



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 preliminary 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 for 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: 9/18/19