



WEST HAVEN CITY COUNCIL MEETING MINUTES

December 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
Lacy Richards Councilmember
Rob Vanderwood Councilmember
Randy Hunter Councilmember

Staff Present: Emily Green City Recorder
Steve Anderson City Planner

Excused: Dawnell Musselman Councilmember

5:30 Council Workshop

Mayor Bolos brought the meeting to order.

Ryan Christensen went over the bid results for the box culvert on 4700 W.

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 Richards
- B. Lead by Councilmember Carlson

3. PUBLIC PRESENTATION

No one came up at this time.

4. ACTION ON RESOLUTION 17-2019-HB163-PERSONAL USE OF PUBLIC PROPERTY

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

5. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. ACTION ON ORDINANCE 39-2019-ANIMAL ORDINANCE

Councilmember Richards suggested having a 30,000 square foot cut off instead of a 40,000 square foot cut off. She also stated there is a typo on page 6 of the newly drafted ordinance item c. to say A permit shall not be issued, even under a conditional use permit, in zones or on parcels where by lot size for animal keeping is not allowed. She also suggested changing on page 5 item C and D from one acre to ¾ of an acre. She suggested adding the tables to the ordinance.

Councilmember Vanderwood is concerned with the point value of some of the animals.

Councilmember Hunter suggested keeping R-2.5, R-3, and R-4 ¾ of an acre on page 5 item C. He thinks that it's too restrictive for R-1 and R-2.

Councilmember Vanderwood suggested changing R-2 and R-1 to a ½ acre. He also suggested that donkeys be kept on 1 acre.

Councilmember Richards suggested that crowing hens and rooster should be on a ½ acre. She suggested changing it to say that roosters kept in any of the R zones or Mixed use must have an acre and in the A zones must have a ½ acre. She suggested

allowing groups C, D, and E in Zones R-1 and R-2 on lots less than 20,000 square feet. She also suggested adding E to R-3 under 30,000 square feet.

Councilmember Vanderwood suggested taking D out of less than 30,000 square feet in the R-2.5 zone.

Councilmember Richards suggested adding Quail to category E.

Councilmember Carlson suggested adding a line that says no animal keeping for any lot under 10,000 square feet with the exception of category E.

Councilmember Richards suggested 3 points per 5,000 square feet. She suggested adding in the heights from the table to match the narrative. She also suggested changing page 7 item F #4 to only go through planning commission if there were complaints after the Code Enforcement officer issued a permit.

Councilmember Vanderwood suggested changing the 45 days for compliance on page 6 to 14 days as long as it meets the legal notice requirements.

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

Councilmember Richards made a motion to bring back item 4. Councilmember Carlson seconded the motion. Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

6. **ACTION ON RESOLUTION 17-2019-HB163-PERSONAL USE OF PUBLIC PROPERTY**

Councilmember Carlson asked if it's possible to have a city phone for personal use because that would require employees to carry two phones.

Ken Bradshaw said the employees could have a stipend for their phone or to have a personal phone and work phone.

Councilmember Carlson made a motion to adopt resolution 17-2019. Councilmember Richards seconded the motion. Roll Call: Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, nay; Councilmember Hunter, nay; Mayor Bolos, aye; **Motion Passes 3:2.**

7. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. ACTION ON ORDINANCE 41-2019-REZONE FROM A-1 TO R-3 AND C-2-HINCKLEY DRIVE AND MIDLAND DRIVE

Councilmember Vanderwood expressed concern about the density.

Councilmember Richards asked about the park and ride trail head.

John Ryan stated that they added parking for the trail head.

Councilmember Hunter asked the density of the Claradon Apartments.

Steve Anderson said they are 20 units per acre. He also explained that years ago the sewer system was designed for a higher density in this area.

Councilmember Richards made a motion to adopt ordinance 41-2019. Councilmember Carlson seconded the motion. Roll Call: Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, nay; Councilmember Hunter, nay; Mayor Bolos, aye; **Motion Passes 3:2.**

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

Councilmember Hunter raised some concern about the wording of the ordinance.

Councilmember Richards made a motion to adopt resolution 15-2019 without the words and re-adopting from the first paragraph, removing and readopt in the third whereas, as well as removing the words presently constituted and reaffirmed and readopted in the paragraph that starts out The City's Employee Personnel Policy Manual. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

9. **ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)**

A. ACTION ON ORDINANCE 42-2019-AMEND MASTER DEVELOPMENT AGREEMENT-GREEN FARMS-APPROX. 4400 W. 3400 S.

Mark Staples said they have planted about 100 trees in this development and that these changes are for flood control regional issues. He said that there are wetlands throughout this project that they have been working with the army corp. engineers on. He said that the density on the project has not changed they just acquired more property. The road that stubs into Joni Acres will be changed into a hammerhead and terminate into open space. He explained that they needed to add a few further changes to the agreement.

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

10. **BID AWARD-BOX CULVERT-4700 W.**

Councilmember Richards made a motion to award the bid to Jordan Valley Construction in the amount of \$205,852. **Councilmember Carlson seconded** the motion. **Roll Call:** Councilmember Carlson, aye; Councilmember Hunter, aye; Councilmember Richards, aye; Vanderwood, aye; **Vote was unanimous.**

11. **ACTION ON CONSENT AGENDA**

A. CITY COUNCIL MINUTES	MEETING HELD	November 20, 2019
B. SPECIAL CITY COUNCIL MINUTES	MEETING HELD	November 18, 2019
C. GARDNER ENGINEERING	\$39,303.37	Inv. #10190091-10190100
D. R.L SHAW & CO	\$12,820.77	Inv.#WH0219
E. GRANITE	\$27,348.12	Inv. #1710640

Councilmember Richards moved to approve the Consent Agenda with changes on the minutes correcting some spelling errors for troop and coop also correcting where Commission member is referenced instead of Councilmember and on item 5B that the area on 2100 S. and 1800 W. to have C-2 on the southern portion and R-4 on northern portion, that Councilmember Musselman seconded the motion on the adjournment, and that Councilmember Hunter and Vanderwood expressed concern about the 60 foot height requirement on item 8A. **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.**

12. **ADJOURNMENT**

Councilmember Carlson moved to adjourn at 9:27 P.M. **Councilmember Richards seconded** the motion. Councilmember Carlson, aye; Councilmember Richards, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: 12/18/19