



WEST HAVEN CITY COUNCIL MEETING MINUTES

November 20, 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.

Fred Philpot and Ryan Christensen gave a presentation with the data changes for a level of service C for the impact fee study.

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 Knight Stevens Troop 166

B. Lead by Councilmember Vanderwood

3. PUBLIC PRESENTATION

George Lamar stated that he would like to clarify our zoning ordinances to allow a better transition between high density and low density and that he doesn't like 9,000 square foot lots.

4. PRESENTATION-PREVEDEL PARK-G. BROWN

Councilmember Richards made a motion to table. Councilmember Musselman seconded the motion. Councilmember Richards withdrew her motion.

Ryan Christensen presented the plan for Prevedel Park. He stated that the plan is to integrate existing campsites in conjunction with the addition of the open space the City acquired. He said that the north east corner is in Marriott-Slaterville and we have been working with them to complete this.

Mayor Bolos stated that the portion in Marriott-Slaterville is a day use area that does not have vehicle accessibility. Marriott-Slaterville will contribute to it as well as offers from the Weber Fire District. The City would like to apply for a RAMP Grant to complete this park and the contributions from other agencies can help towards this grant. Also, after discussing this with the Recreation Director he suggested abandoning the Country Haven trail and using the \$300,000 that must be used this year towards the matching funds for the RAMP Grant and to do the arena lights in the park.

5. ACTION ON RESOLUTION 18-2019-HB163-PERSONAL USE OF PUBLIC PROPERTY

Councilmember Hunter stated that he would like more time to review this resolution.

Councilmember Richards stated that she would like to see a policy in place before passing this resolution.

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

6. ACTION ON RESOLUTION 18-2019-VIPS

Councilmember Carlson made a motion to adopt resolution 18-2019. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Richards, aye; Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; **Vote was unanimous.**

7. AWARD CONTRACT-ECONOMIC DEVELOPMENT

Councilmember Richards moved to award the contract to Zion Public Finance. **Councilmember Musselman seconded** the motion. Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; Councilmember Richards, aye; **Vote was unanimous.**

8. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON ORDINANCE 38-2019-R-3 ZONE

Councilmember Hunter and Councilmember Vanderwood expressed concern about the 60-foot height requirement.

Councilmember Vanderwood stated he would like to see more detail in the R-3 zone. He feels there is an opportunity for businesses that fit in neighborhoods.

Councilmember Carlson stated that this is a residential zone and that if there are commercial requirements, she would like to see the change in the general plan map.

Councilmember Hunter stated that after looking at how close the Claradon apartments are to the property line, he believes they are an appropriate setback for all apartment complexes.

Steve Anderson measured and it is about 25 feet from the property line.

Councilmember Richards suggested changing section 4 site development standards on the bottom row first column under building type there is a note that says apartments are the only housing to be allowed over 35 feet. Also to cross out the minimum front setback, cross out the minimum side setback, cross out the minimum rear setback, under additional setback requirements there is a note that says no less than 25 feet off of the property line where a building is against a public road, and the maximum height now says that 60 feet only for the areas designated as 24 units per acre designated as the nine in the table, otherwise it is 35 feet for areas less than the designated 24 units per acre.

Councilmember Hunter suggested that in section 3 conditional uses item 7 taking out minimum ½ acre lot, maximum 32 rooms and just letting it say assisted living.

Councilmember Carlson made a motion to adopt ordinance 38-2019 with the changes as discussed. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Vanderwood, nay; Councilmember Musselman, aye; **Motion Carries 4:1.**

B. ACTION ON ORDINANCE 37-2019-AMEND THE GENERAL PLAN-GENERAL PLAN MAP APPENDIX "A"

Mayor Bolos suggested changing the C-2 on the road that connected 2100 S. to 1800 S. to R-4 because of the context of the new road on 2100 S. and to put C-2 on the southern portion of the property and R-4 on the northern portion of the property below the canal.

Councilmember Richards suggested Omitting the 2 at approx. 3800 S. Midland Drive, omitting the 1 on approx. 1800 S. 2425 W., changing all of the areas that say C-2 and are red to pink so that the color is correct, the area at approx. 3825 S. Midland Drive to change from C-1 to C-2, and at approx. 2200 S. 2050 W. splitting the property and putting C-1 on the eastern side.

Darin Deem suggested adding R-4 to the western side of the property at approx. 2200 S. 2050 W.

Councilmember Hunter suggested changing the property at 3500 W. 4000 S. to C-2.

Steve Anderson suggested adding to words R-4 on all of the purple portions on the map that could fit the lettering to reflect the color underneath.

Councilmember Richards made a motion to adopt ordinance 37-2019 with the changes noted. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, nay; Councilmember Richards, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; **Motion passes 4:1.**

C. ACTION ON ORDINANCE 39-2019-ANIMAL ORDINANCE

Councilmember Richards suggested changing on section F item C to say A permit shall not be issued, even under a conditional use permit, in zones where animal keeping is not allowed. In zones or on parcels where by lot size animal keeping is not allowed. She stated it might be a good idea to add on page 3 item A no structure except for chicken coop or rabbit hutch that is designated for animal housing and/or shelter shall be constructed closer than the minimum setback standards for the zone in which the structure is located. She also suggested adding in a chart to the ordinance to reflect the wording in section E item 1 Animal Keeping Limitations and adding juvenile animals in the chart. She suggested adding height requirements, breaking pheasants out as pheasant hen and pheasant rooster, changing bison to be worth 8 instead of 6, adding miniature horses and ponies to the chart with height requirements, and noting an asterisk or two based off lots less than an acre and lots less than a half-acre.

Darin Deem suggested changing section E to F and F to G to reflect the correct order.

Councilmember Hunter asked why peafowl wasn't included.

Councilmember Richards stated it was because they are a louder animal.

Councilmember Vanderwood expressed concern about mini donkeys not being included. He also expressed concern about peafowl.

Councilmember Carlson expressed concern about allowing large animals and not allowing smaller animals such as chickens or rabbits with it. She also expressed concern about unusual animals being kept as pets as well as service pets not being allowed.

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

D. PRELIMINARY SITE PLAN APPROVAL-LIVE WIRE ELECTRIC-2506 S. 2050 W.-JASON ANDERSON

Councilmember Hunter asked what the storage units will be used for.

Kelly Nielsen said it will be used for vehicles.

Councilmember Hunter stated that the landscaping is only 8.3% and that is less than required for our ordinance.

Steve Anderson stated that when this was originally built that landscaping was designed under the allowed amount.

Councilmember Vanderwood asked if they are going to add road base on the slope.

Mr. Nielsen confirmed they will.

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

E. FINAL SITE PLAN APPROVAL-WEST HAVEN BUSINESS PARK-APPROX. 1750 S. 1900 W.

Councilmember Richards asked if they are going to use a drip system with the zero scape and plantings throughout.

Brandon Smith confirmed they will and they will add some trees.

Councilmember Hunter asked what kind of businesses they will have and if they will have storage units in the back.

Mr. Smith said they anticipate something like cabinetry making, offices, or retail in that area and that those could change when 1900 W. matures more. He said the back storage area is just for each individual business and that each suite will have a roll up door.

Councilmember Vanderwood asked about lighting.

Mr. Smith said they will have lighting on the building.

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

F. FINAL SITE PLAN-GRAND HAVEN ASSISTED LIVING-3400 S. 3500 W.-JUSTIN NIELSEN

Councilmember Richards asked if they are doing all of the access road, parking, and then all on the east half of the lot but not the 4-8 unit facilities.

Justin Nielsen confirmed that was the plan.

Councilmember Carlson suggested adding a handicap accessible commercial playground.

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

G. ACTION ON ORDINANCE 29-2019-3710 S. 2700 W.-CODY RHEES

Cody Rhees explained that they weren't sure where to go from this point on the concept plan because there didn't seem to be a consensus from council. He stated that they changed the commercial so that it was larger on 2700 W.

Councilmember Richards asked if it's a two car garage or a one car garage.

Mr. Rhees said that it will be a two car garage.

Councilmember Hunter stated that he would like to see them have commercial on Midland Drive and the density is 8.7 units per acre and it should be 5 units per acre and he doesn't see anything to allow for a bonus density.

Mr. Rhees said that in exchange for bonus density they are providing more parking.

Councilmember Vanderwood asked what percentage the commercial is.

Mr. Rhees said its about 30%.

Councilmember Carlson stated she would like to see more than just grass for the landscaping.

Mr. Rhees said that landscaping will have grass shrub, trees, etc.

Councilmember Hunter moved to deny. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, nay; Councilmember Vanderwood, aye; Councilmember Musselman, nay; **Motion carries 3:2.**

H. ACTION ON ORDINANCE 33-2019-TEMPORARY SIGNS

Councilmember Carlson expressed concerns about signs not being placed closer than 6 feet to the edge of the pavement.

Councilmember Vanderwood stated that he would like more detail added to this ordinance.

Councilmember Richards moved to adopt ordinance 33-2019. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Vanderwood, nay; Councilmember Musselman, aye; **Motion carries 4:1.**

I. PRELIMINARY SUBDIVISION APPROVAL-SHUPE SUBDIVISION-3222 S. 3500 W.-CAPITAL REEF MANAGEMENT

Brad Frost explained that they are doing smaller lots for young families who would like a different option than a townhouse and single family homes. They planned on doing a tree farm in the open space instead of soccer field or donating the space to the city.

Steve Anderson stated that planning commission recommended continuing the trail through this development.

Councilmember Carlson asked what the side and back materials for the homes will be.

Mr. Frost said it will be brick, rock, stucco, and hardie board.

Councilmember Hunter stated he would like larger lots.

Councilmember Richards suggested adding senior products on the middle portion.

Councilmember Richards moved to give preliminary subdivision approval with varied lot sizes, concept plan 2, and the addition of property for the trail. **Councilmember Musselman seconded** the motion. Councilmember Hunter, nay; Councilmember Vanderwood, aye; Councilmember Musselman, aye; Councilmember Richards, aye; Councilmember Carlson, aye; **Motion carries 4:1.**

9. ACTION ON ORDINANCE 40-2019- EMERGENCY OPERATIONS PLAN

Councilmember Richards made motion to adopt ordinance 40-2019. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Richards, aye; Councilmember Carlson, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Musselman, aye; **Vote was unanimous.**

10. ACTION ON RESOLUTION 15-2019-PERSONNEL POLICY-COMPENSATORY TIME AND VACATION TIME

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

11. RATIFY RESOLUTION 14-2019-MODERATE INCOME HOUSING

Councilmember Richards made motion to ratify resolution 14-2019. **Councilmember Musselman seconded** the motion. **Roll Call:** Councilmember member Richards, aye; Councilmember Musselman, aye; Councilmember Vanderwood, aye; Councilmember Hunter, nay; Councilmember Carlson, aye; **Motion passes 4:1.**

12. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	November 6, 2019
B. AMERICAN PAVEMENT MARKING, LLC	\$25,839.04	Inv.#124916

Councilmember Carlson moved to approve the Consent Agenda with a change on the minutes correcting the spelling of Laughter. **Councilmember Richards seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Musselman, aye; Councilmember Richards, aye; Councilmember Hunter, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

13. ADJOURNMENT

Councilmember Richards moved to adjourn at 10:23 P.M. **Councilmember Musselman seconded** the motion. Councilmember Musselman, aye; Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: 12/4/19