 W. 2550 S. **Councilmember Smith seconded** the motion. Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

C. FINAL SUBDIVISION APPROVAL- GRACE PARK- 3018 W. 3300 S.- VASILY KOSHILKA

Councilmember Palmer asked if they were putting sidewalk on both sides.

Steve Anderson said that they are.

Councilmember Smith asked if they were widening 3100 and if they were, were they widening it in front of the existing home?

Steve Anderson stated that they are widening 3100 and they will widen it in front of the existing home. They are also putting storm drains into the subdivision to alleviate any concerns about flooding for the subdivision or for the neighbors.

Alex Gvozdikov asked if they could put a streetlight on 3300 and 3100 and one in the middle.

Councilmember Carlson expressed concern over light pollution.

Council agreed a light on 3100 and 3300 was good.

Councilmember Smith moved to give final subdivision approval to Grace Park Subdivision at 3018 W. 3300 S.

Councilmember Palmer seconded the motion. Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Palmer, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

D. ACTION ON ORDINANCE 12-2017 REZONE PROPERTY AT 2450 S. 2300 W.- FROM A-1 TO MIXED USE- MARK STAPLES

Mark Staples explained that they were asking from a rezone that was in the general plan.

Councilmember Carlson asked if the lots were similar and the houses similar to previous phases of Havenwood.

Mr. Staples said that they would be similar.

Councilmember Smith asked the density of the units.

Steve Anderson said it was between 6 and 7 units.

Councilmember Palmer moved to adopt ordinance 12-2017. **Councilmember Smith seconded** the motion. **Rollcall:**

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

E. PRELIMINARY SUBDIVISION APPROVAL- HAVENWOOD VILLAGE PHASE 3- 2500 S. 2300 W.- MARK STAPLES

Councilmember Carlson asked if the curb, gutter, and sidewalk ends at the west end of the lots.

Mr. Staples said yes but they would probably put a ribbon curb there.

Councilmember Palmer asked if the road was big enough for snowplows and fire access.

Steve Anderson stated that it is wide enough.

Councilmember Smith moved to give preliminary subdivision approval to Havenwood Subdivision Phase 3 at 2500 S. 2300 W.

Councilmember Musselman seconded the motion. Councilmember Hunter, aye; Councilmember Musselman, aye; Councilmember Palmer, aye; Councilmember Smith, nay; Councilmember Carlson, aye; **Vote was unanimous.**

F. PRELIMINARY & FINAL SUBDIVISION APPROVAL- AUBREY ACRES SUBDIVISION- 3130 S. 2700 W.- BLAIR GARDNER

Councilmember Carlson asked if they planned on having 13 lots and then widening the road for the bonus density.

Blair Gardner confirmed that is what they want to do.

Councilmember Carlson moved to give preliminary and final subdivision approval to Aubrey Acres Subdivision at 3130 S. 2700 W.

Councilmember Palmer seconded the motion. Councilmember Hunter, aye; Councilmember Musselman, aye; Councilmember Palmer, aye; Councilmember Smith, nay; Councilmember Carlson, aye; **Vote was unanimous.**

G. PRELIMINARY & FINAL SUBDIVISION APPROVAL- T&T COMMERCIAL SUBDIVISION- 1525 S. 1900 W.- T&T HOLDINGS

Councilmember Carlson asked out of curiosity why they decided to split the lots where they did.

Mr. Thomas explained that UDOT would only give them one entrance, so they split the lot to account for that.

Councilmember Palmer moved to give preliminary and final subdivision approval to T&T Commercial Subdivision at 1525 S. 1900 W. **Councilmember Hunter seconded** the motion. Councilmember Hunter, aye; Councilmember Palmer, aye; Councilmember Smith, nay; Councilmember Musselman, aye; Councilmember Carlson, aye; **Vote was unanimous.**

E. PRELIMINARY SITE PLAN APPROVAL- 1525 S. 1900 W.- T&T HOLDINGS

Eric Thomas explained that they wanted to do a tilt up concrete building, but Chapter 28 does not specifically say if its primary or secondary material.

Councilmember Smith stated he liked tilt up concrete but would like to see architectural features as well.

Councilmember Musselman said that definition also makes this kind of building look nice.

Councilmember Palmer asked we have previously discouraged any businesses from this kind of aesthetic.

Steve Anderson said that there has not been any tilt up concrete buildings recently.

Councilmember Carlson asked if there would be fencing around the gravel area.

Mr. Thomas confirmed yes it would be around the gravel but not the paved parking lot.

Councilmember Carlson asked if most of the landscaping was close to 1900 W.

Mr. Thomas stated that it is.

Councilmember Carlson moved to give preliminary site approval to T&T Holdings at 1525 S. 1900 W. **Councilmember Hunter seconded** the motion. Councilmember Hunter, aye; Councilmember Musselman, aye; Councilmember Palmer, aye; Councilmember Smith, nay; Councilmember Carlson, aye; **Vote was unanimous.**

9. ACTION ON PUBLIC HEARING- Adoption of Ordinance 11-2017- Annexing certain property located at 3312 W. 3300 S.

Councilmember Hunter moved adopt ordinance 11-2017 requiring that the zoning of the parcel follow the general plan. **Councilmember Carlson seconded** the motion. **Rollcall:** Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Carlson, aye; Councilmember Smith, aye; Councilmember Musselman, aye; **Vote was unanimous.**

10. ACTION ON RESOLUTION 03-2017- INTERLOCAL AGREEMENT, WEBER COUNTY ELECTION DIVISION

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

11. ACTION ON RESOLUTION 04-2017- Approving an interlocal service agreement, between West Haven City and Weber County Sheriff's Office; and authorizing the Mayor to sign the necessary documents

Councilmember Hunter asked the terms of the agreement.

Mayor Bolos explained that it is a five-year contract with a six month opt out at any time.

Councilmember Hunter moved to adopt Resolution 04-2017. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Palmer, aye; Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Smith, nay; **Motion carries.**

12. **RATIFICATION OF BID AWARD- STREET CRACK SEAL PROJECT**

Councilmember Carlson moved to ratify the bid award. **Councilmember Musselman seconded** the motion. Councilmember Palmer; aye; **Rollcall:** Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Palmer, aye; Councilmember Hunter, aye; Councilmember Smith, nay; **Vote was unanimous.**

13. **AWARD CONTRACT FOR RECREATION SPORTS PHOTOGRAPHY**

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

14. **ACTION ON CONSENT AGENDA**

A. CITY COUNCIL MINUTES	MEETING HELD	March 15, 2017
B. WEBER COUNTY ANIMAL CONTROL	\$16,487.25	Inv. #4678
C. GARDNER ENGINEERING	\$42,015.00	Inv. #8707-8712
D. BOWEN CONSTRUCTION	\$98,196.07	Inv. #1703
E. WEBER COUNTY SHERIFF'S	\$213,258.00	Inv. #5305
F. WASATCH FRONT REGIONAL COUNCIL	\$12,000.00	2100 S Planning Grant

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

14. **ADJOURNMENT**

Councilmember Musselman moved to adjourn at 6:46 P.M. **Councilmember Palmer seconded** the motion. Councilmember Hunter, aye; Councilmember Palmer; aye; Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Smith, aye; **Vote was unanimous.**

Emily Green
Deputy Recorder

Date Approved: May 3, 2017