

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

City Administrator
Duane Huffman

City Council
James Ahlstrom
Dell Butterfield
Kelly Enquist
Jenn Nielsen
Julie Thompson

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City Recorder
Remington Whiting

City Engineer
Kris Nilsen

Public Works Director
Steve Maughan

****AMENDED****

THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A REGULAR MEETING AT 7:30 PM ON TUESDAY, JUNE 2ND, 2026, AT THE CITY OFFICES

Invocation/Thought – James Ahlstrom; Pledge of Allegiance – Julie Thompson

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Public Hearing – Fiscal year 2026/2027 Tentative Budget.
4. Public Hearing – Proposed Changes to the West Bountiful City Pay Scale.
5. Public Hearing – Amendments to the Fiscal Year 2025/2026 Budget.
6. Resolution 591-26 – A Resolution Appointing Richmond Thornley as a Voting Member to the West Bountiful City Planning Commission.
7. Proposed Code Change Regarding Building Restrictions in the Street Side Yard.
8. Proposed Code Change Regarding the Maximum Height of Main Structures in the A-1 District.
9. Resolution 592 – A Resolution Supporting America250 and Recognizing and Approving of the West Bountiful Utah 250 Community Committee.
10. Consider Juneteenth Observance 2026.
11. Meeting Minutes from May 19th, 2026.
12. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
13. Mayor/Council Reports.
14. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
15. Adjourn.

This agenda was posted on the State Public Notice website (Utah.gov/pmn), the city website (WBCityut.gov), posted at city hall, and emailed to the Mayor and City Council on May 29th, 2026.

Minutes of the West Bountiful City Council meeting held on **June 2nd, 2026**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

MEMBERS: Mayor Kenneth Romney, Council members, Dell Butterfield, Kelly Enquist, Jenn Nielsen, and Julie Thompson

STAFF: Duane Huffman (City Administrator), Tom Smith (Assistant Chief of Police), Steve Maughan (Public Works Director), Kris Nielsen (City Engineer), Steve Doxey (City Attorney), and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Mark Preece, Simon Mortensen, Richmond Thornley

EXCUSED: Council member James Ahlstrom

Regular Meeting

Mayor Romney called the meeting to order at 7:30 pm. Mayor Romney gave an Invocation, and the Pledge of Allegiance was led by Julie Thompson.

1. Approve Agenda

MOTION: *Kelly Enquist made a motion to approve the agenda. Julie Thompson seconded the Motion which PASSED by unanimous vote of all members present.*

2. Public Comment.

No Comment

3. Public Hearing – Fiscal Year 2026/2027 Tentative Budget.

Duane noted that the meeting packet included both the budget and a budget presentation outlining highlights of the FY 2026/2027 budget. He reviewed the items that had been included in the budget as directed by the City Council at the previous meeting.

MOTION: *Jenn Nielsen made a motion to open the public hearing for the Fiscal Year 2026/2027 Tentative Budget. Dell Butterfield seconded the motion which PASSED by unanimous vote of all members present.*

Alan Malan – 772 W 1400 N – Mr. Malan shared his opposition to contributions to Centerpointe Theatre and Bountiful Davis Arts Center.

MOTION: *Kelly Enquist made a motion to close the public hearing for the Fiscal Year 2026/2027 Tentative Budget. Julie Thompson seconded the motion which PASSED by unanimous vote of all members present.*

4. Public Hearing – Proposed Changes to the West Bountiful City Pay Scale.

Duane stated that the pay scale included a 2.7% increase and clarified how the scales were structured for employees.

MOTION: *Julie Thompson made a motion to open the public hearing for the Proposed Changes to the West Bountiful City Pay Scale. Kelly Enquist seconded the motion which PASSED by unanimous vote of all members present.*

MOTION: *Dell Butterfield made a motion to close the public hearing for the Proposed Changes to the West Bountiful City Pay Scale. Jenn Nielsen seconded the motion which PASSED by unanimous vote of all members present.*

5. Public Hearing – Amendments to the Fiscal Year 2025/2026 Budget.

MOTION: *Kelly Enquist made a motion to open the public hearing for the Amendments to the Fiscal Year 2025/2026 Budget. Julie Thompson seconded the motion which PASSED by unanimous vote of all members present.*

MOTION: *Julie Thompson made a motion to close the public hearing for the Amendments to the Fiscal Year 2025/2026 Budget. Kelly Enquist seconded the motion which PASSED by unanimous vote of all members present.*

6. Resolution 591-26 – A Resolution Appointing Richmond Thornley as a Voting Member to the West Bountiful City Planning Commission.

MOTION: *Kelly Enquist made a motion to adopt Resolution 591-26 – A Resolution Appointing Richmond Thornley as a Voting Member to the West Bountiful City Planning Commission. Dell Butterfield seconded the motion which PASSED.*

The vote was recorded as follows:

Dell Butterfield – Aye
Jenn Nielsen – Aye

Kelly Enquist – Aye
Julie Thompson – Aye

93 **7. Proposed Code Change Regarding Building Restrictions in the Street Side Yard.**

94 Duane explained that Mr. Scott Garner submitted two separate requests for code amendments.
95 He stated that the first request was to amend regulations regarding accessory structures on
96 corner lots.

97
98 The current West Bountiful Municipal Code limits accessory structures within defined street
99 side yards. The street side yard is the area between the side edge of the home and the side
100 property line adjacent to the street on a corner lot, extending from the front of the home to the
101 rear property line. As currently interpreted, the restriction applies not only to the required
102 setback area adjacent to the street, but to the entire street side yard running the full depth of
103 the lot. Duane explained that on some corner lots this can create a large area where accessory
104 structures are limited, even when the structures would be located well outside of the required
105 street side yard setback.

106
107 The Planning Commission reviewed the request and forwarded a positive recommendation to
108 amend the code to allow accessory structures within the street side yard, provided they remain
109 outside the required street side yard setback of 20'. The commission based their
110 recommendation on a perceived lack of safety concerns and the value of property rights.

111
112 Council member Thompson noted that the planning commission had discussed potential
113 impacts to neighboring properties, including potential clear view violations and ultimately
114 determined that the proposed amendment would not create any issues.

115
116 **MOTION:** *Dell Butterfield made a motion to direct staff to bring back an ordinance for*
117 *adoption. Jenn Nielsen seconded the motion which PASSED by unanimous*
118 *vote of all members present.*

119
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121 **8. Proposed Code Change Regarding the Maximum Height of Main Structures in the A-1**
122 **District.**

123 As explained in the previous agenda item, this was the second code amendment proposed by
124 Mr. Garner. Duane reviewed the circumstances under which a principal structure in the A-1
125 Zone may be permitted to exceed the standard 35-foot height limit and be constructed up to 40
126 feet in height. He further noted that features such as a parapet wall are currently listed as an
127 exception and are not included in the overall height calculation.

128
129 Duane then reviewed height regulations from surrounding cities and discussed the reasons the
130 Planning Commission had forwarded a negative recommendation on the proposed
131 amendments. The planning commission's reasons included a belief that a 5' increase does not
132 significantly improve privacy, concerns that regulating roof design standards could violate
133 UCA 10-20-618, concerns that regulating design standards would overstep private property
134 rights, and concerns regarding the proposed limitation of a main building to two stories,
135 particularly given West Bountiful's restriction on basements.

136
137 Council Member Butterfield stated that he understood why residents would be concerned
138 about taller homes being constructed and the potential impact on neighboring privacy. Steve

Doxey suggested that the city consider limiting the total height of a structure, including parapet walls and other architectural features.

Council Member Thompson noted that the Planning Commission had specifically discussed the fact that homes in West Bountiful are generally not permitted to have basements, which was one of the justifications for allowing structures to reach a maximum height of 40 feet in the A-1 zone. She also stated that the Planning Commission had discussed whether reducing the maximum height by five feet would meaningfully improve privacy and concluded that a height of 35 feet would still allow views into neighboring rear yards.

The Council discussed the possibility of referring the proposal back to the Planning Commission for additional review or directing staff to prepare an ordinance limiting principal structures to a maximum height of 35 feet. Mayor Romney suggested an approach that would continue to allow increased building height while requiring greater combined setbacks and placing additional limitations on architectural features. The council then concluded that it would be best to send it back to the planning commission.

9. Resolution 592-26 – A Resolution Supporting America250 and Recognizing and Approving of the West Bountiful Utah 250 Community Committee.

MOTION: *Julie Thompson made a motion to adopt Resolution 592-26 – A Resolution Supporting America250 and Recognizing and Approving of the West Bountiful Utah 250 Community Committee. Jenn Nielsen seconded the motion which PASSED.*

The vote was recorded as follows:

Dell Butterfield – Aye	Kelly Enquist – Aye
Jenn Nielsen – Aye	Julie Thompson – Aye

10. Consider Juneteenth Observance 2026.

Duane stated that he believed it would be less disruptive to observe Juneteenth on June 19, rather than the preceding Monday as observed by the State.

MOTION: *Dell Butterfield made a motion to observe Juneteenth on Friday, June 19th. Julie Thompson seconded the motion which PASSED by unanimous vote of all members present.*

11. Meeting Minutes from May 19th, 2026.

MOTION: *Dell Butterfield made a motion to approve the meeting minutes from May 19th, 2026. Kelly Enquist seconded the motion which PASSED by unanimous vote of all members present.*

12. Staff Reports

Police Department – Tom Smith

- The department will add two new officers in the next week and will be fully staffed.

Public Works Department – Steve Maughan

- 2200 N has been paved. The project is 95% done with shoulder cleanup remaining.
- The 1100 N and 1450 N milling projects are underway.
- City park top dressing and aeration for the year are complete.

Engineering – Kris Nilsen

- Working with staff on 3 ongoing subdivisions processes.
- Continues to work on two boundary line adjustments.
- A high number of building permits have been submitted, and staff are working to stay on top of them all.

Community Development/Administration – Duane Huffman

- Paving of the golf course is mostly done. Area around the driving range and the cart shed is completed.
- Met on Child's park to discuss Playground options. A new quote and exhibit have been requested.
- Will attend a meeting with Council members Enquist and Butterfield to discuss the freeway interchange landscaping options.

13. Mayor/Council Reports

Dell Butterfield:

- Will attend the South Davis Recreation Center meeting next Monday.

Kelly Enquist:

- Will attend the next mosquito abatement meeting on Thursday.

Jenn Nielsen:

- The YCC BBQ will take place noon on Friday.
- Entrance forms for the parade need to be filled out.

Julie Thompson:

- Food at the new golf course café is great.
- Childs Park meeting was successful.
- Council members Thompson, Butterfield, and Commission Vest attended the grand opening of the Lifetime store.
- Working on the America 250 celebrations. The challenge coins have been ordered.
- The planning commission discussed Detached ADUs and their priorities.

Kenneth Romney:

- Asked the council to come forward with recommendations for a parade Grand Marshall.

14. Adjourn.

MOTION: *Kelly Enquist made a motion to adjourn the meeting of the West Bountiful City Council. Jenn Nielsen seconded the motion which PASSED by unanimous vote of all members present.*

232
233 *The foregoing was approved by the West Bountiful City Council by unanimous vote of all members*
234 *present on June 16th, 2026.*

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Remington Whiting, City Recorder