



## 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 there in the next few weeks.*

**Councilmember Dixon made a motion** to give 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: 8/19/20