



WEST HAVEN CITY COUNCIL MEETING MINUTES

October 21, 2020 6:00 P.M.
City Council Chambers
4150 South 3900 West, West Haven, UT 84401

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

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

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Mike Fisher gave a presentation on the current building fee schedule for West Haven City and the current ICC standards for building fees.

Benj Becker gave a presentation on commercial development.

1. MEETING BROUGHT TO ORDER:

The Council met electronically at their regularly scheduled meeting held in the Community Room.

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 Hunter

3. PUBLIC PRESENTATION

Ryan Wilkinson said that he had a discussion on Facebook with councilmember Morse. He expressed concern about the fact that she informed him a Weber County Sheriff was present at all of our council meetings and would remove anyone who cause a scene before there was anything actionable.

4. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES	MEETING HELD	October 7, 2020
B. AMERICAN PAVEMENT MARKING, LLC	\$26,346.08	Inv. #125054
C. STAKER PARSON	\$87,090.85	Inv. #213524-5
D. LYNN WOODWARD ELECTRIC LLC	\$93,123.28	Inv. #20-461

Councilmember Vanderwood made a motion to approve the consent agenda. **Councilmember Dixon seconded** the motion.

Roll Call: Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Hunter, aye; Councilmember Morse, aye; **Vote was unanimous.**

5. **DISCUSSION-RESIDENTIAL SOLID WASTE COLLECTION AND REMOVAL ORDINANCE**

Mayor Bolos said that the ordinance states the billing will go through West Haven Special Service District and asked if they want to maintain their policy of not having a grace period before applying a late fee.

Councilmember Vanderwood asked if there are any residents with subscriptions that the council would need to worry about.

Matthew Jensen stated there are not any subscriptions.

Councilmember Vanderwood asked why the cans in the ordinance are 95 gallons when the haulers explained it was a standard size depending on the company that is between 95-96 gallons.

Councilmember Hunter suggested adding a range to compensate.

Councilmember Dixon asked if the city planned on adding the ordinance to the agenda for the next council and then doing a new request for proposal on the garbage hauler contracts.

Matthew Jensen stated that with the new ordinance the council could use the existing request for proposal.

Council set the public hearing for November 4, 2020.

6. **DISCUSSION-CITY COUNCIL CHAMBER AV EQUIPMENT AND UPGRADE**

Matthew Jensen gave a presentation on a quote for AV equipment provided by a vendor with a state contract.

Councilmember Dixon asked for a timeline of installation.

Matthew Jensen said 2-4 weeks.

Councilmember Vanderwood asked why there was a note about existing wires for the lapel microphones.

Matthew Jensen said that he had them add that to protect the investment already made for those microphones just in case they are needed.

Councilmember Hunter asked what kind of warranty is offered with the installation.

Matthew Jensen said he would find out what warranty there is.

Councilmember Dixon asked if this would give the city the ability to go live for council meetings.

Matthew Jensen confirmed it will.

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

A. ACTION ON ORDINANCE 36-2020-MASTER DEVELOPMENT AGREEMENT-1185 W SHADY BROOK LANE-MULTI-FAMILY HOUSING UNITS-BRAD BROWN

Councilmember Hunter expressed concern about this being a residential development, he said he would prefer to see commercial in this area.

Councilmember Dixon asked if this site is large enough to compensate a Burger King or similar business.

Sky Hazelhurst said it will not because Burger King requires at least an acre for sites in rural area, and McDonalds requires 1.25 acres. He said that the only way they would do it with less acreage is in a more urban setting such as Salt Lake City.

Councilmember Vanderwood asked if the 15 units on the map is to allow for flexibility.

Mr. Hazelhurst confirmed that it is.

Councilmember Call said she is not in favor of this development.

Councilmember Morse said she is not opposed to the development.

Councilmember Call made a motion to table so that our attorney could review the ordinance of when the property was initially rezoned. **Councilmember Morse seconded** the motion. Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Dixon, nay; Councilmember Morse, aye; Councilmember Vanderwood, aye; **Motion passes 4:1.**

B. ACTION ON ORDINANCE 37-2020-REZONE FROM A-1 TO R-2-APPROX. 3350 W 2700 S-WOODMERE HOMES

Councilmember Vanderwood asked why the two homes that are a part of another subdivision are included with this rezone.

Steve Anderson explained that these lots will be legal conforming if rezoned and were required to be rezoned together when they were initially developed.

Councilmember Vanderwood asked if there are sewer issues with this property.

Steve Anderson said this property will need a pump station.

Councilmember Hunter expressed concern about changing the zone for the existing homes.

Councilmember Call said that if the zone is changed this will probably change the animal rights for these two homes.

Mayor Bolos suggested leaving those two properties out of the rezone.

Councilmember Dixon made a motion to adopt ordinance 37-2020 with the two existing homes not included. **Councilmember Morse seconded** the motion. **Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Dixon, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

C. PRELIMINARY SITE PLAN APPROVAL-WIDOW MAKER BOATS-983 W 2150 S-TROY ANDERSON

Councilmember Morse asked if the existing building will stay on the lot.

Chuck Harsin confirmed it will.

Councilmember Vanderwood asked if the business is building custom boats and what the business hours will be.

Mr. Harsin confirmed it is and said there will be regular business hours that conform with the noise ordinance.

Councilmember Call asked if there will be a trail along the back of the property.

Mr. Harsin confirmed it will be along the western border under the canopy. He said all of his late hunting dogs are buried there and requested they are not moved.

Mayor Bolos asked if that was possible.

Steve Anderson confirmed it is.

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

D. ACTION ON ORDINANCE 38-2020-PATIO HOMES ORDINANCE

Councilmember Hunter expressed concern about P.R.U.D.'s being included in the conditional uses.

Councilmember Morse asked if section 1.7 the landscape cash bond has been done previously.

Steve Anderson said that have not previously.

Councilmember Call asked if the lot sizes are 6,000 square feet.

Steve Anderson confirmed it.

Councilmember Morse asked what size lots other patio home subdivision have.

Steve Anderson said it is about the same size.

Councilmember Vanderwood made a motion to adopt ordinance 38-2020 but striking section 1.3.3. **Councilmember Morse seconded** the motion. **Roll Call:** Councilmember Hunter, aye; Councilmember Call, aye; Councilmember Dixon, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

E. PRELIMINARY SUBDIVISION APPROVAL-CUCEREAVII SUBDIVISION-3332 W 4075 S

Steve Anderson said that the drainage issues have been fixed with this property.

Councilmember Morse asked if the retention pond is close to this lot.

Steve Anderson confirmed it is and said it is lower allowing drainage to the north. He said land drains will be installed in the subdivision.

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

F. PRELIMINARY SITE PLAN APPROVAL-DENTAL CLINIC AND COMMERCIAL DEVELOPMENT-APPROX. 2700 W 3700 S-PASCAL MEYER

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

G. PRELIMINARY AND FINAL SUBDIVISION APPROVAL-SALT POINT SOUTHEAST TOWNHOMES-3250 W 3725 S-WOODSIDE HOMES

Councilmember Call expressed concern that the master development agreement says that all roads are public and this is a private road.

Derek Terry explained that the roads outlined in the map of the master development agreement are the public roads.

Councilmember Dixon asked why there is approval of preliminary and final on these two items.

Steve Anderson said it is in the master development agreement.

Councilmember Call asked what the city road standard is.

Matthew Jensen said it is 36 feet.

Council discussed amending the master development agreement.

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

H. PRELIMINARY AND FINAL SUBDIVISION APPROVAL-SALT PIONT NORTHWEST TOWNHOMES-APPROX. 3300 W 3800 S-WOODSIDE HOMES

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

8. COUNCIL UPDATES

Councilmember Call gave an update on Weber County Animal Services.

9. ADJOURNMENT

Councilmember Call moved to adjourn at 9:26 P.M. **Councilmember Vanderwood** seconded the motion. Councilmember Call, aye; Councilmember Vanderwood, aye; Councilmember Morse, aye; Councilmember Dixon, aye; Councilmember Hunter, aye; **Vote was unanimous.**

Emily Green
City Recorder

Date Approved: 11/4/20