Mayor
Kenneth Romney

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

WEST BOUNTIFUL CITY

550 North 800 West
West Bountiful, Utah 84087

Phone (801) 292-4486
FAX (801) 292-6355
www.WBCityut.gov

City Administrator
Duane Huffman

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, SEPTEMBER 1, 2026, AT THE CITY OFFICES

Invocation/Thought – Julie Thompson; Pledge of Allegiance – Kelly Enquist

1. Approve Agenda.
2. Public Comment - Two minutes per person; five minutes if on behalf of a group.
3. Youth City Council Swearing In – 2026-2027 Term.
4. Presentation - 2026 West Bountiful Wellbeing Survey.
5. Presentation – Davis County Animal Care.
6. Discussion – Height Regulations in Residential Zones
7. Meeting Minutes from August 18th, 2026.
8. Staff Reports–Police, Public Works, Engineering, Admin & Community Development.
9. Mayor/Council Reports.
10. Closed Session, if necessary, for the Purpose of Discussing Items Allowed Pursuant to UCA § 52-4-205.
11. 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 31st, 2026.

MEMORANDUM

TO: Mayor and City Council

DATE: August 26, 2026

FROM: Duane Huffman, City Administrator

RE: **2026 Wellbeing Survey Results**

At the Sept 1st. 2026 city council meeting, representatives from Utah State University will present the results of this year's Community Wellbeing Survey.

The full results may be reviewed in advance of the presentation at: https://www.usu.edu/utah-wellbeing-project/reports/2026/westbountiful-wellbeing-survey-findings-2026

Animal Care of Davis County

West Bountiful City Council Presentation

September 1, 2026

PARTNERING FOR ANIMAL SAFETY & COMMUNITY CARE

Our Core Community Services

Pet Adoption
Matching homeless pets with loving families
Adoption comes with medical checks, spay/neuter, microchip, vaccinations, and one-year license.

Owner Surrenders
Compassionate resources and owner intake support when residents can no longer care for their pets.

Field Enforcement
Humane animal control officers responding 24/7 to stray, bite, nuisance, and neglect concerns.

Volunteer & Foster
Empowering local volunteers and foster families to provide extra care and temporary shelter homes.

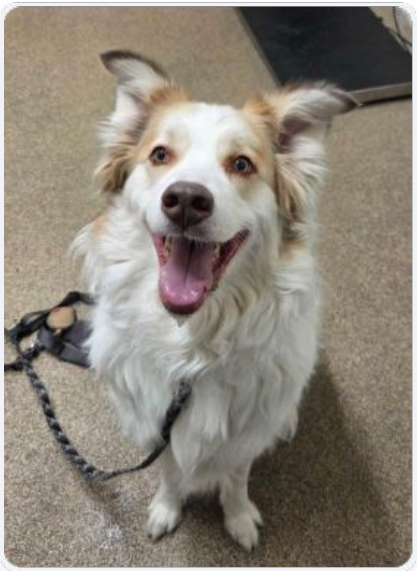
Community Cat Program
Helps reduce the stray and feral cat population, and improves the health and well-being of these animals.

Emergency Readiness
County-wide emergency animal sheltering and crisis response during disasters.

Community Pet Support

- **Pet Food Pantry:** Emergency food and essential supplies for residents experiencing financial hardship.
- **Lost & Found Resources:** Real-time online stray directory and neighborhood tools to quickly reunite lost pets with families.
- **County Emergency Management:** Disaster readiness, temporary emergency sheltering, and animal rescue during local crises.

Visit daviscountyutah.gov/animalcare



West Bountiful vs. County Service Distribution

Minimal Footprint, Direct Access

West Bountiful represents ~2.5% of overall Davis County service volume, benefiting directly from dedicated county field enforcement, 24/7 dispatch, and full shelter access.

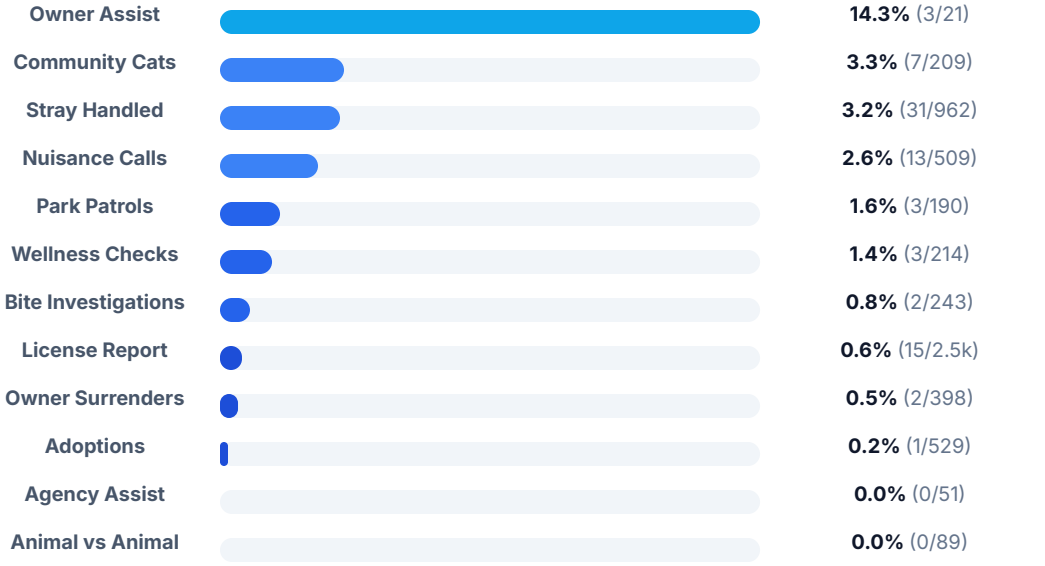
2.5%

Share of County Field Volume
62 out of 2,508 total field calls countywide in 2026.

Owner Assist (14.3%) and **Community Cats (3.3%)** account for West Bountiful's highest relative proportion of countywide field responses.

West Bountiful % Share of Total Davis County Volume

2026 Call & Case Data



Park Signage Recommendations

While in the area doing Park Patrols, there were areas where we believe signage could be implemented, or improved:

- **Charnell Pocket Park:** Has no signage. We recommend placing a leash law and pet waste sign here.
- **Mill Creek Trailhead:** There is currently no signage at this trailhead regarding pet rules or leash requirements.
- **Legacy Nature Preserve:** There is no signage here indicating if dogs are allowed or if leash rules apply.

*West Bountiful City Park has signs at both parking lots and 4 pet waste stations, which serves as a great standard for these other locations.

City Events & Employee Engagement

West Bountiful City Community Events

Invite Animal Care of Davis County to Founders Day, city celebrations, or park gatherings! We bring educational booths, pet safety information, and friendly shelter dogs and maybe some cats for residents to meet.

Employee "Snuggle Time"

Boost staff morale at City Hall! Invite us to bring adoptable puppies or kittens for a staff wellness break. It provides essential socialization for shelter pets while bringing joy to your municipal team.

West Bountiful City residents are active participants in our volunteer programs, contributing over 30 hours of service.

10

Dedicated Volunteers

Strong engagement from West Bountiful residents participating in our essential animal care initiatives.

30.02

Volunteer Hours

Dedicated hours contributed directly supporting critical shelter operations and municipal animal welfare.

Community involvement is essential to the success of our animal care initiatives. In 2025, we saw strong engagement from West Bountiful residents, with **10 dedicated volunteers** *participating in our programs. These individuals contributed a total of* **30.02 volunteer hours** *to support shelter operations and animal welfare. We encourage continued partnership to expand our foster networks and volunteer base within the city. This does not include our Sniff ABouts, Weekend Wags, or our Foster program. These are people that come to our facility and do tasks such as walking dogs, petting and playing with cats, working on enrichment toys for the animals, and helping us keep clean.*

Short-Term Foster: Sniffabouts & Weekend Wags

Sniffabouts (Day-Out Program)

Pick up between 10am - 4pm, drop off by 5pm!

- **Outing Ideas:** Bonneville Shoreline Trail, Adams Canyon, or local parks.
- **Shopping:** C-A-L Ranch, PetSmart, Home Depot, Lowe's.

Weekend Wags (Weekend Getaway)

Pick up Friday 4-5pm, drop off Monday 10-11am.

- **Activities:** Relax on the couch, watch movies, go on a scenic drive or hike!
- **Requirement:** Must be 18+ with valid ID. All food & supplies provided!

Questions & Discussion

Thank you West Bountiful City!

Shelter Location

1422 E. 600 North
Fruit Heights, UT 84037

Phone & Dispatch

(801) 444-2200
Press 6 for Field Dispatch

Online Resources

daviscountyutah.gov/animalcare

MEMORANDUM

TO: **City Council**

DATE: **August 26th, 2026**

FROM: **Staff**

RE: **Planning Commission Recommendation - Height Regulations in Residential Zones**

This memo introduces proposed code amendments as recommended by the planning commission related to height regulations in the A-1 and other residential districts.

Background

After reviewing a separate application related to height limitations in this zone, the city council requested that the planning commission make recommendations on the following sections of code:

- **Heights Allowances with Setbacks**: WBMC 17.16.060 regulates the maximum height for main and accessory structures in the A-1 district. Structures have a standard maximum of 35' with allowances of up to an additional 5' depending on the side setbacks. The exception allowing the additional 5' was enacted in 2014.
- **Height Exceptions**: Additionally, WBMC 17.16.060.D (and similar sections in other zones), list broad exceptions to height limitations, with no maximum height set.

Planning Commission Recommendations

The planning commission held several discussions, concluding with a public hearing. Following the public hearing, they made the following recommendations.

Heights Allowances with Setbacks

The planning commission focused on the setbacks of main structures, and did not make a recommendation on accessory structures. Commissioners stated that additional side yard setbacks could help address privacy concerns associated with taller homes while still maintaining the property owner's ability to construct a taller structure on large lots. The proposal is as follows:

17.16.060

1. The height of a main structure, except for non-commercial structures, may be increased to a maximum of forty (40) feet if the structure is set back as shown in the chart below.

Height		Minimum Side Setback	Combined Side Setback
	≤35 ft	10 ft	24 ft
›35 ft	≤36 ft	13 ft	26 ft
›36 ft	≤37 ft	16 ft	32 ft
›37 ft	≤38 ft	19 ft	38 ft
›38 ft	≤39 ft	22 ft	44 ft
›39 ft	≤40 ft	25 ft	50 ft

With this recommendation in hand, the council may want to consider:

1. Should main structure heights ever exceed 35' (the limit in other residential zones)?
2. Are these additional setbacks sufficient to exceed 35'?
3. Should accessory structures be added to the discussion of additional height requirements?

Height Exceptions

Under the planning commission's recommendation, height exceptions in <u>all residential zones</u> would be limited to a maximum of 5 feet above the applicable maximum structure height. Additionally, the types of structures or features eligible for a height exception would be limited to those that are residential in nature. The proposed language for each residential zones is as follows:

> D. Exceptions to height limitations. Roof structures for the housing of elevators, flagpoles, chimneys, wireless or television masts or similar structures may be erected above the height limits herein prescribed, but shall not exceed the height of forty-five (45) feet* and no space above the main structure height limit shall be allowed for the purposes of providing additional floor space, and such increased height to all other provisions of the municipal code.
>
> * 40' in the R-1-10 and R-1-22 zones.

<u>Council Action</u>

As a legislative proposal, the council has the discretion to approve, modify, or deny the proposed code change. Appropriate direction at this time may include:

1. Direct staff to bring back an ordinance adopting the changes as proposed.
2. Direct staff to bring back an ordinance adopting a modified version of the proposed changes.
3. Take no action on the recommendation.

PENDING – Not Yet Approved

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 Erekson (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	Kelly Enquist – Aye
Jenn Nielsen – 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 Erekson
- 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.

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Remington Whiting, City Recorder