



WEST HAVEN CITY COUNCIL MEETING MINUTES

October 2, 2019 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present: Sharon A. Bolos Mayor
Stephanie Carlson Councilmember
Lacy Richards Councilmember
Rob Vanderwood Councilmember
Randy Hunter Councilmember
Dawnell Musselman Councilmember

Staff Present: Emily Green City Recorder
Steve Anderson City Planner

5:30 Council Workshop

Mayor Bolos brought the meeting to order.

Mayor Bolos stated that Councilmember Vanderwood suggested outfitting our inspector truck for the VIP's program. The Sheriff Department informed the city this could be done.

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 Jerald Tatton

B. Lead by Councilmember Richards

3. PUBLIC PRESENTATION

Courtney Ryan from the Weber County Sheriff stated that vehicle burglaries and thefts have skyrocketed in this area and advised residents to make sure they aren't leaving their vehicles unlocked or with the keys in them.

4. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

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

Councilmember Richards stated that there is a typo on the signature page that needed to be fixed. She also suggested omitting the word front before aesthetics on section 2.1.1

Councilmember Carlson expressed concern about not having drawings of aesthetics on the side facing 4000 S.

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

B. FINAL SUBDIVISION APPROVAL-GUZMAN SUBDIVISION-4215 W. 4000 S.-GERARDO GUZMAN

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

C. ACTION ON ORDINANCE 31-2019-STORAGE CONTAINER ORDINANCE

Councilmember Carlson questioned the purpose of the ordinance.

Amy Hugie stated that this ordinance was to address concerns with temporary storage such as pods and tractor trailers.

Councilmember Richards expressed concern over policing aesthetics.

Councilmember Hunter stated that he would rather see a pod than a bunch of items out on resident's property.

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

D. ACTION ON ORDINANCE 32-2019-MASTER DEVELOPMENT AGREEMENT-2379 W. 3300 S.-WEST GARDEN

Councilmember Carlson asked if they got approval for secondary water. She also suggested contacting our Recreation Director for tips on limiting vandalism.

Ernie Willmore confirmed they did get approval and their detention basins will have grass. He stated that they often install surveillance and will look into whether that is an option for them.

Councilmember Richards asked if they are putting up a three-rail fence on the west boundary and what kind of lighting they are installing on the west end.

Mr. Willmore confirmed they will put up a three-rail fence and they will install wall pack lighting.

Councilmember Vanderwood asked if the dog park will be open to the public.

Mr. Willmore said that this park is not intended for the public.

Councilmember Carlson asked if there will be a bench and shaded area.

Mr. Willmore confirmed there will be.

Councilmember Hunter stated that this development doesn't meet the requirements of the Mixed-Use ordinance.

Councilmember Vanderwood asked how many feet the road is and if the property adjacent is zoned A-1.

Steve Anderson said it is a 26-foot road and the property adjacent is zoned A-1.

Councilmember Musselman asked if the road footage included parking.

Mr. Willmore stated it does not.

Councilmember Carlson asked when the trail will be done.

Steve Anderson said most of it will be done next week.

Councilmember Musselman asked if there was a possibility for the public to use the dog park.

Mr. Willmore said that the park is used for private residents because those residents must submit DNA samples for their pet to prevent dog owners from not cleaning up after them.

Councilmember Carlson asked what kind of railing will be used.

Mr. Willmore said a powder coated railing.

Councilmember Hunter expressed concern about the line in the agreement referring to the restroom area that says the city should be held responsible for any liability.

Amy Hugie explained that this is standard and reasonable language for this kind of agreement.

Councilmember Musselman made a motion to adopt ordinance 32-2019 with parking changed to 2.5-2.61. **Councilmember Richards seconded** the motion. Councilmember Carlson, nay; Councilmember Vanderwood, nay; Councilmember Hunter, nay; Councilmember Richards, aye; Councilmember Musselman, aye; **Motion fails 2:3.**

Councilmember Carlson made a motion to table. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, nay; Councilmember Richards, nay; Councilmember Musselman, aye; **Motion carries 3:2.**

E. FINAL SUBDIVISION APPROVAL-WEST GARDEN TOWNHOMES AT 33RD SOUTH-2379 W. 3300 S.-WEST GARDEN PARTNERS

Councilmember Richards made a motion to give final subdivision approval. **Councilmember Musselman seconded** the motion. Councilmember Carlson, nay; Councilmember Vanderwood, nay; Councilmember Hunter, nay; Councilmember Richards, aye; Councilmember Musselman, aye; **Motion fails 2:3.**

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

F. FINAL SITE PLAN APPROVAL-KENWORTH SALES-1750 S. 1350 W.-GEOFF NIELSON

Nick Hansen explained that they plan on adding a 10-foot fence.

Councilmember Vanderwood suggested changing the building lights to point down.

Councilmember Carlson made a motion to give final site plan approval. **Councilmember Hunter seconded** the motion. Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

G. FINAL SUBDIVISION APPROVAL-TUSCAN MEADOWS PHASE 3-APPROX. 2275 W. 3300 S.-CASTLE CREEK HOMES

Councilmember Carlson doesn't feel comfortable having a resident take on the responsibility of maintaining the entire detention basin.

Shelly Rovira suggested splitting the basin down the middle and allowing lots 319 and 320 to take over maintenance.

Steve Anderson suggested adding that the easements can be worked out with staff.

Councilmember Richards made a motion to give final subdivision approval with the addition that the detention basin will be split and maintenance will be given to lots 319 and 320 as well as easements worked out with staff. **Councilmember Hunter seconded** the motion. Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

5. ACTION ON ORDINANCE 33-2019-CAMPAIGN SIGNS

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

6. AWARD CONTRACT TO DESIGN MASTER PLAN OF WINDSOR AND PREVEDEL PARK

Councilmember Richards made a motion to award the contract to G Brown Designs in the amount of \$23,760.00. **Councilmember Hunter seconded** the motion. Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Musselman, aye; **Vote was unanimous.**

7. **ACTION ON CONSENT AGENDA**

A. CITY COUNCIL MINUTES

B. ROPER BUILDINGS

C. ANDERSEN ASPHALT

MEETING HELD

\$29,381.00

\$54,008.00

September 18, 2019

Inv. #6477

Inv. #1954

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

8. **ADJOURNMENT**

Councilmember Richards moved to adjourn at 7:53 P.M. **Councilmember Musselman 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: 10/16/19