

WEST HAVEN CITY COUNCIL AGENDA

September 18, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **September 18, 2019** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:00 PM: COUNCIL WORKSHOP 6:00: REGULAR WEDNESDAY CITY COUNCIL MEETING**

1. **MEETING CALLED TO ORDER:** Mayor Bolos
2. **OPENING CEREMONIES**
 - A. PLEDGE OF ALLEGIANCE Councilmember Carlson
 - B. PRAYER/MOMENT OF SILENCE Councilmember Richards
3. **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.

AGENDA ACTION ITEMS

4. **PRESENTATION-WEBER COUNTY SHERIFF'S OFFICE-SHERIFF RYAN ARBON**
5. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**
 - A. FINAL SUBDIVISION APPROVAL-STAKER FARMS PHASE 1-APPROX. 2700 S. 3500 W.-BRYCE THURGOOD
6. **ACTION ON CONSENT AGENDA**

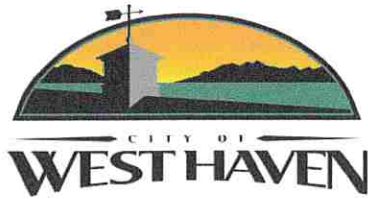
	MEETING HELD	September 4, 2019
A. CITY COUNCIL MINUTES	\$41,441.24	Inv #19-439
B. LYNN WOODWARD ELECTRIC	\$284,492.66	Inv #1651332
C. GRANITE	\$10,899.00	Primary Election Invoice 9-4-19
D. WEBER COUNTY CLERK	\$41,171.25	Inv #0819093-0819103
E. GARDNER ENGINEERING		
7. **ADJOURNMENT**

Emily Green
Emily Green, City Recorder

In compliance with the Americans with Disabilities Act, persons needing special accommodations, including auxiliary communicative aids and services, for this meeting should notify the city recorder at 731-4519 or by email: shandar@westhavencity.com at least 48 hours in advance of the meeting.

CERTIFICATE OF POSTING

The undersigned, duly appointed city recorder, does hereby certify that the above notice and agenda has been posted in the West Haven City Recorder's office; at the West Haven City Complex on the Notice Board and at westhavencity.com; emailed to the Standard-Examiner with a request that it be posted in their Wednesday night meeting section; mailed and emailed to the West Haven City Mayor and each West Haven City Council Member who has email capacity and to the city attorney



**WEST HAVEN CITY
PRE-COUNCIL WORKSHOP AGENDA
HELD PRIOR TO CITY COUNCIL MEETING
WEDNESDAY SEPTEMBER 18, 2019**

@

5:00 PM – In City Council Chambers

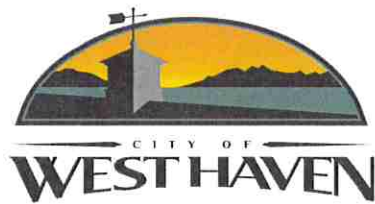
*NO ACTION CAN OR WILL BE TAKEN ON ANY CITY COUNCIL MEETING AGENDA ITEMS DISCUSSED DURING
PRE-COUNCIL WORKSHOP - DISCUSSION OF SUCH ITEMS IS FOR CLARIFICATION OF AGENDA ITEMS.*

MEETING TO ORDER:

MAYOR BOLOS

REPORTS and DISCUSSION AS FOLLOWS:

1. Staff Report- Mayor Bolos
2. Presentation-Impact Studies-Fred Philpot
3. Planning Commission & City Council Agenda Items- Steve Anderson



WEST HAVEN CITY COUNCIL MEETING MINUTES

September 4, 2019 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
Lacy Richards Councilmember
Rob Vanderwood Councilmember
Randy Hunter Councilmember

Staff Present: Emily Green City Recorder

Absent: Steve Anderson City Planner

5:30 Council Workshop

Mayor Bolos brought the meeting to order.

Mayor Bolos suggested changing the fee schedule for our public hearings. So that if a party does not show up to the hearing and it can't be presented that night, then the city can hold another public hearing without extra expenses.

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 Hunter
- B. Lead by Councilmember Vanderwood

3. PUBLIC PRESENTATION

David Smith expressed concern about noise coming from a business called Busted Wrench on Saturday August 31, 2019. He stated that when he contacted the Weber County Sheriff, he was told that West Haven City had issued a permit to allow the event the business was holding. He said that after contacting the city he found that was not the case and asked if something could be done about this violation.

4. PRESENTATION-THE ROY/WEBER COUNTY JUSTICE COURT-JUDGE TRENT NELSON

Trent Nelson presented some statistics on the Roy/Weber County Justice Court.

5. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. PRELIMINARY SUBDIVISION APPROVAL-STAKER FARMS-APPROX. 2700 S. 3500 W.-BRYCE THURGOOD

Leslie Harris presented the final plan for Staker Farms and explained that the only change was adding street lights on every other block and at the entrance.

Councilmember Richards asked if they still planned on doing certificates for the residents to get a certain number of trees along the street in their park strip.

Ms. Harris confirmed they will.

Councilmember Vanderwood asked if this is an R-1 zone.

Councilmember Richards said it is R-1 with a Master Development Agreement.

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

B. ACTION ON ORDINANCE 27-2019-MASTER DEVELOPMENT AGREEMENT-4215 W. 4000 S.-GERARDO GUZMAN

Councilmember Carlson expressed some concern about the aesthetics not being included in the Master Development Agreement.

Councilmember Richards suggested adding the wording for aesthetics in section 2.1.1 and presenting a color exhibit of aesthetics to the Master Development Agreement.

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

C. PRELIMINARY SUBDIVISION APPROVAL-GUZMAN SUBDIVISION-4215 W. 4000 S.-GERARDO GUZMAN

Councilmember Carlson asked if they are adding a street light on 4000 S.

Councilmember Richards suggested that they do a light at the entrance of the building as Planning Commission discussed.

Councilmember Vanderwood asked if the Fire Marshal had approved this plan.

Gerardo Guzman confirmed they have gotten approval from the Fire Marshal.

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

D. ACTION ON ORDINANCE 28-2019-REZONE FROM C-2 TO C-3-1688 S. 1900 W.-LARRY HILL

Larry Hill explained he would like to rezone this property for storage units. He stated that they plan on doing a Master Development Agreement. He said that they are a little off on the amount of feet required by the storage unit's ordinance.

Mayor Bolos explained that Planning Commission has asked for a Master Development Agreement.

Councilmember Vanderwood explained that per our ordinance the buildings would be required to have pillars.

Councilmember Richards moved to adopt ordinance 28-2019. Councilmember Carlson seconded the motion. Roll Call: Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Richards, aye; Councilmember Hunter, aye; **Vote was unanimous.**

E. ACTION ON ORDINANCE 29-2019-REZONE FROM C-2 TO MIXED USE-3710 S. 2700 W.-CODY RHEES

Cody Rhees explained that it is going to be a 23-unit town house development and a commercial pad.

Councilmember Carlson asked what the density is for 23 units.

Councilmember Hunter said it is 8.71 units per acre.

Councilmember Hunter asked what price range these town houses would be in.

Mr. Rhees said it will be about \$260,000.

Councilmember Vanderwood asked what the percentage of commercial is that they have marked out for this project.

Mr. Rhees said it is 30-35%.

Councilmember Richards explained that this plan presents double the amount of commercial required.

Councilmember Carlson expressed concern about the density when they don't have specifics.

Councilmember Richards stated that this kind of development could fit in the R-3 zone.

Councilmember Musselman moved to adopt ordinance 29-2019 with the concept of the commercial on the corner of 2700 W. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Hunter, nay; Councilmember Richards, aye; Councilmember Carlson, nay; Councilmember Musselman, aye; Councilmember Vanderwood, nay; **Motion fails 2:3**

Councilmember Carlson moved to table. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Richards, aye; Councilmember Hunter, nay; **Motion passes 4:1.**

Councilmember Hunter moved to deny ordinance 29-2019. **Motion dies for lack of a second.**

F. ACTION ON ORDINANCE 30-2019-BEE KEEPING ORDINANCE

Councilmember Carlson moved to adopt ordinance 30-2019 with the change of omitting items f and g on page 2. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Richards, aye; **Vote was unanimous.**

6. ACTION ON RESOLUTION 11-2019-COMMUNITY ROOM RENTALS

Councilmember Richards pointed out having a separate cleaning fee from the deposit could be beneficial and a more detailed policy about the way the room should be cleaned. She also suggested a prohibition on monetary transactions taking place during the rental without permission. She said that the policy should include staff members present if the AV equipment is used. She also stated that the library policy notes that they do not endorse or sponsor activities that are done during rentals and she feels this is a good addition to the City's rental policy.

Councilmember Carlson stated that she is not comfortable having people use the AV equipment. Would like a way to deal with damages of the room during rental. She would like to make sure that the policy states things cannot be fastened to wall. She would also like to see a limit to the kinds of food allowed in the room.

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

7. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	August 7, 2019
B. GARDNER ENGINEERING	\$38,085.00	Inv. #0719047-Inv. #0719057
C. ADVANCED PAVING	\$85,890.87	Inv. #1884
D. WASATCH SAND AND GRAVEL	\$31,261.75	Inv. #2415

Councilmember Richards moved to approve the Consent Agenda. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Richards, aye; **Vote was unanimous.**

8.

ADJOURNMENT

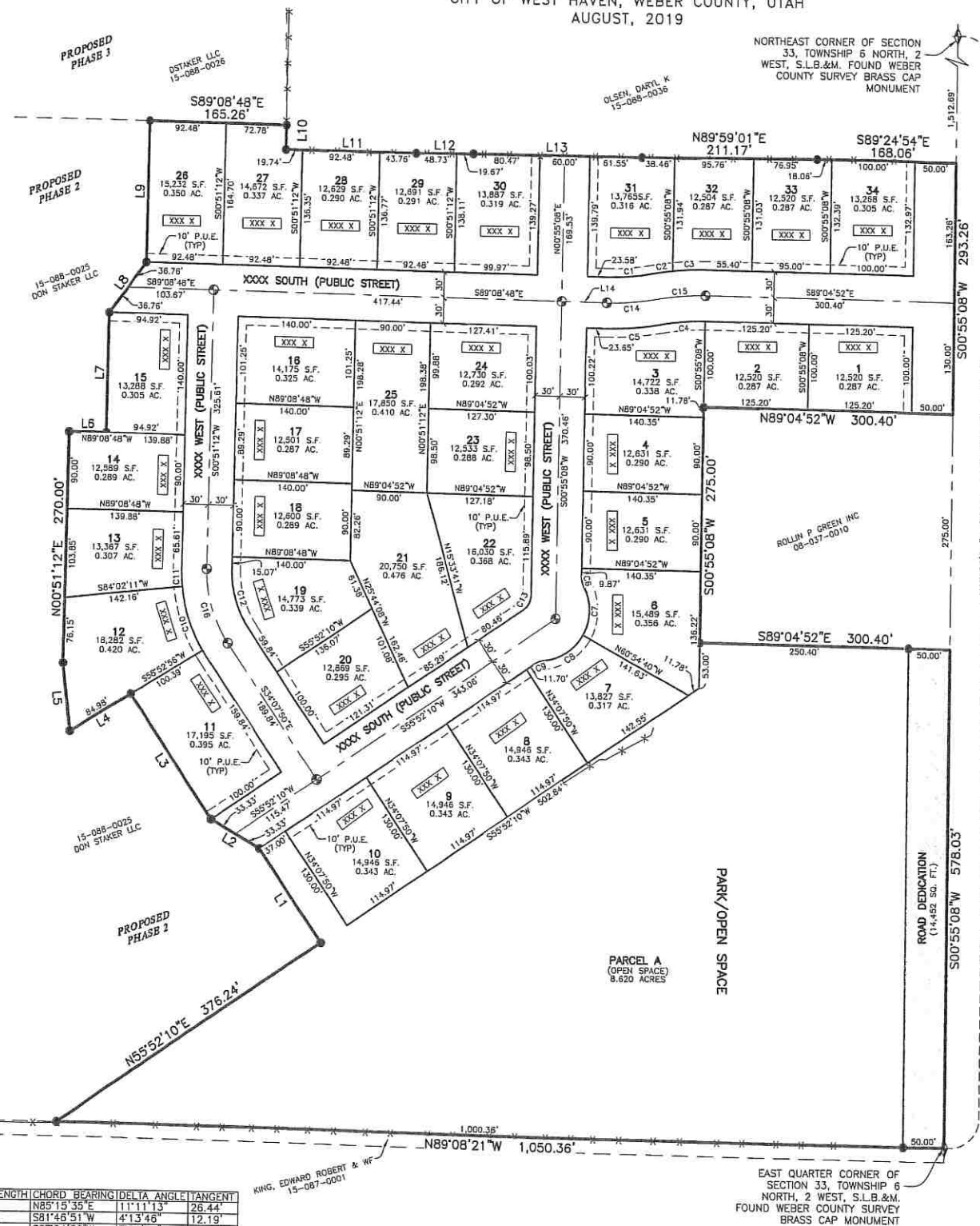
Councilmember Musselman moved to adjourn at 7:17 P.M. **Councilmember Richards seconded** the motion. Councilmember Musselman, aye; Councilmember Carlson, aye; Councilmember Vanderwood aye; Councilmember Hunter, aye; Councilmember Richards, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____

Staker Farms - Phase 1

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2 WEST,
SALT LAKE BASE AND MERIDIAN, U.S. SURVEY
CITY OF WEST HAVEN, WEBER COUNTY, UTAH
AUGUST, 2019



Line Table

LINE	BEARING	DISTANCE
L1	N34°07'50\"W	130.00'
L2	N59°58'28\"W	66.67'
L3	N34°07'50\"W	174.57'
L4	S58°52'56\"W	84.98'
L5	N06°18'37\"W	79.69'
L6	S89°08'48\"E	44.97'
L7	N07°51'12\"E	140.00'
L8	N36°09'41\"E	73.52'
L9	N00°51'12\"E	164.70'
L10	S00°55'10\"W	28.44'
L11	S89°24'29\"E	155.99'
L12	N89°31'06\"E	68.40'
L13	S89°38'49\"E	202.03'
L14	S89°08'48\"E	165.26'

Curve Table

CURVE	RADIUS	ARC LENGTH	CHORD LENGTH	CHORD BEARING	DELTA ANGLE	TANGENT
C1	270.00'	52.72'	52.63'	N85°15'35\"E	11°11'13\"	26.44'
C2	330.00'	24.36'	24.35'	S81°46'51\"W	4°13'48\"	12.19'
C3	330.00'	40.45'	40.43'	S87°24'26\"W	7°01'24\"	20.23'
C4	270.00'	53.03'	52.94'	S85°17'33\"W	11°15'10\"	26.60'
C5	330.00'	64.43'	64.33'	N85°15'35\"E	11°11'13\"	32.32'
C6	250.00'	12.25'	12.13'	S13°07'03\"E	28°04'21\"	6.25'
C7	50.00'	59.90'	59.56'	N00°58'03\"E	56°14'33\"	32.07'
C8	50.00'	57.44'	55.27'	S89°54'20\"W	54°51'11\"	31.14'
C9	250.00'	12.25'	12.13'	S18°32'28\"E	25°09'15\"	40.16'
C10	180.00'	79.02'	78.39'	S02°33'18\"E	6°49'00\"	10.72'
C11	180.00'	21.42'	21.40'	S16°38'19\"E	34°59'02\"	37.82'
C12	120.00'	73.27'	72.14'	N28°23'39\"E	54°57'02\"	10.40'
C13	20.00'	19.18'	18.45'	N85°15'35\"E	11°11'13\"	29.38'
C14	300.00'	58.58'	58.48'	S85°17'33\"W	11°15'10\"	29.55'
C15	300.00'	58.92'	58.82'	S16°38'19\"E	34°59'02\"	47.27'
C16	150.00'	91.59'	90.17'			

DEVELOPER:
CASTLE CREEK HOMES, LLC
DARIN HAMMOND
1798 WEST 5150 SOUTH, STE. 103
ROY, UT 84067
(801) 937-4836

WEST HAVEN CITY PLANNING COMMISSION

APPROVED BY THE WEST HAVEN CITY PLANNING COMMISSION
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY CHAIRMAN

WEST HAVEN CITY ENGINEER

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED BY THE WEST HAVEN CITY ENGINEER
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ENGINEER

WEST HAVEN CITY ACCEPTANCE

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS DULY
APPROVED AND ACCEPTED BY WEST HAVEN CITY
THIS _____ DAY OF _____, 20____.

ATTEST

TITLE

WEST HAVEN CITY ATTORNEY

THIS IS TO CERTIFY THAT THIS SUBDIVISION PLAT WAS
DULY APPROVED BY THE WEST HAVEN CITY ATTORNEY
THIS _____ DAY OF _____, 20____.

WEST HAVEN CITY ATTORNEY

WEBER COUNTY RECORDER

Entry No. _____ Fee Paid _____
Filed For Record And
Recorded, _____ At _____
in Book _____ Of The
Official Records, Page _____
Recorded For: _____

Webster County Recorder

Deputy.

SURVEYOR'S CERTIFICATE

I, TREVOR J. HATCH, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND
SURVEYOR AND THAT I HOLD A LICENSE IN THE STATE OF UTAH IN ACCORDANCE
WITH TITLE 58, CHAPTER 22, PROFESSIONAL ENGINEERS AND PROFESSIONAL LAND
SURVEYORS ACT; AND THAT I HAVE COMPLETED A SURVEY OF THE PROPERTY
DESCRIBED ON THIS PLAT IN ACCORDANCE WITH SECTION 17-23-17 AND HAVE
VERIFIED ALL MEASUREMENTS AND HAVE PLACED MONUMENTS AS REPRESENTED ON
THIS PLAT, AND THAT THIS PLAT OF STAKER FARMS - PHASE 1 IN WEST HAVEN,
WEBER COUNTY, UTAH, HAS BEEN DRAWN CORRECTLY TO THE DESIGNATED SCALE
AND IS A TRUE AND CORRECT REPRESENTATION OF THE HEREIN DESCRIBED LANDS
INCLUDED IN SAID SUBDIVISION, BASED UPON DATA COMPILED FROM RECORDS IN
THE WEBER COUNTY RECORDER'S OFFICE AND FROM SAID SURVEY MADE BY ME ON
THE GROUND. I FURTHER CERTIFY THAT THE REQUIREMENTS OF ALL APPLICABLE
STATUTES AND ORDINANCES OF WEST HAVEN CITY, UTAH, CONCERNING ZONING
REQUIREMENTS REGARDING LOT MEASUREMENTS HAVE BEEN COMPLIED WITH.

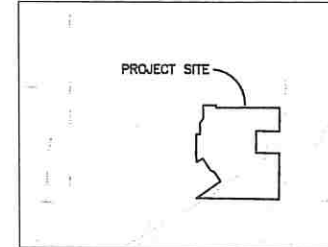
SIGNED THIS _____ DAY OF _____, 20____.

9031945

UTAH LICENSE NUMBER



PROJECT SITE



Vicinity Map

(NOT TO SCALE)

Basis of Bearings

THE BASIS OF BEARING FOR THIS PLAT IS THE LINE BETWEEN THE EAST QUARTER
CORNER AND THE NORTHEAST CORNER OF SECTION 33, TOWNSHIP 6 NORTH,
RANGE 2 WEST, SALT LAKE BASE AND MERIDIAN, U.S. SURVEY. SHOWN HEREON AS
N00°55'08\"E, UTAH STATE PLANE NORTH AS PER WEBER COUNTY SURVEY.

Boundary Description

PART OF THE NORTHEAST QUARTER OF SECTION 33, TOWNSHIP 6 NORTH, RANGE 2
WEST, S.L.B.&M., MORE PARTICULARLY DESCRIBED AS FOLLOWS:

BEGINNING AT A BRASS CAP MONUMENT MARKING THE EAST QUARTER CORNER OF
SAID SECTION 33, AND RUNNING THENCE N89°08'21\"W 1,050.36 FEET; THENCE
N59°52'10\"E 376.24 FEET; THENCE N34°07'50\"W 130.00 FEET; THENCE
N59°58'28\"W 66.67 FEET; THENCE N34°07'50\"W 174.57 FEET; THENCE S58°52'56\"W
84.98 FEET; THENCE N06°18'37\"W 79.69 FEET; THENCE N00°51'12\"E 140.00 FEET; THENCE
S89°08'48\"E 44.97 FEET; THENCE N00°51'12\"E 164.70 FEET; THENCE S89°08'48\"E
165.26 FEET TO AN EXISTING FENCE; THENCE ALONG SAID FENCE, AND
PROJECTION THEREOF, THE FOLLOWING SIX (6) COURSES: (1) S00°55'10\"W 28.44
FEET; (2) S89°24'29\"E 155.99 FEET; (3) N89°31'06\"E 68.40 FEET; (4)
S89°38'49\"E 202.03 FEET; (5) N89°01'12\"E 211.17 FEET; (6) S89°24'54\"E 168.06
FEET TO THE EASTERLY LINE OF SAID SECTION 33; THENCE S00°55'08\"W 293.26
FEET ALONG SAID EASTERLY LINE; THENCE N89°04'52\"W 300.40 FEET; THENCE
S00°55'08\"W 275.00 FEET; THENCE S00°55'08\"E 300.40 FEET TO THE EASTERLY
LINE OF SAID SECTION 33; THENCE S00°55'08\"W 578.03 FEET ALONG SAID
EASTERLY LINE TO THE POINT OF BEGINNING.

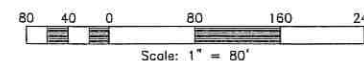
CONTAINING 1,018,611 SQUARE FEET OR 23.384 ACRES, MORE OR LESS.

Narrative

THE PURPOSE OF THIS PLAT WAS TO DIVIDE THE SUBJECT PROPERTY INTO LOTS,
PARCELS, AND STREETS, AS SHOWN. THE NORTH LINE WAS PLACED ALONG AN
ANCIENT FENCE LINE, THE SOUTHERLY LINE ALSO ALONG A FENCE, WHICH WAS
MUTUALLY ACCEPTED AS THE PROPERTY LINE FOR PAROLE TESTIMONY OF THE
PROPERTY OWNERS. ALL OTHER SIDES WERE DETERMINED BY THE FUTURE PHASES
OF THIS DEVELOPMENT.

Legend

- SECTION CORNER
- SET 5/8\" REBAR AND PLASTIC CAP STAMPED \"REEVE & ASSOCIATES\"
- SET STREET MONUMENT
- BOUNDARY LINE
- LOT LINE
- 10' PUBLIC UTILITY EASEMENT
- ADJOINING PROPERTY
- EXISTING FENCE
- RIGHT-OF-WAY CENTERLINE
- SECTION TIE LINE



Reeve & Associates, Inc.
5100 SOUTH 1500 WEST, REVEREND, UT 84045
TEL: (801) 551-1500 FAX: (801) 551-2555 www.reeve-associates.com
LAND PLANNERS • CIVIL ENGINEERS • LAND SURVEYORS
TRAFFIC ENGINEERS • STRUCTURAL ENGINEERS • LANDSCAPE ARCHITECTS

PROJECT INFO.

Surveyor: T. HATCH
Designer: D. CAVE
Begin Date: 8-19-2019
Name: STAKER FARMS
Phase: PHASE 1
Number: 3784-83
Revision:
Scale: 1\"=80'
Checked: