

Mayor
Kenneth Romney

WEST BOUNTIFUL CITY

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Duane Huffman

City Council
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**THE WEST BOUNTIFUL CITY COUNCIL AND PLANNING COMMISSION WILL
HOLD A WORK SESSION AT 6:30 PM AND A REGULAR MEETING AT 7:30 PM ON
TUESDAY, AUGUST 18, 2026, AT THE CITY OFFICES**

AGENDA

6:30 pm – Special Work Session – Detached Accessory Dwelling Units Discussion
7:30 pm – Regular Meeting

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. Consider Letter of Support for Davis County “5th 5th” Local Option Sales Tax.
4. Consider Purchase Approval for Feasibility Study – Golf Course Clubhouse.
5. Meeting Minutes from August 4th, 2026.
6. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
7. Mayor/Council Reports.
8. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
9. 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 August 14th, 2026.

Minutes of the West Bountiful City Council meeting held on **August 18th, 2026**, at West Bountiful City Hall, 550 N 800 West, Davis County, Utah.

Those in attendance:

CITY COUNCIL: Mayor Kenneth Romney, Council members James Ahlstrom, Kelly Enquist, Jenn Nielsen, and Julie Thompson.

PLANNING COMMISSION: Vice Chairman Corey Sweat, Commissioners Dennis Vest, and Richmond Thornley.

STAFF: Duane Huffman (City Administrator), Brandon Erikson (Chief of Police), Kris Nielsen (City Engineer), Steve Doxey (City Attorney). and Remington Whiting (City Recorder)

PUBLIC: Alan Malan, Mike Sowby, Don Guymon, Ben Boothe, Todd Willey

EXCUSED: Council member Dell Butterfield, Chairman Rob Merrick, Steve Maughan (Public Works Director)

Work Session: Detached Accessory Dwelling Units

Mayor Romney welcomed the city council and planning commission to the joint session. Duane briefly reviewed the requirement to have an ordinance for Detached Accessory Dwelling Units (DADUs) by Oct. 1.

The group reviewed the draft regulations contemplated by the Planning Commission regarding minimum lot size, parking requirements, maximum and minimum unit size, setbacks, building height, lot coverage, the number of ADUs allowed, owner-occupancy requirements, and short-term rentals.

The group specifically discussed setback requirements. Commissioner Sweat and Mitchell both expressed their opinion that DADU should share the same setbacks as a primary dwelling.

Duane then presented possible options for setbacks for consideration by the group. Council member Nielsen, Ahlstrom and Mayor Romney emphasized that DADUs should serve as an opportunity to provide additional housing options and contribute to affordable housing, but in a way that is accessory to a main structure.

The council then provided their opinions regarding setbacks and size limitations. They expressed interest in establishing a size limitation, such as 1,500 square feet, reducing setbacks for DADUs. The council also agreed that the DADUs should remain accessory in nature and should not function or appear as a primary structure.

The planning commission will continue their work, including holding a public hearing, and make a final recommendation to the city council.

Regular Meeting

Mayor Romney called the meeting to order at 7:32 pm. James Ahlstrom gave an Invocation, and the Pledge of Allegiance was led by Julie Thompson.

1. Approve Agenda

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

2. Public Comment.

Don Guymon – 1641 N 600 W – Shared his concern over the County’s consideration of adopting a new transportation sales tax (the 5th 5th), and emphasized that they have been too many tax increases by governmental entities.

Ben Boothe – 1918 N 800 W – Stated that he was in attendance to represent the organization of Citizens of Tax Fairness. Shared his opposition to the proposed 5th 5th county tax increase.

Alan Malan – 772 W 1400 N – Shared his displeasure with the tax increase and the feasibility study for the Golf Course Clubhouse.

Corey Sweat – 1070 W 600 N – Shared his displeasure with the proposed Feasibility Study for the Golf Clubhouse.

3. Consider Letter of Support for Davis County “5th 5th” Local Option Sales Tax.

Mayor Romney explained the proposed county tax increase and its distribution formula. Of the proposed 0.20% increase, 0.05% would be allocated to the city for transportation, with the remaining portion going to the county. The estimated amount the city would receive from its portion of the increase was discussed, with projections of \$100,000 annually.

The council discussed the potential benefits to the city, as well as tax policy in general. The consensus was to take time to learn more about the tax before sending a letter of support.

MOTION: *James Ahlstrom made a motion to table the Letter of Support for Davis County “5th 5th” Local Option Sales Tax. Julie Thompson seconded the motion which PASSED.*

The vote was recorded as follows:

James Ahlstrom – Aye
Jenn Nielsen – Aye

Kelly Enquist – Aye
Julie Thompson - Aye

4. Consider Purchase Approval for Feasibility Study – Golf Course Clubhouse.

The council set a goal earlier this year of looking into the feasibility of replacing the existing clubhouse at the golf course. Duane negotiated a professional services agreement for a feasibility study with an architecture firm the city has used in the past. Duane reviewed the scope of the proposed study and explained the items that would be included. The council asked about procurement processes, and Duane responded that a contract for full architecture services in the future would go through an RFP process.

MOTION: *James Ahlstrom made a motion to approve the Purchase for a Feasibility Study – Golf Course Clubhouse for \$23,200. Jenn Nielsen seconded the motion which PASSED by unanimous vote of all members present.*

5. Meeting Minutes from August 4th, 2026.

MOTION: *James Ahlstrom made a motion to approve the meeting minutes from August 4th, 2026. Julie Thompson seconded the motion which PASSED by unanimous vote of all members present.*

6. Staff Reports

Police Department – Brandon Erikson

- Nothing to report.

Engineering – Kris Nilsen

- The year's seal coat project will begin soon, with the biggest portion of the project being 660 W.
- Will begin to design 700 N and 975 W road and water projects soon. Kris will work closely with Steve on designs.

Community Development/Administration – Duane Huffman

- Met with Bountiful City to discuss I-15 interchange landscape plans. UDOT is working on modifications based on that discussion
- Staff continues to meet with UTA regarding the double-track project. Before the second track can be installed, UTA will need to complete work on the canal. This work is expected to require the closure of Pages Lane for approximately three months.
- A part-time Administrative Assistant position is now advertised.

7. Mayor/Council Reports

James Ahlstrom:

- Nothing to report.

Kelly Enquist:

- Nothing to report.

Jenn Nielsen:

- Will meet with Wasatch Integrated Waste Management next week.
- Rough draft of the new YCC program was presented to Duane and Councilwoman Nielsen by the YCC Advisors. They will test this draft for the 2026-2027 year.

Julie Thompson:

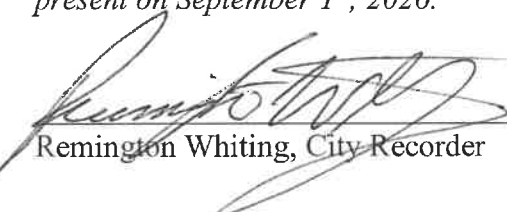
- The Bike Parade for the America 250 Celebration will take place on Monday at the Park.

- Will be meeting with the local artist to discuss options for the mural following tonight's meeting.
 - Planning Commission approved a Conditional Use Permit for WinCo.
- Kenneth Romney:
- South Davis Metro Fire District swore in a new fire Chief.

8. Adjourn.

MOTION: *James Ahlstrom made a motion to adjourn the meeting of the West Bountiful City Council. Julie Thompson seconded the motion which PASSED by unanimous vote of all members present.*

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on September 1st, 2026.


Remington Whiting, City Recorder