



WEST HAVEN CITY COUNCIL MEETING MINUTES

September 17, 2025 6:00 P.M.

City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present:	
Rob Vanderwood	Mayor
Nina Morse	Councilmember
Carrie Call	Councilmember
Ryan Saunders	Councilmember
Kim Dixon	Councilmember
Shawn Warnke	City Manager
Emily Green	City Recorder
Amy Hugie	City Attorney
Stephen Nelson	Community Development Director
Edward Mignone	City Engineer
Sheri Bingham	Special Events and Grants Coordinator
Excused:	
Ryan Swapp	Councilmember

5:00 Work Session – In City Council Chambers

NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.

MEETING TO ORDER: **MAYOR VANDERWOOD**

REPORTS AND DISCUSSION AS FOLLOWS:

1. Discussion-Elected Officials and City Manager Updates

Councilmember Saunders said the Day of Service turned out great and thanked volunteers and city staff who helped.

Councilmember Morse said there is a problem with people parking on 1800 S near the Hawk Haven townhomes. She suggested painting the curb red for safety purposes.

Councilmember Saunders said there is problem with parking at Staker Park with the sports programs that are currently running there.

Councilmember Call said that staff is aware of the problem at Staker Park.

Shawn Warnke said he has been working on the renewal of the Waste Management contract, the draft has included recycling with an opt out for residents who did not want it. He said he is working on a new draft for the personnel policy. Those will both be on the October 15, 2025, meeting.

Councilmember Saunders asked for more information in an upcoming work session on the connector road from 3300 S 3600 S.

Councilmember Call said staff worked on the walking bridge and it looks good.

2. Discussion-RAMP Grant Project List-Sheri Bingham, Special Events Coordinator

Councilmember Call asked how much was left over of the ARPA funds.

Shawn Warnke said there is 1.7 million for Windsor Park.

Councilmember Saunders said it is helpful to see what we have funded for projects outlined and how much they will cost overall.

Sheri Bingham suggested focusing on finishing up existing projects instead of starting new ones.

Shawn Warnke said the playground is slated to go in October 14, 2025, at Windsor Park.

Councilmember Saunders suggested focusing on landscaping as opposed to doing a pavilion at Poulter Pond.

Shawn Warnke suggested doing the hardscaping first.

Councilmember Swapp said he would lean on Brock Randall's opinion on what is best to start with.

City Council agreed to the suggestions laid out by Sheri Bingham.

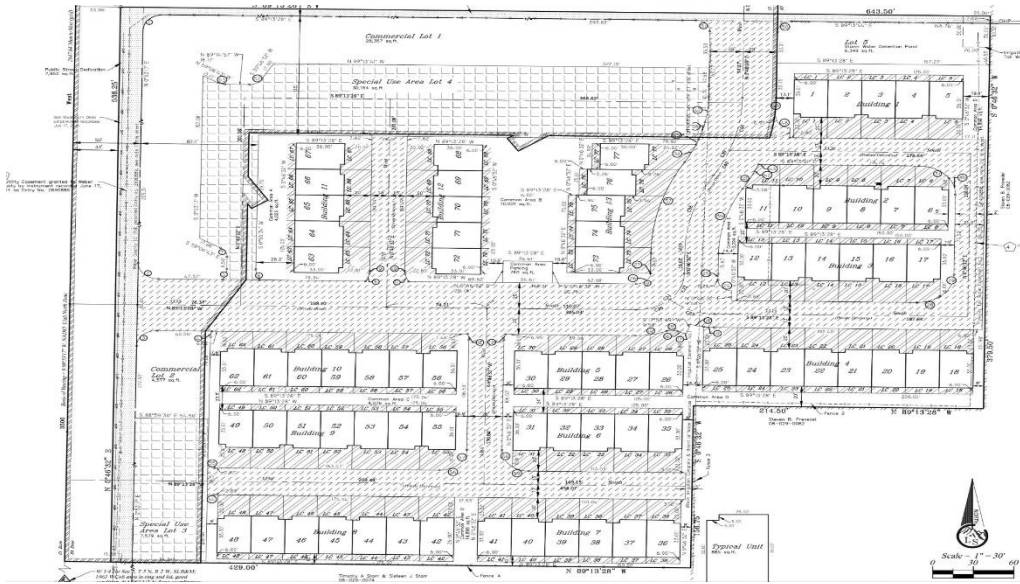
3. Discussion-Concept Plan-Commercial and Townhome Development-3300 S 3500 W-Ryan Whitby

Ryan Whitby presented a townhome and commercial project concept that is currently in the unincorporated portion of Weber County. He suggested annexing this property into West Haven.

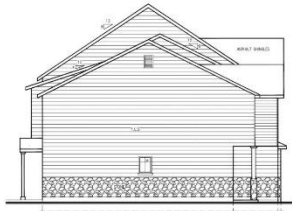


Brief Backstory

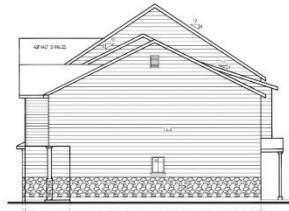
- Finance Professor at USU
- Previous lender on the parcel
- Now, current owner looking for best option to move forward
- Previous owner was working with Weber County
- Current plan is approved by the County but requires duplicate sewer line
- I'm hoping to find a solution with West Haven City
- Current plan includes:
 - 78 townhomes (2 story, front load, country exterior)
 - 27-30k sq ft of commercial space (Office Condos)



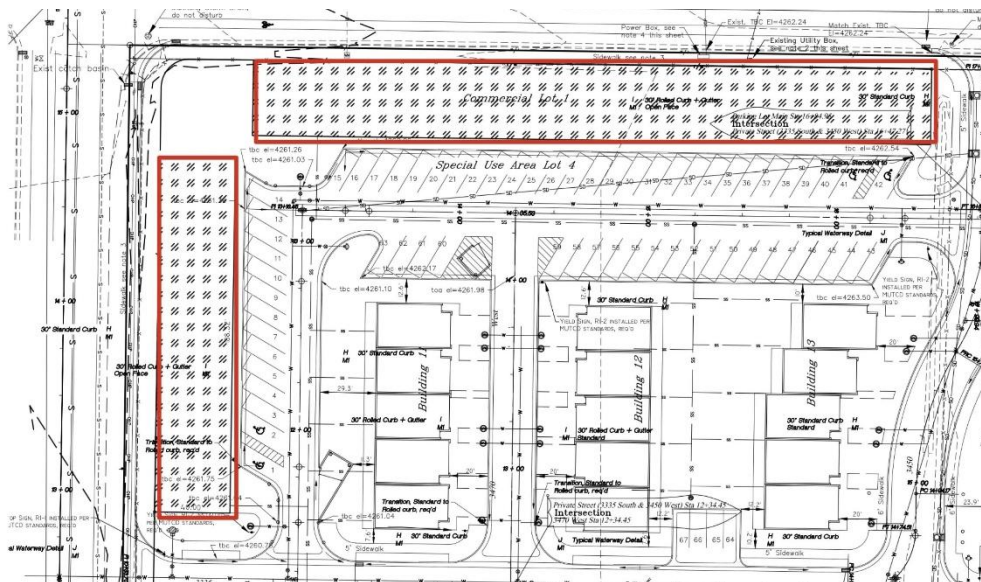
FRONT ELEVATION
SCALE 1/8" = 1'-0" 24x36
1/16" = 1'-0" 11x17



LEFT ELEVATION
SCALE 1/8" = 1'-0" 24x36
1/16" = 1'-0" 11x17



RIGHT ELEVATION
SCALE 1/8" = 1'-0" 24x36
1/16" = 1'-0" 11x17



Commercial

- Office Condos
- For Sale Units
- Farmhouse Style
- Similar to product across 3300 S
- Open to other variations



Other Options and Exteriors



Summary

- Feedback
- Annexation
- Development Agreement
- Sewer
- Next Steps
- Timeline

Thank You!

City Council was not in favor of this project.

6:00 Regular City Council Meeting

1. MEETING BROUGHT TO ORDER:

The Council met at their regularly scheduled meeting held in the Council Chambers.

Mayor Vanderwood brought the meeting to order at 6:00 PM and welcomed those in attendance.

2. OPENING CEREMONIES

A. PLEDGE OF ALLEGIANCE

Councilmember Call

B. PRAYER/MOMENT OF SILENCE

Councilmember Saunders

3. SWEARING IN CEREMONY-YOUTH COUNCIL

Mayor Vanderwood swore in the Youth City Council.

4. PUBLIC PRESENTATION: Resident(s) attending this meeting will be allotted 2 minutes to express a concern or ask a question about any issue that IS NOT ON THE AGENDA. No action can or will be taken on any issue(s) presented.

Brett Hogan said that he would like to open a storage unit business, but because they are required to be 800 feet away from the road, he isn't able to. He's asking for an exception on his business.

Demarkco Armstrong said there is an extreme flooding issue in his neighborhood. He said he doesn't think it has been disclosed that they are in a flood zone to any new West Haven residents. He doesn't feel like there is any recourse to have the developers fix the flooding issues. He asked the City to do what they could to help with this.

Cassie Folkman said there has been flooding in their neighborhood constantly for nearly a decade. She said she pays a storm drain fee and said she doesn't think they are well maintained. She said she would like a pump in their subdivision and an independent study to assess storm drains.

Jason Verbarq said via email, I was one of the first homeowners to build in the Colby Creek development in 2016. I am speaking today not just as a homeowner, but as someone who has endured years of emotional, financial, and physical stress because this city failed to enforce its own building and development/bond codes. My neighborhood continues to flood—not because of unpredictable weather, but because the city knowingly allowed a developer to bypass critical stormwater regulations, proper grading procedures, and selling lots that were being developed and then raising the road higher than the home lots this created a giant water retaining pond. These actions were not just irresponsible, they were negligent. Issues with flooding started from day 1, the attached Pictures are from 2016-2018. I am very familiar with the building of the development as I went to the site daily during our home build. Every time it rained the storm drains would immediately back up and the streets would flood into homeowners' yards and lots. Water would not drain and remain in the housing area with nowhere or no system to evacuate excess water. It became a pond surrounded by sidewalks higher than home lots, some 6-8 feet lower than the street. Bringing in fill dirt was not an option because the developer did not grade the area to allow for water

flow and homes had already been built and more under construction. The city kept on authorizing buildings permits without fixing the grading issue first. (Not holding the developer accountable to standards)

The issue is NOT just the storm drains, the main problem for Colby Creek is the ROAD WAS RASIED **AFTER** THE LOTS WERE SOLD AND SOME HOMES BUILT. THIS CREATED A GIANT RETAINING POOL AS THE ENTIRE BLOCK OF HOME LOTS WERE NOW LOWER THAN THE STREET. I attend many city council meeting warning the city about these issues during Mayor Sharon Bolos tenure. I brought pictures, and site plans showing the issue within the development. I contacted two separate West Haven code enforcers, both of whom were aware of the ongoing issues with the developer, Justin Nielsen. They told me they were very familiar with him and had received multiple complaints regarding his construction and development methods. One city meeting I attended was to support a fellow neighbor who was in jeopardy of losing his house due to the massive amount of water building up on his property EVERY time it rained. He was a grown man who broke down in tears while speaking to the council members as he was going financial broke from having to spend thousands of dollars on rental pumps and countless hours in the spring and fall pumping water from his property. I wrote emails to several council members including Mr. Rob Vanderwood (prior to becoming the mayor). I even had a council member come to my house and tour the development with me, she was not competent enough in city planning/development to understand the gravity of the situation as she never followed up on the issues. I warned and begged the city to rectify the situation, but no one was held accountable, and the city did nothing to alleviate the problem.

Fast forward several years and after the last storm a few weeks ago my house flooded, and we lost our finished basement. Our house was the first built and had one of the highest elevations and still flooded within minutes of the storm drains backing up. Our house is everything to us and now we must spend approximately \$30-\$40K to remodel our basement when this could have been avoided. When my wife called me and told me water was coming into the house I could barely get to my house because the streets were so flooded there was water up to my car door. When I got home there was water up to the middle of my back yard and several neighbors had water surrounding their entire property.

I warned the city council eight years ago; I spoke directly with two separate city code enforcement officers who admitted they were aware of ongoing complaints about this developer. I contacted the mayor. I sent emails to council members. I submitted photographic evidence showing feet of standing water in the development after a simple rainstorm. I did everything a concerned citizen could do to prevent this—and I was ignored. It is not only the developer's responsibility, but it is the reasonability of the city to ensure that home developments meet various regulations, including building codes and zoning laws. This oversight is handled through local building and planning departments, which review, permit, and inspect construction projects.

BOTTOM LINE: A local government requires a developer to obtain a subdivision bond before starting work on a new subdivision. This ensures that essential public infrastructure—streets, sewers, water lines, sidewalks, and storm drains—will be built to the proper standards. The city DID NOT manage, inspect and enforce the rules and regulations for the development of a safe subdivision.

Since building our house every time it rains, I experience a form of PTSD. I lie awake at night during storms, terrified that my basement will flood. I've had to cancel vacations when I see a storm cycle approaching, I have spent thousands on French drains and redoing landscaping due to improper grading of the homes around me and constantly having standing water killing my yard and making it unusable from how wet and soft the ground becomes. I have gone out during storms to remove debris from storm drains next to my house; I spend hours after a snowstorm pushing snow back from our foundations. I'm at a breaking point.

I do not blame my neighbors because some had bought lots and started building prior to height and grading of the road changing. Because I can't trust the city's infrastructure to protect my home. I've spent tens of thousands of dollars repairing the damage. And I live in constant fear that it will happen again and again just like the past 9 years of living in constant stress and fear. There is so much more information I have regarding all the issues with this development and builder, much of which the city council members were aware of and chose to ignore almost a decade ago. I ask the city does what is right and has the integrity and moral fortitude to fix this situation and make restitution to the homeowners who have been affected by this for almost a decade. This has gone on long enough and we as taxpaying residents deserve to live in safe and properly built development.

Thank you for your time, I look forward to hearing your resolution to this nightmare we have been living in.

5. **UPCOMING EVENTS**

Music Circle	September 22, 2025	7:00 PM
Senior Lunch Bunch	September 24, 2025	11:30 AM
Arts Festival	September 20, 2025	5:00 PM-8:00 PM
Utah League of Cities and Towns Annual Convention	October 1-2, 2025	
Dumpster Days	October 16-18, 2025	
Pumpkin Walk	October 27, 2025	6:30 PM

6. **COUNCIL UPDATES**

Councilmember Dixon said the Youth Council will be doing service projects in fall and spring. They plan on repainting maps of Utah and the United States at Kaneshville Elementary and replacing basketball nets.

Mayor Vanderwood said that Haven Bay Elementary did a walk to school day event that turned out great. They will be doing some more walk to school events at Country View Elementary.

*****AGENDA ACTION ITEMS*****

7. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES
B. STAKER PARSON COMPANIES
C. STAKER PARSON COMPANIES

MEETING HELD	August 20, 2025
\$149,521.35	Inv.# 213963-1
\$741,733.41	Inv.# 214031-3

Councilmember Morse made a motion to approve the consent agenda. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

8. PUBLIC HEARING-FOR THE PURPOSE OF SOLICITING PUBLIC INPUT ON AMENDING THE WEST HAVEN CITY CONSOLIDATED FEES AND FINES SCHEDULE-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR

Stephen Nelson went over the changes made to meet the Utah State code.

Councilmember Morse made a motion to enter into public hearing. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

Mayor Vanderwood invited the public up for comment.

No one came up at this time.

Councilmember Saunders made a motion to leave public hearing. **Councilmember Dixon** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

9. ACTION ON RESOLUTION 46-2025-AMENDING THE WEST HAVEN CITY CONSOLIDATED FEES AND FINES SCHEDULE

Councilmember Morse asked if a zoning verification letter was required when residents are asking about zoning issues.

Stephen Nelson said zoning verification letters are specifically requested usually from developers trying to secure funding.

Councilmember Call made a motion to adopt resolution 46-2025. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

10. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON ORDINANCE 10-2025-AMENDING TITLE III ADMINISTRATIVE CHAPTER 32 ORGANIZATIONS, AND TITLE XV LAND USAGE, INCLUDING CHAPTER 150 GENERAL PROVISIONS, CHAPTER 156 SUBDIVISION STANDARDS, AND CHAPTER 157 ZONING REGULATIONS-STEPHEN NELSON, COMMUNITY DEVELOPMENT DIRECTOR

Stephen Nelson gave a presentation on the proposed changes made on these sections of our code.

Mayor Vanderwood suggested keeping the approval of subdivision plats with Planning Commission.

Councilmember Saunders suggested a hybrid approach that included Planning Commission and staff.

Councilmember Call and Morse agreed with keeping the approval with Planning Commission.

Councilmember Call said on page 6 section 156.004 the maintenance of public areas does not show who maintains the area under development.

Edward Mignone said these areas/roads are public but we have not yet accepted it in accordance of the approved plans.

Stephen Nelson said the changes he noted are the addition of master development agreements in the land use table under City Council.

Councilmember Dixon made a motion to adopt ordinance 10-2025 with the addition master developments to City Council responsibilities. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

11. **ACTION ON RESOLUTION 47-2025-EXTENSION OF THE UTOPIA FIBER NETWORK TO STONEFIELD PARK WITH UTOPIA BEING AN INTERNET SERVICE PROVIDER FOR THIS INTERNET CONNECTION-SHAWN WARNKE, CITY MANAGER**

Shawn Warnke said this is a bit different because UTOPIA would be the ISP provider which they typically do not do.

Councilmember Call made a motion to adopt resolution 47-2025. **Councilmember Dixon** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

12. **ACTION ON RESOLUTION 48-2025-AMENDMENT TO THE INTERLOCAL AGREEMENT BETWEEN WEST HAVEN CITY AND TAYLOR WEST WEBER WATER IMPROVEMENT DISTRICT-EDWARD MIGNONE, CITY ENGINEER**

Councilmember Dixon made a motion to adopt resolution 48-2025. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

13. **PRESENTATION AND DISCUSSION-AT THE MAYOR AND CITY COUNCIL'S ELECTION CONTINUATION OF ANY AGENDA ITEM FROM THE 5:00 WORK SESSION**

There were not items to discuss at this time.

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

Councilmember Dixon made a motion to enter into executive session. **Councilmember Morse** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

Mayor Vanderwood said that executive session was used to discuss pending or reasonable imminent litigation and the purchase, exchange, or lease of real property.

Councilmember Saunders made a motion to leave the executive session. **Councilmember Call** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Morse
NAYS:	
RECUSED:	

15. **ADJOURNMENT**

Councilmember Morse made a motion to adjourn at 8:52 PM. **Councilmember Saunders** seconded the motion.

AYES:	Councilmember Dixon, Councilmember Call, Councilmember Saunders, Councilmember Swapp, Councilmember Morse
NAYS:	
RECUSED:	

Emily Green

City Recorder

Date Approved: 10-15-25