Mayor
Kenneth Romney

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

WEST BOUNTIFUL CITY

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City Engineer
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THE WEST BOUNTIFUL CITY COUNCIL WILL HOLD A WORK SESSION AT 6:00 PM AND A REGULAR MEETING AT 7:30 PM ON TUESDAY, OCTOBER 6TH, 2026, AT THE CITY OFFICES

Agenda

6:00: Work Session – Presentation on Updated Development Concepts by Ivory Homes and Cirrus Group

7:30: Regular Meeting

Invocation/Thought – Jenn Nielsen; Pledge of Allegiance – Dell Butterfield

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Consider Grazing Lease – Jessi's Meadows Open Space.
4. Consider Purchase Approval for Used Golf Course Rough Mower.
5. Meeting Minutes from September 15th, 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 October 2nd, 2026.

Minutes of the West Bountiful City Council and Planning Commission Work Session and City Council Regular meeting held on **October 6th, 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, Dell Butterfield, Kelly Enquist, Jenn Nielsen, and Julie Thompson

PLANNING COMMISSION: Chairman Robert Merrick, Vice Chairman Corey Sweat, Commissioners Dennis Vest, Laura Mitchell, and Richmond Thornley

STAFF: Duane Huffman (City Administrator), Brandon Erekson (Chief of Police), Steve Maughan (Public Works Director), Steve Doxey (City Attorney), and Remington Whiting (City Recorder)

PUBLIC: Joyce Price, Deby Marshall, Chris Jenson, Robin Williams, Jeff Cude, Michelle Cude, Scott Smith, Abby Smith, Sean Hugoe, Judy Rapp, Mark Preece, Cyndi Hardy, Niel Hardy, Judy Jenkins, Abigial Davis, Trisha Davis, Dan Davis, Pamela Tullis, Dave Ryan, Skylar Tolbert, Jack Evans

EXCUSED: Kris Nilsen (City Engineer)

Work Session – Presentation on Updated Development Concepts by Ivory Homes and Cirrus Group/Providence.

Mayor Romney opened the work session by providing a brief overview of the purpose of the meeting and welcomed the public in attendance. Jack Evans from the Providence Project and Skylar Tolbert from Ivory Homes then introduced themselves.

Mr. Tolbert presented the revised concept plan for properties located west of 400 N. He explained that the plans were revised based on feedback from the community during the concept plan review meeting in June.

Highlights of the revised plans included the elimination of cottages, townhomes, and condos on the south end of the project (Providence) that would now be used as an industrial area, a new location for the proposed park, and a fire/crash gate that would separate the Ivory and Providence Developments. Mr. Tolbert also affirmed that the proposed Ivory Homes Concept would include a buffer from larger lots down to smaller lots heading west.

Mr. Evans then presented highlights of the Providence portion of the project. The highlights included 1.2 million square feet of industrial building space, an estimated 1,200 new jobs, a projected future tax revenue of 10.8 million through 2038 and potential property uses.

There was discussion on whether Providence intended to lease or sell the property, and the response was that it is unknown. Chairman Rob Merrick shared concern over the one operational access for a

large industrial area, and Mr. Evans responded that they did not anticipate any issues due to their traffic study. There was also discussion on the connection from the Ivory Development to 1200 N, and Ivory's plans on rezoning.

The council enquired about the timeline of the project, with Ivory Homes estimating that their project would take 4-5 years once approved, and Providence anticipating 2-3 years once annexed. Councilwoman Thompson asked about the park completion timeline. Skylar said that it would be addressed in the development agreement.

MOTION: ***Jenn Nielsen made a motion to adjourn the work session. James Ahlstrom seconded the motion which PASSED by unanimous vote of all members present.***

Regular Meeting

Mayor Kenneth Romney called the meeting to order at 7:33 pm. Jenn Nielsen gave a thought, and the Pledge of Allegiance was led by Dell Butterfield.

1. **Approve Agenda**

MOTION: ***Dell Butterfield made a motion to approve the agenda. James Ahlstrom seconded the Motion which PASSED by unanimous vote of all members present.***

2. **Public Comment.**

Dave Ryan – 425 N 660 W – Mr. Ryan shared his concerns over residents making illegal U-Turns on the very east end of 400 N.

3. **Consider Grazing Lease – Jessi's Meadows Open Space.**
Duane presented a Lease Agreement for Lot A of the Jessi's Meadow Subdivision. He reviewed the highlights of the lease including a 1-year term with options for renewal, the city's ability to terminate the lease with 60 days' notice, the requirement that the tenant must have city's permission for any alterations to the property, and the tenant being required to maintain insurance and indemnify the city.

MOTION: ***Jenn Nielsen made a motion to authorize the mayor to execute the Grazing Lease. Dell Butterfield seconded the motion which PASSED by unanimous vote by all members present.***

4. **Consider Purchase Approval for Used Golf Course Rough Mower.**

Duane explained that last year, the city had purchased a large rough mower. This mower is helpful to get into rough areas that are too small for the larger rough mower.

MOTION: ***Dell Butterfield made a motion to approve the purchase of a rough mower for the golf course for $20,000. Julie Thompson seconded the motion which PASSED by unanimous vote of all members present.***

5. Meeting Minutes from September 15th, 2026.

MOTION: ***James Ahlstrom made a motion to approve the meeting minutes from September 15th, 2026. Jenn Nielsen seconded the motion which PASSED by unanimous vote of all members present.***

6. Staff Reports

Police Department – Brandon Erekson

- Chief Erekson sent out the monthly statistics this morning to the city council.
- Detective Brennan Halliday has submitted his notice of resignation, and his last day will be on the 18th of October.

Public Works – Steve Maughan

- The engineering for the 700 N and 675 water project is nearing completion.
- Belmont Farms water line has passed inspection. The development is going well and the ribbon curb is in.
- Fall Cleanup will take place on October 15-17.

Community Development/Administration – Duane Huffman

- Working on 2 annexations projects. First, is the update to the city's annexation policy plan and the second is for the Providence Project. The Providence Project has submitted a notice of intent which is the first step for an annexation.
- Request for Qualifications to receive potential appeal authorities has been posted.
- Thanked the City Council for their attendance at the City's Summer Employee Appreciation BBQ.

7. Mayor/Council Reports

Mayor Ken Romney:

- The South Davis Metro Fire has 2 new deputy fire chiefs, and they will have a welcoming ceremony tomorrow.

James Ahlstrom:

- Finished his tiles for the community mural and shared his appreciation for the work that Councilwoman Nielsen and Thompson had put into the project.

Dell Butterfield:

- The South Davis Recreation Center Board will meet next Wednesday.

Kelly Enquist:

- The Mosquito Abatement Board will meet on Thursday.
- The Arts Council will host their Cowboy Poetry concert this Friday.

Jenn Nielsen:

- YCC hosted a Power Point night and it was a success.
- Attended a conference in St. Louis for the Wasatch Waste Management District.

- The Paul Revere ride has adjusted the activity, and on Monday, Dennis Vest will come to the school or city hall with his horse to represent Paul Revere.

Julie Thompson:

- The city is working on collecting the remaining tiles for the community mural.
- The November America 250 event will be to honor the veterans with yard signs.
- The Planning Commission received a code change application that would create an exception for self-latching and closing gates surrounding pools if an ASTM F1346-91 is installed.

8. Adjourn.

MOTION: ***James Alhlstrom 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.***

The foregoing was approved by the West Bountiful City Council by unanimous vote of all members present on October 20th, 2026.

Remington Whiting, City Recorder