



WEST HAVEN CITY COUNCIL MEETING MINUTES

August 19, 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.

Council discussed the cemetery ordinance.

Council discussed the rodeo in September and agreed to move forward.

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 Call

B. Lead by Councilmember Hunter

3. **PUBLIC PRESENTATION**

No one came up at this time.

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 ANDIE BEADLES

Andi Beadles explained they plan to develop a senior housing project for 36-40 individuals with a veteran's preference and will be project basing a few of the vouchers for affordable housing.

Councilmember Morse asked why there is only one parking spot per unit.

Ms. Beadles said that with a senior project and affordable housing most individuals will not have more than one vehicle and it is in close proximity to mass transit.

Councilmember Hunter expressed concern over the limited amount of parking because this area does not have a lot of walking distance amenities.

Ms. Beadles said that she is currently working on a service plan so that transport can be provided for appointments and errands.

Councilmember Hunter expressed concern about the portion that references the site plan being allowed to be amended by the staff.

Councilmember Vanderwood suggested striking the section that discusses phase 2.

Councilmember Hunter asked who oversees the veteran preference.

Ms. Beadles said that the property manager will manage that. They will have a waiting list and veterans will be pushed to the top of the list.

Councilmember Hunter expressed concern about set backs being 10 feet from the curb.

Councilmember Vanderwood asked why 40 and not 36.

Ryan Kelly said that the amount is practical to the design.

Councilmember Vanderwood asked the leasing centers hours.

Mr. Kelly said that it will be open until 5 and available online.

Councilmember Morse made a motion to adopt ordinance 33-2020 with the following changes: on item 4 concept plan to remove the last sentence, item 6 completion of improvements remove the last sentence, and item 8C change the word curb to property line. **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.**

B. PRELIMINARY SITE PLAN APPROVAL-PROFESSIONAL OFFICE-APPROX. 3475 W 4000 S-TUCKER NIPKO

Councilmember Hunter asked if the setbacks are 15 feet and how large the remnant is that they are not building on.

Tucker Nipko confirmed the setbacks and said that it is 0.92 acres.

Councilmember Vanderwood asked if UDOT has approved the entrance by the property for sale.

Mr. Nipko said that UDOT denied that and they will use other entrances.

Councilmember Hunter asked if they met the required landscaping.

Mr. Nipko confirmed.

Councilmember Morse asked if there would be two tenants for both buildings.

Mr. Nipko said that the eastern building will have one tenant and the other will have multiple tenants.

Councilmember Call asked if he had commitments yet.

Mr. Nipko confirmed he does.

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

C. FINAL SUBDIVISION APPROVAL-AMEND RIVERWALK PHASE 2-RICK SCADDEN

Councilmember Morse asked how much the increase is.

Rick Scadden said that it is 18 doors.

Councilmember Call expressed some concern that the width of the driveways changed from 22 feet to 18 feet.

Councilmember Vanderwood made a motion to give final subdivision approval. **Councilmember Hunter seconded** the motion. Councilmember Hunter, aye; Councilmember Call, nay; Councilmember Morse, nay; Councilmember Vanderwood, aye; Councilmember Dixon, aye; **Motion passes 3:2.**

5. **AWARD CONTRACT-RESIDENTIAL SOLID WASTE COLLECTION AND DISPOSAL**

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.**

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.

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

Councilmember Morse made a motion to leave the executive session and enter back into the public meeting.

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

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

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

A. ACTION ON ORDINANCE 31-2020-CITY WIDE GENERAL PLAN MAP

Councilmember Hunter said that he would like to add an area in the general plan for a grocery store.

Councilmember Call suggested changing the area around Kaneshville Elementary to A-1.

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

8. **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

Councilmember Dixon suggested fixing the spelling error on the August 5, 2020, minutes page 2 agenda item 4A.

Councilmember Call suggested correcting the title on the August 12, 2020, minutes agenda item 4.

Councilmember Call moved to approve the Consent Agenda. **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.**

9. **ADJOURNMENT**

Councilmember Morse moved to adjourn at 10:47 P.M. **Councilmember Call 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: 09/02/2020