



WEST HAVEN CITY COUNCIL MEETING MINUTES

December 16, 2020 6:00 P.M.
Community Room
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
Matthew Jensen City Manager
Amy Hugie City Attorney

5:00 Council Workshop

Mayor Bolos brought the meeting to order.

Council discussed the proposed standards for private and public roads.

Council discussed policies and procedures.

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 Hunter
B. Lead by Councilmember Call

3. PUBLIC PRESENTATION

David Smith thanked the city for holding virtual meetings, he thanked Ken Bradshaw for his service and wished everyone a merry Christmas.

4. ACTION ON CONSENT AGENDA

A. CITY COUNCIL MINUTES
B. GARDNER ENGINEERING

MEETING HELD
\$22,121.25

December 2, 2020
Inv. #1120043-1120049

Councilmember Hunter made a motion to approve the consent agenda. Councilmember Call seconded the motion. Roll Call: Councilmember Vanderwood, aye; Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Hunter, aye; Councilmember Morse, aye; Vote was unanimous.

5. ACTION ON RESOLUTION 30-2020-KEN BRADSHAW'S RETIREMENT

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

6. DISCUSSION-WORK SESSION GENERAL PLAN MAP SPECIFICALLY THE COMMERCIAL ZONES

Council discussed the general plan and agreed to set up a work session for it.

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

A. PRELIMINARY SUBDIVISION APPROVAL-FAIRHAVEN SUBDIVISION-2531 W 1800 S-IVORY HOMES

Councilmember Hunter asked what the properties to the east and west are zoned.

Steve Anderson said they are R-2.5 and A-1.

Councilmember Call suggested changing some lots to meet the 16,000 square foot requirement.

Councilmember Hunter asked if there are any restrictions on the property with the detention pond.

Steve Anderson confirmed there are.

Councilmember Vanderwood asked where the detention pond will be.

Steve Anderson said it will be on parcel B.

Councilmember Hunter asked if they would be willing to modify the size of the lots to meet the 16,000 square foot requirement.

Skylar Holbert confirmed they could change those lots.

Councilmember Vanderwood made a motion to give preliminary subdivision approval with the provisions of lot 430, 321, 320, 319, 210, 126, 125, and 124 all being in the provision of 16,000 square feet for the A-1 zone. **Councilmember Dixon seconded** the motion. Councilmember Hunter, aye; Councilmember Call, nay; Councilmember, Dixon, aye; Councilmember Morse, nay; Councilmember Vanderwood, aye; **Motion passes 3:2.**

B. PRELIMINARY SUBDIVISION APPROVAL-BRACUS ESTATES SUBDIVISION-APPROX. 3350 W 2700 S-WOODMERE HOMES

Councilmember Vanderwood asked if the second phase will be done later.

Josh Lynch confirmed it will.

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

C. ACTION ON ORDINANCE 48-2020-REZONE FROM A-1 TO PATIO HOMES-4228 S 3500 W-COTTLE CAPITAL GROUP

Councilmember Hunter said that on the patio home ordinance the corner lots must be 6,400 square feet.

Alan Cottle made note of that.

Councilmember Dixon made a motion to adopt ordinance 48-2020. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Dixon, aye; Councilmember Vanderwood, aye; Councilmember Call, aye; **Vote was unanimous.**

D. ACTION ON ORDINANCE 49-2020-REZONE FROM C-2 TO C-2 AND C-3-1679 W 2100 S-TANNER NEELEY

No one was present for this item.

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

E. ACTION ON ORDINANCE 50-2020-BUSINESS LICENSE FEE SCHEDULE

Councilmember Hunter made a motion to adopt ordinance 5-2020. **Councilmember Call seconded** the motion. **Roll Call:** Councilmember Vanderwood, aye; Councilmember Hunter, aye; Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Morse, aye; **Vote was unanimous.**

8. **PUBLIC HEARING-**For the purpose of receiving public input with regard to the Planning Commission Ordinance

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

Mayor Bolos invited the public up for comment.

David Smith said that while reviewing the ordinance on line 6 it discusses vacating an appointment and asked what amount of time would determine if they are allowed two more terms or one more term.

Councilmember Morse made a motion to leave public hearing. **Councilmember Vanderwood seconded** the motion. Councilmember Dixon, aye; Councilmember Morse, aye; Councilmember Vanderwood, aye; Councilmember Hunter, aye; **Vote was unanimous.**

9. **ACTION ON PUBLIC HEARING-**Adoption of Ordinance 47-2020-Planning Commission Ordinance

Mayor Bolos suggested changing the midterm vacancy to include that if less than half the term is served than they are eligible for one more term or if more than half is served than they are eligible for two more terms.

Amy Hugie drafted some changes to the ordinance and presented them.

Matthew Jensen suggested a time frame for the appointment process.

Councilmember Call suggested having a purpose as part of the ordinance.

Amy Hugie suggested adding It is the intent of this chapter that a city planning commission be provided, which will represent the concerns of diverse citizen groups, as well as the broad interest of the community as a whole for a purpose.

Mayor Bolos presented the appointment policy.

Councilmember Dixon made a motion to adopt ordinance 47-2020 with the changes as discussed, the language added by Amy Hugie, the purpose as well as the language that Ken Bradshaw suggested about filling expired terms. **Councilmember Hunter seconded** the motion. **Roll Call:** Councilmember Morse, aye; Councilmember Hunter, aye; Councilmember Dixon, aye; Councilmember Call, aye; Councilmember Vanderwood, aye; **Vote was unanimous.**

10. **ACTION ON RESOLUTION 29-2020-CITY OWNED PROPERTY LEASE POLICY**

Councilmember Vanderwood suggested changing section D3 to say that a lease will include a 30 day termination clause and changing office to city on E1.

Councilmember Call suggested changing the public hearing to be required.

Councilmember Vanderwood suggested changing it to have the city manager review whether a public hearing is necessary.

Councilmember Vanderwood made a motion to adopt resolution 29-2020 with the changes as discussed. **Councilmember Morse seconded** the motion. **Roll Call:** Councilmember Vanderwood, aye; Councilmember Call, aye; Councilmember Morse, aye; Councilmember Dixon, aye; Councilmember Hunter, nay; **Motion passes 4:1**

11. **COUNCIL UPDATES**

Mayor Bolos updated the council on a new position created by the Sheriff's Department that will help with the city contracts.

12. **ADJOURNMENT**

Councilmember Vanderwood moved to adjourn at 8:51 P.M. **Councilmember Morse 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: 1/6/21