

WEST HAVEN CITY COUNCIL AGENDA

August 19, 2020 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

NOTICE IS HEREBY GIVEN THAT ON **August 19, 2020** THE COUNCIL OF WEST HAVEN CITY WILL HOLD THE FOLLOWING PUBLIC MEETINGS: **5:30 PM: COUNCIL WORKSHOP** **6:00 PM: REGULAR WEDNESDAY CITY COUNCIL MEETING**. DUE TO EMERGENCY PROTOCOLS RECENTLY ENACTED BY MAYOR BOLOS AND EXECUTIVE ORDER 2020-33 ISSUED BY THE LT. GOVERNOR PUBLIC ATTENDANCE IS ALLOWED WITH A MAXIMUM OF 50 PEOPLE.

JOIN US DIGITALLY FOR THE WORK SESSION [HTTPS://US02WEB.ZOOM.US/J/89599971626](https://us02web.zoom.us/j/89599971626) AND COUNCIL MEETING AGENDA ITEMS 1-5 [HTTPS://US02WEB.ZOOM.US/J/81002646048](https://us02web.zoom.us/j/81002646048) AND AGENDA ITEMS 7-8 [HTTPS://US02WEB.ZOOM.US/J/85224736943](https://us02web.zoom.us/j/85224736943).

1. MEETING CALLED TO ORDER: Mayor Bolos
2. OPENING CEREMONIES
 - A. PLEDGE OF ALLEGIANCE Councilmember Call
 - B. PRAYER/MOMENT OF SILENCE Councilmember Hunter
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. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)
 - A. ACTION ON ORDINANCE 33-2020-MASTER DEVELOPMENT AGREEMENT-APPROX. 2150 S 1100 W-CARRIE MCCOOL, WEBER COUNTY HOUSING AUTHORITY, AND ANDI BEADLES
 - B. PRELIMINARY SITE PLAN APPROVAL-PROFESSIONAL OFFICE-APPROX. 3475 W 4000 S-TUCKER NIPKO
 - C. FINAL SUBDIVISION APPROVAL-AMEND RIVERWALK PHASE 2-RICK SCADDEN
 - D. ACTION ON ORDINANCE 31-2020-CITY WIDE GENERAL PLAN MAP
5. AWARD CONTRACT-RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL
6. EXECUTIVE SESSION- The council will enter into a closed meeting for the purpose of discussion of the character and professional competence of an individual to be held in accordance with the provisions of Utah Code 52-4-205.
7. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	August 5, 2020
B. SPECIAL CITY COUNCIL MINUTES	MEETING HELD	August 12, 2020
C. MORGAN PAVEMENT	\$120,992.00	Inv. #213398
8. ADJOURNMENT

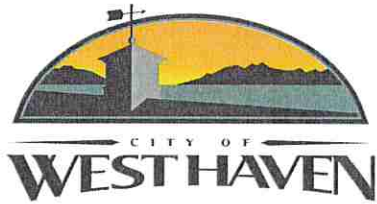
Emily Green

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: emilyg@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 AUGUST 19, 2020**

@

5:30 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 Updates- Mayor Bolos
2. Assignment Updates
3. Other Business-Mayor Bolos
4. Planning Commission/City Council Agenda Items- Steve Anderson



August 13, 2020

West Haven City
Attn: Steve Anderson, City Planner/Engineer
4150 S 3900 W
West Haven, UT 84401

**Re: Master Development Agreement – Rezoning Petition
Residences at West Haven, 2150 S 1100 West, West Haven, Utah**

Dear Mr. Anderson,

On behalf of my Client, TWG Development, LLC, and our project partner, Weber County Housing Authority, we are pleased to submit a request for Master Development Agreement approval (rezoning) of 2150 S 1100 W to accommodate forty (40) attainable senior/veteran housing units.

The proposed project would be restricted for seniors ages 62+ with a minimum of four units designed for seniors with mobility impairments. Veterans will also have priority for leasing. Amenities would include raised garden beds, furnished exercise room, community room, and computer room. The project will also meet the Enterprise Green Communities requirements.

TWG and our partners have revised the enclosed Master Development Agreement per the West Haven Planning Commission's recommendation as follows:

- Limited the building height to three stories.
- Deleted apartments from the list of permitted uses.
- Added language to provide clarity on veteran preference parameters.
- Added a land use restrictions section.

Lastly, we have attached conceptual renderings of the three story produce type envisioned for the Residences at West Haven.

We are thrilled to present the Residence at West Haven to City Council on August 19, 2020. Please feel free to reach out to me at 303.378.4540 or carrie@mccooldevelopment.com if there is anything further needed for City Council packets.

Sincerely,

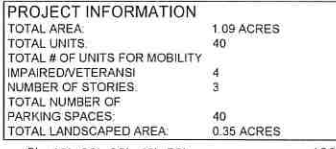
McCOOL DEVELOPMENT SOLUTIONS

Carrie McCool, Principal

Enclosures: Concept Development Plan
 Updated Master Development Agreement
 Three Story Conceptual Product Renderings

CONCEPT DEVELOPMENT PLAN

2,744 30 F
PARCEL A

[illegible]

Proposed Apartment Building
2150 South 1100 West
West Haven, UT 84401

	DATE:	08/10/2020	SCALE:	1" = 1'-0"
	SHEET NO: ASP.1			



ASP.1

DEVELOPMENT AGREEMENT

This Development Agreement ("Agreement") is created by and between TWG Development, LLC, an Indiana limited liability company, whose address is 1301 East Washington Street, Suite 100, Indianapolis, IN 46202 ("Developer") and The City of West Haven, a Utah municipality, whose address is 4159 South 3900 West, West Haven, Utah 84491 ("City"), and is effective August 19, 2020.

BACKGROUND

- A. Developer is in the process of buying land in the City of West Haven and would like to develop the land with up to 40 units of multifamily units for seniors 62+ and seniors. The land is zoned C-3 ZC to allow the proposed density and use for multifamily dwelling units.
- B. The development is consistent with the mixed-use land use designation of the General Plan and will further implement the goals of the City's Moderate-Income Housing Plan.
- C. Land is proposed to consist of approximately 40 rental units on 1.09 acres (the "Land").
- D. Land will have a referenced address known as 2150 South 1100 West, West Haven, Utah, 84401.
- E. The City has granted preliminary site plan approval and as part of final site plan approval wants the Developer to sign a development agreement that sets forth parameters for the proposed improvements.

NOW, THEREFORE, in consideration of the mutual obligations and covenants stated herein and \$10.00 and other good and valuable consideration, the receipt and sufficiency of which is acknowledged, the following rights and obligations are imposed upon the Land.

AGREEMENT

- 1. **Permitted Uses.** Apartments are permitted uses. All other uses are prohibited.
- 2. **Veterans Preference.** The project will allow for prioritized leasing for veterans in accordance with applicable laws for such priority.
- 3. **Land Use Restriction.** The land use restriction agreement will be recorded which will allow for units to be leased at no more than 80% AMI, published annually, for the period of not less than required by the Utah Housing Corporation of which is currently 15 years of initial compliance and an additional 35 year extended use period. The project will be leased to households under the Fair Housing Act by residents 62 years and older.
- 4. **Concept Plan.** The concept plan included as Exhibit "A" and incorporated herein by reference, designates in general terms the proportions, locations, and types of uses to be developed within the Land and shall guide site layout and the development. The concept plan may be amended by petition to the city and as approved by the City or its staff.
- 5. **Site Plan.** All development standards and site plan requirements are reflected in this Agreement and shall apply to any development on the Land.
 - a. **Amenities:** The Land will include these amenities: A leasing center, a computer room, fitness center, and raised garden beds.

6. **Completion of Improvements:** All public improvements shown on an approved site plan or amended site plan shall be completed on Land within three (3) years of the date of approval or recording of the site plan or final plat, whichever is later. If the improvements are not completed within the time specified, the City shall have the option of taking action on the bond to complete the improvements or of voiding the approval. The Developer may request an extension of up to two (2) years for completing improvements from the City Planning Director. An extension of two (2) years may be granted only if the applicant demonstrates good cause for not completing the improvements and demonstrates the present ability to complete the improvements. The Phase 2 Land and subsequent phases shall have improvements completed within four (4) years following final certificate of occupancy being issued on the Land.
7. **Plans:** A detailed preliminary grading and drainage plan including all laterals, and structures, and detention areas, with calculations for volume and proposed locations, will be submitted to the City for approval, which approval is demonstrated by issuance of a building permit. A set of construction drawings will also be submitted for each phase to the City for approval, which approval is demonstrated by issuance of a building permit for each respective phase.
8. **Development Standards:** The following shall apply to the Land:
 - a. **Density.** The maximum density allowed is 40 units.
 - b. **Height.** The maximum building height is 3 stories, not including parapets, architectural features or roof features.
 - c. **Required Setbacks.** All buildings shall be set back at least 10 feet from the curb on 1100 West and Shady Brook Lane S.
 - d. **Parking ratio.** A minimum parking ratio of 1 space per unit is required.
 - e. **Architectural Style.** Buildings on the Land shall incorporate an aesthetically pleasing architectural and design theme as shown in Exhibit B (renderings). The development shall follow the overall architectural style and/or theme of the development.
 - f. **Building Materials.** The building shall be constructed with an acceptable mix of building materials and architectural features to achieve aesthetically pleasing architecture. The acceptable mix includes stone masonry, cementous fiberboard, lap siding, stucco, and other accent materials to create an aesthetically pleasing impression. The City shall have the right but not the obligation to assess the use of these materials to ensure that an aesthetically pleasing impression is obtained and may require Developer to use more or different materials than proposed by Developer to achieve this end on the individual structure , provided such feedback is provided before signing this document.
9. **Drive Accesses:** All drive accesses within the interior of the Land shall be designated as private drives and shall be designed and built according to the concept plan. The minimum drive width shall be 24 feet.
10. **Sidewalks and Pedestrian Circulation:** The Land must be developed to provide for pedestrian circulation routes within the development with access to the public right of way.

11. **General Landscaping Requirements:** Landscaping shall be maintained on the Land and around the perimeter of the Land that fronts 1100 West and that fronts Shady Brook Lane. Deciduous trees must be at least one and one-half (1.5) inches in caliper measured six inches above ground level, and evergreen trees at least five (5) feet in height. The landscaping must be in conformance with the Bona Vista Water Improvement District (the "Water District") restrictions.
12. **Lighting Plan:** A lighting plan will be submitted to the City for approval, which approval is demonstrated by issuance of a building permit. The lighting plan will be designed to discourage crime, enhance the safety of the residents and guests of the project, prevent glare onto adjacent properties and enhance the appearance and design of the project. Light fixtures shall be provided at each building entry.
13. **RV Storage and General Storage.** No wrecked or abandoned vehicles or equipment shall be stored in an open area. Storage of commercial goods or materials outside of the building is prohibited. Recreation Vehicles (RV's) shall not be stored on site.
14. **Solid Waste Receptacles:** Solid waste receptacles not located within a building, excluding small decorative garbage cans, shall be enclosed on three sides with the same materials used on the main structure within the Land with the remaining side used as a gate with appropriate screening materials.
15. **Impact Fees/Permit Fees:** It is recognized that the proposed multifamily development will provide attractive affordable housing units that will implement to goals of the City's Moderate-Income Housing Plan. To induce Development to move forward with the proposed development, the City, agrees to waive 75% of the Parks impact fees and 75% of the permit fees when calculating impact and permit fees as part of the issuance of a construction permit.
16. **Miscellaneous Provisions:**
 - a. This Agreement shall be governed by the laws of the State of Utah and personal and corporate jurisdiction and venue for any disputes hereunder shall be exclusively in the courts of the Second Judicial District, Weber County, Utah, wherein the Land is located.
 - b. Blue Pencil Provision: If any provision of this Agreement is held invalid or unreasonable by a court or other tribunal of full and proper jurisdiction, then the parties agree that such provision may be modified or stricken here from by the Court in the Court's discretion, in order to fulfill the intent of the parties. If a provision is stricken, the remainder of the Agreement shall continue in full force and effect.

Developer:

TWG Development, LLC

By: Ryan Kelly, Acquisition Director



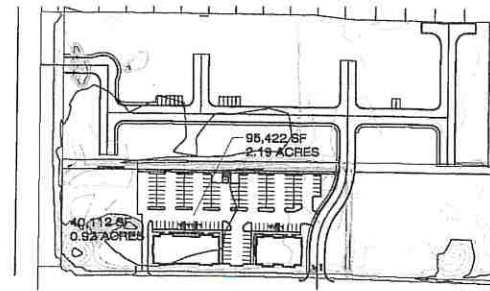






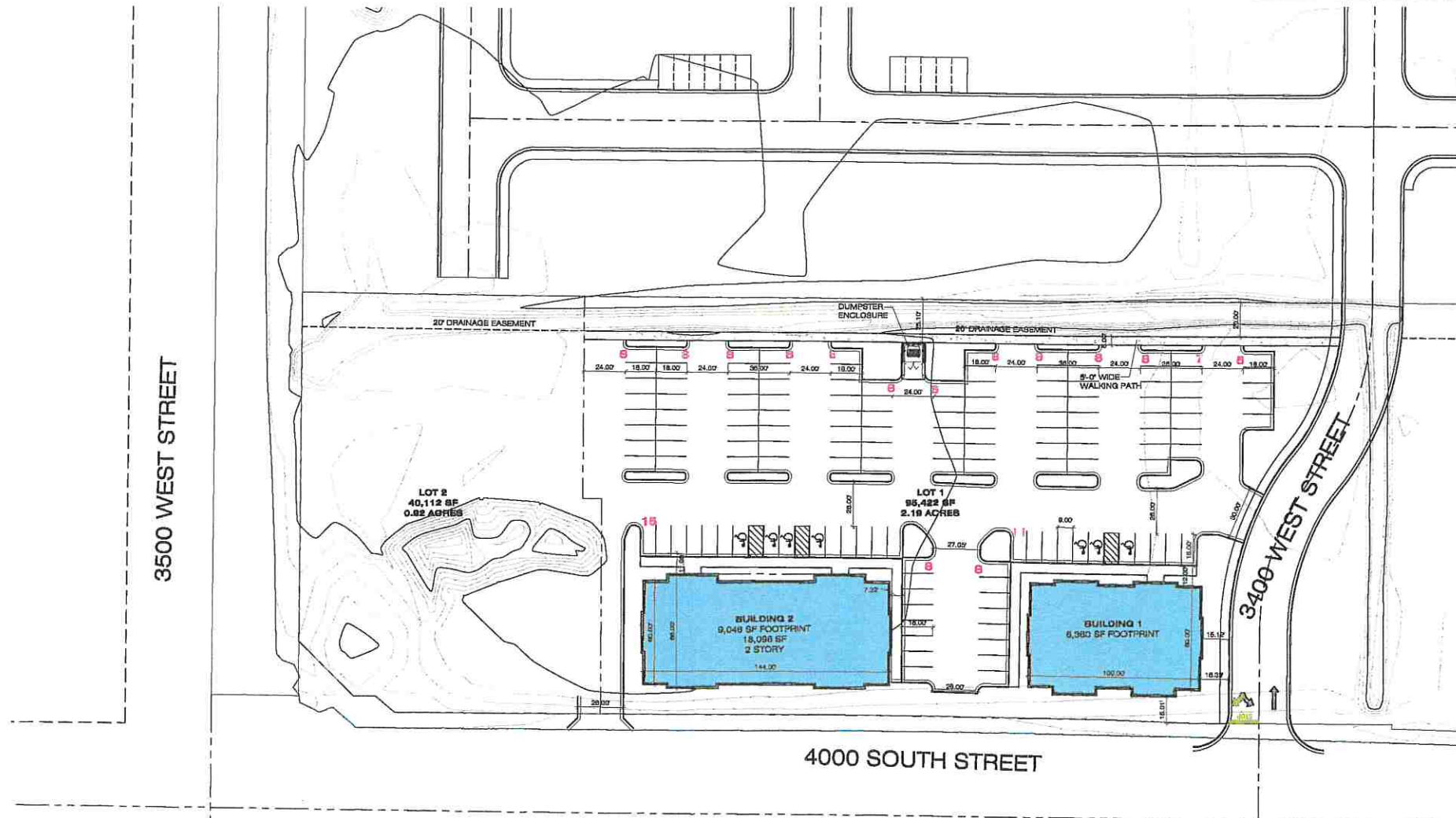


Elevation				Please show the percentage of each elevation for each category.	
N	E	S	W		
—	—	—	—	Primary Materials i.e. architecture insulated metal panels, block, brick, glass, rock, and stone.	
—	—	—	—	Secondary Materials i.e. concrete, corrugated or ribbed metal, fiber/cement siding, oriented strand board treated siding such as LP siding, stucco, tile and wood.	
—	—	—	—	Upgraded Architectural Features i.e. archways, awnings, bays, bonds, quoins and different brick patterns, canopies, corbels, decorative cornices, dormers, permanent decorative art, pillars, porte cocheres, porches, porticos, and timbers.	
Number of parking spaces for your business				138	
Percentage of landscaping					
Fees					
Preliminary	\$100.00 for the first acre plus \$25.00 for each acre over one to five and \$10.00 for each additional acre				
City Review	\$100.00	Amount 150.00 Prelim Date Paid 8/4/2020 Prelim			
Final	\$100.00				
For Office Use Only					
Scheduled date for Agenda 8/12/2020					
Planning Commission Preliminary Approval		Conditions			
Council Preliminary Approval		Conditions			
Planning Commission Final Approval		Conditions			
Council Final Approval		Conditions			



OVERALL SITE

PROJECT SUMMARY	
ZONE	C-2
LOT 1	95,422 SF 2.19 ACRES
LOT 2	40,112 SF 0.92 ACRES
TOTAL LAND AREA	135,534 SF 3.11 ACRES
BUILDING 1 AREA	6,360 SF
BUILDING 2 AREA	18,048 SF
FIRST FLOOR	9,048 SF
SECOND FLOOR	9,048 SF
TOTAL BUILDING AREA	24,456 SF
BUILDING 1 PARKING	39 SPACES
BUILDING 2 PARKING	99 SPACES
TOTAL PARKING STALLS	138



SAMUEL J. BRADY

ARCHITECTS

200 E. South Temple
Suite 100
Salt Lake City, Utah 84111
(801) 595-1762
www.sambrady.com

NOTE: THIS DRAWING IS PROVIDED
FOR TENANT APPROVAL OF THE
SPACE NOTED AND IS NOT FOR
CONSTRUCTION. ACTUAL SITE
DIMENSIONS COULD VARY.



259 S Riverbend Way
Suite 100
North Salt Lake, Utah
84054
(801) 936-3446
FAX: (801) 936-8633

**3400 WEST ST &
4000 SOUTH ST**

**WEST HAVEN
PROPOSED
BUILDING**

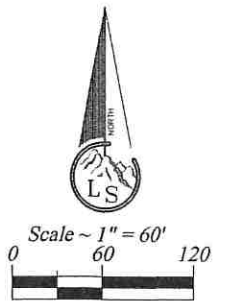
SITE PLAN

SCALE: 1" = 30'-0"
JULY 28, 2020
2066501SD.dwg



AS.1

PART OF THE S 1/2 of the SW 1/4 OF SECTION 24, TOWNSHIP 6 NORTH, RANGE 2 WEST, SALT LAKE BASE & MERIDIAN
WEST HAVEN CITY, WEBER COUNTY, UTAH



----	SECTION LINE
=====	SUBDIVISION BOUNDARY
- - - - -	EXISTING FENCE
- - - - -	EASEMENTS (as labeled or granted)
-----	STREET CENTERLINE
- - - - -	LIMITED COMMON
	FND SECTION CORNER
	CALC SECTION CORNER
	FND STREET MONUMENT
	FND CURB NAIL
	FND REBAR AND CAP
	SET #5x24" REBAR AND CAP STAMPED LANDMARK
	ELEVATION BENCHMARK
	RIGHT OF WAY MONUMENT
	RECORD DATA
md	MEASURED DATA
	ROAD/STREET DEDICATION
	PRIVATE UNITS
	COMMON AREA
	PRIVATE DRIVEWAY DEDICATION
	LIMITED COMMON AREA

W 1/4 cor Sec 25, T 6 N, R 2 W,
SLB&M, WCo brass cap. NAD83 State
Plane Coordinates GPS measured
N=3606845.154 E=1495839.416 U.S. ft.

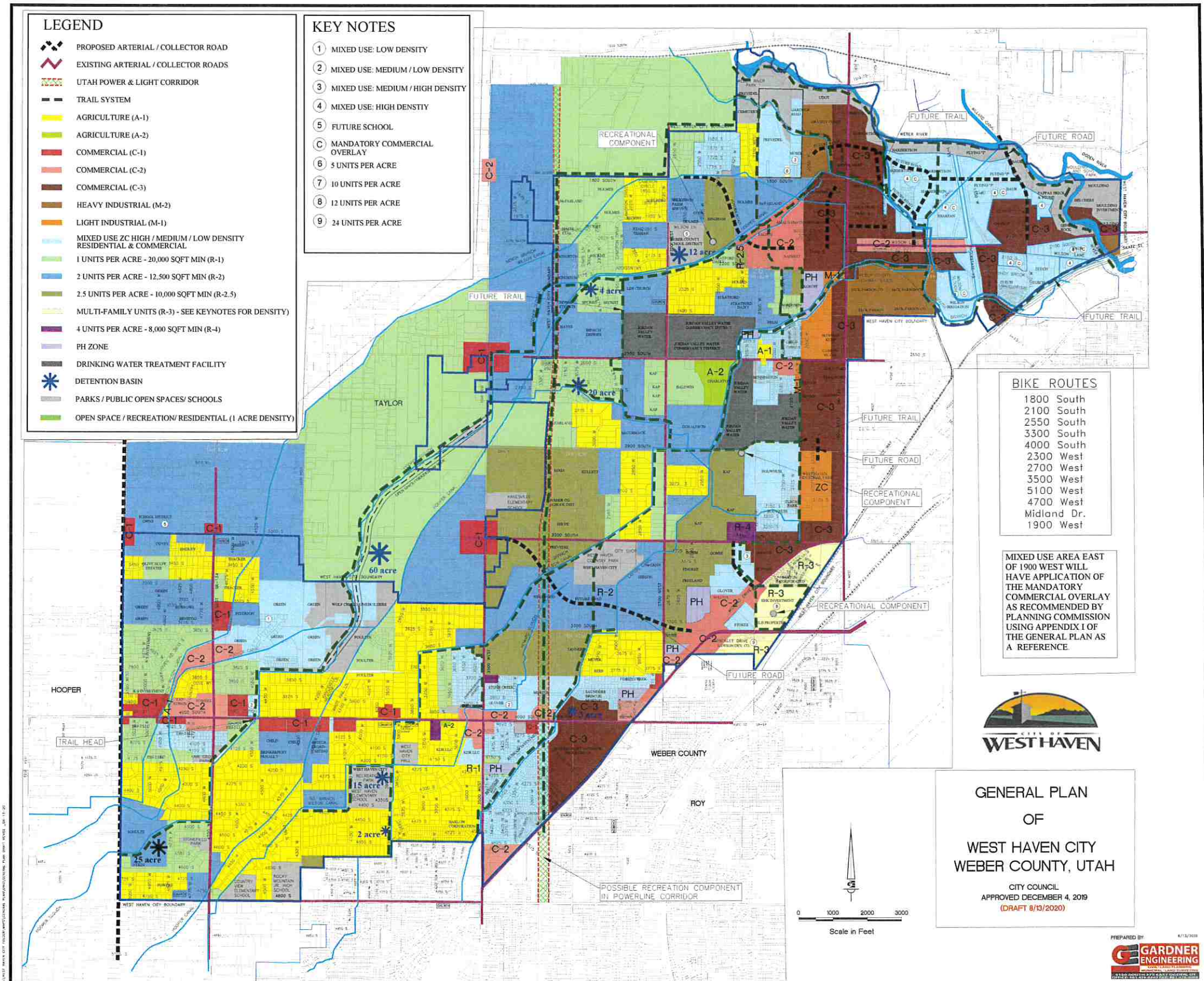
This plot and associated documents are PRELIMINARY NOT FINAL and subject to change without a valid signature and date across the Professional Land Surveyor's seal in accordance with R156-22-204 of the Utah Administrative Code of the Utah Department of Commerce, Division of Occupational and Professional Licensing. If this document is unsigned it is a Preliminary document(s) and is not intended for and shall not be used in construction, nor be recorded or filed, nor implemented or used as a final product.

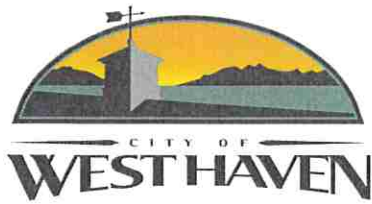
LEGEND

- PROPOSED ARTERIAL / COLLECTOR ROAD
- EXISTING ARTERIAL / COLLECTOR ROADS
- UTAH POWER & LIGHT CORRIDOR
- TRAIL SYSTEM
- AGRICULTURE (A-1)
- AGRICULTURE (A-2)
- COMMERCIAL (C-1)
- COMMERCIAL (C-2)
- COMMERCIAL (C-3)
- HEAVY INDUSTRIAL (M-2)
- LIGHT INDUSTRIAL (M-1)
- MIXED USE ZC HIGH / MEDIUM / LOW DENSITY RESIDENTIAL & COMMERCIAL
- 1 UNITS PER ACRE - 20,000 SQFT MIN (R-1)
- 2 UNITS PER ACRE - 12,500 SQFT MIN (R-2)
- 2.5 UNITS PER ACRE - 10,000 SQFT MIN (R-2.5)
- MULTI-FAMILY UNITS (R-3) - SEE KEYNOTES FOR DENSITY
- 4 UNITS PER ACRE - 8,000 SQFT MIN (R-4)
- PH ZONE
- DRINKING WATER TREATMENT FACILITY
- DETENTION BASIN
- PARKS / PUBLIC OPEN SPACES / SCHOOLS
- OPEN SPACE / RECREATION / RESIDENTIAL (1 ACRE DENSITY)

KEY NOTES

- 1 MIXED USE: LOW DENSITY
- 2 MIXED USE: MEDIUM / LOW DENSITY
- 3 MIXED USE: MEDIUM / HIGH DENSITY
- 4 MIXED USE: HIGH DENSITY
- 5 FUTURE SCHOOL
- 6 MANDATORY COMMERCIAL OVERLAY
- 7 5 UNITS PER ACRE
- 8 10 UNITS PER ACRE
- 9 12 UNITS PER ACRE
- 9 24 UNITS PER ACRE





WEST HAVEN CITY COUNCIL MEETING MINUTES

August 5, 2020 6:00 p.m.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

Present: Sharon A. Bolos Mayor
Carrie Call Councilmember
Nina Morse Councilmember
Rob Vanderwood Councilmember
Randy Hunter Councilmember
Kim Dixon Councilmember

Staff Present: Emily Green City Recorder
Steve Anderson City Planner
Ken Bradshaw City Attorney

5:30 Council Workshop

Mayor Bolos brought the meeting to order.

Lt. Cortney Ryan gave an update on the Weber County Sheriff's Department.

Council agreed to do another movie in the park.

Councilmember Morse said Communities that Care wants to acknowledge Youth Councils and suggested acknowledging ours in our meeting.

Councilmember Dixon said the county provided PPE for the Weber County Fire Department.

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 Vanderwood
- B. Lead by Councilmember Dixon

3. PUBLIC PRESENTATION

David Smith said that he is concerned about the 2550 South widening project because there is a two block area where the sidewalk is cracked or broken and lower than the grade of the curb because of erosion.

4. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S)

A. PRELIMINARY AND FINAL SITE PLAN APPROVAL-WASTE MANAGEMENT-2433 S 2050 W-THOMAS MITCHELL

Councilmember Hunter asked if the appropriate environmental agencies had reviewed this plan.

Steve Anderson confirmed that this was discussed in the planning commission meeting.

Councilmember Hunter asked if the Fire Marshal inspected annually.

Thomas Mitchell confirmed.

Councilmember Vanderwood asked if the area with the compressor is accessible to the public because he is concerned about safety.

Mr. Mitchell said that it will be fenced in, with cameras, and that the tanks are made to be projectile protected.

Councilmember Vanderwood asked what kind of decibel level the tanks will reach.

Mr. Mitchell said that he wasn't sure but he believes it was about 76 decibels.

Councilmember Vanderwood asked how often they were cleaned.

Mr. Mitchell said it is very rare.

Councilmember Vanderwood asked if the building lights will be hooded and pointed down.

Mr. Mitchell confirmed and said that the lights specifically reduce light pollution.

Councilmember Vanderwood asked if there is a phase out cycle.

Mr. Mitchell said he doesn't know yet with the pandemic.

Councilmember Morse asked if there was a way to reduce the smell because it's close to homes.

Mr. Mitchell said that it won't be any different than it is now.

Councilmember Dixon asked what will happen to the diesel tanks.

Mr. Mitchell said they decommission them and Fire Code says that there is a certain amount of time when they must be removed.

Councilmember Hunter made a motion to give preliminary and final site plan approval. Councilmember Call seconded the motion. Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Vote was unanimous.

B. ACTION ON ORDINANCE 30-2020-REZONE FROM A-2 TO C-2-4095 S 3500 W-JOHNNY PAGANO

Councilmember Dixon asked if this was all the same business.

Kelly Pagano confirmed.

Councilmember Hunter made a motion to adopt ordinance 30-2020. Councilmember Morse seconded the motion. Roll Call: Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; Vote was unanimous.

C. ACTION ON ORDINANCE 32-2020-MASTER DEVELOPMENT AGREEMENT-STAKER FARMS-APPROX. 2700 S 3500 W-BRYCE THURGOOD

Councilmember Hunter asked what the density is.

Bryce Thurgood said that it is less than two per acre.

Councilmember Hunter asked what the \$80,000 improvements will be.

Mr. Thurgood said a parking lot extending from the west and that the \$80,000 will be on top of the originally agreed improvements. He said that the park will be completed before phase one.

Councilmember Dixon asked if the playground will be there still.

Mr. Thurgood confirmed it will.

Councilmember Dixon asked if the facility will be public and if the sprinklers will be included.

Mr. Thurgood confirmed both.

Councilmember Morse asked how much more land was added.

Mr. Thurgood said that it is 8 acres.

Councilmember Call made a motion to adopt ordinance 32-2020. **Councilmember Dixon seconded** the motion. **Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

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

Councilmember Dixon asked if the 17 new homes would enter from 3500 W.

Bryce Thurgood said that they will not except for the two currently on 3500 W.

Councilmember Dixon asked when they will be ready to start construction on the homes.

Mr. Thurgood said that he thinks it will be the in the next few weeks.

Councilmember Dixon made a motion to preliminary subdivision approval. **Councilmember Hunter seconded** the motion. Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

5. ACTION ON RESOLUTION 24-2020-ACCEPTANCE OF PETITION FOR ANNEXATION-3789 W 2550 S AND 3771 W 2550 S-NOLA STAUFFER

Councilmember Hunter made a motion to adopt resolution 24-2020 with the requirement that this annexation will come in under the A-1 zone. **Councilmember Dixon seconded** the motion. **Roll Call:** Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

6. ACTION ON PLANNING COMMISSION MEETING RECOMMENDATION(S) **A. ACTION ON ORDINANCE 31-2020-CITY WIDE GENERAL PLAN MAP**

Councilmember Hunter suggested more A-1 on the map. He also suggested changing the map to show the built out areas as what they are currently zoned in A-1 and A-2 areas. He expressed concern that all the commercial is on 1900 W. and wanted to consider some properties being zoned for a grocery store.

Council agreed to make the commercial on 1900 W wider.

Councilmember Call suggested taking the patio home portion at about 2550 W and 3520 S and changing it to commercial.

Councilmember Hunter suggested approaching some families about annexing into our city that are eligible in Taylor.

Councilmember Dixon made a motion to table. **Councilmember Morse seconded** the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

7. ACTION ON BID AWARD-2020 ROAD MAINTENANCE PROJECT

Councilmember Morse made a motion to award the bid to Staker Parson on schedule A in the amount of \$115,584.60, to Granite Construction on schedule B in the amount of \$173,860.00, and to Anderson Asphalt on schedule C in the amount of \$65,612.20. **Councilmember Hunter seconded** the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

8. ADVICE & CONSENT OF; APPEAL AUTHORITY/HEARING OFFICER Submitted by Mayor Bolos

Mayor Bolos submitted Craig Call for a term expiring February 2021.

Councilmember Dixon made a motion to appoint Craig Call. **Councilmember Vanderwood seconded** the motion. Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

9. DISCUSSION-CITY MANAGER APPOINTMENT

Council discussed the hiring process for appointing a city manager.

10. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	July 15, 2020
B. SPECIAL CITY COUNCIL MINUTES	MEETING HELD	July 16, 2020
C. GARDNER ENGINEERING	\$28,756.00	Inv. #0620092-0620097
D. WEBER COUNTY ANIMAL SERVICES	\$20,680.75	Inv. #25379
E. STAKER PARSON	\$242,741.99	Inv. #213524-2
F. MARRIOTT CONSTRUCTION	\$75,498.11	Inv. #5485

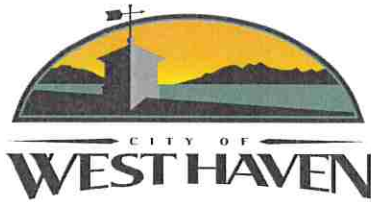
Councilmember Dixon moved to approve the Consent Agenda. Councilmember Hunter seconded the motion. Roll Call: Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Vote was unanimous.**

11. ADJOURNMENT

Councilmember Morse moved to adjourn at 8:06 P.M. Councilmember Vanderwood seconded the motion. Councilmember Morse, aye; Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____



WEST HAVEN CITY SPECIAL COUNCIL MINUTES

August 12, 2020 4:50 P.M.
Weber County Sheriff's Office
712 W 12th Street Ogden, UT. 84403

Present: Sharon A. Bolos Mayor
Nina Morse Councilmember
Kim Dixon Councilmember
Carrie Call Councilmember
Rob Vanderwood Councilmember
Randy Hunter Councilmember

Staff Present: Emily Green City Recorder

Committee Members: Matt Dixon
Tom Hansen

1. **MEETING BROUGHT TO ORDER:**

Mayor Bolos brought the Meeting to order at 4:50 P.M. and welcomed those in attendance.

2. **DISCUSSION-CITY MANAGER APPOINTMENT**

Council discussed the process of this meeting.

3. **EXECUTIVE SESSION-** The council will enter into a closed meeting for the purpose of discussion of the character and professional competence of an individual to be held in accordance with the provisions of Utah Code 52-4-205.

Councilmember Morse made a motion to enter into an executive session. **Councilmember Vanderwood seconded** the motion. Councilmember Dixon, aye; Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

Councilmember Hunter made a motion to leave the executive session and enter back the public meeting. **Councilmember Morse seconded** the motion. Councilmember Dixon, aye; Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

Mayor Bolos stated that they have left an executive session reviewing the character and professional competence of several individuals.

4. **DISCUSSION AND/OR ACTION-AWARD CONTRACT-ENGINEERING**

Councilmember Hunter made a motion to table. **Councilmember Morse seconded** the motion. Councilmember Dixon, aye; Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

5. **ADJOURNMENT**

Councilmember Hunter made a motion to adjourn at 8:38 PM. **Councilmember Morse seconded** the motion. Councilmember Dixon, aye; Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: _____