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**Minutes of the Combined  
Bountiful City Council/Planning Commission  
Study Session  
Planning Conference Room  
November 9, 2004**

Present: Mayor: Joe L. Johnson  
Council Members: Richard Higginson, Barbara Holt, R. Fred Moss,  
and Thomas Tolman  
City Manager: Tom Hardy  
City Attorney: Russell Mahan  
City Engineer: Paul Rowland  
Administrative Services Dir.: Galen Rasmussen  
Planning/RDA Director: Aric Jensen  
Planning Commission Members: Mike Allen  
Duane Gardner  
Brad Green  
Clark Jenkins  
Cheryl Okubo  
Kirk Peterson  
Tom Smith  
Recording Secretary: Nancy T. Lawrence  
Excused: Councilman: John S. Pitt

Official Notice of this meeting had been given by posting a written notice of same and an Agenda at the City Hall and providing copies to the following newspapers of general circulation: Davis County Clipper, Deseret News, and Salt Lake Tribune.

Mayor Johnson called the meeting to order at 6:00 p.m. and welcomed those in attendance. He explained that the purpose of the meeting was for Mr. Jensen to review design examples of standards for site and design images, landscapes, etc. to assist the Planning Commission and City Council in giving a positive direction (whether by required or suggested standards) in design issues associated with development in the City.

Mr. Jensen narrated a PowerPoint presentation which gave good and poor examples of buildings, lights, sidewalks, park strips, etc. He emphasized that the intent is not to have additional requirements, but to give definition and direction in the development process which is consistent from one project to another. Councilman Moss expressed concern that an ordinance requiring certain standards could take flexibility away from Planning and Zoning and it was noted that the words "should" and "shall" will drive the outcome of the ordinance.

The group discussed the impact that required and/or suggested standards would have on developers, particularly from a financial standpoint. It was noted that having higher standards produces a better value out of developed property, which in turn betters the community. Often, the difference in responding to a higher standard does not add that much additional cost to a 5-

1 10,000 sf building. It was also emphasized that standards must be “usable” on the property  
2 where they will be used (which can vary from one property to another).

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4 Mayor Johnson thanked the group for coming together and requested that they review the  
5 proposed standards which had been prepared by Mr. Jensen, making comments and suggestions.  
6 Once they have reviewed the standards and shared their ideas, they should return the text to Mr.  
7 Jensen who can bring the comments together for further review.

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9 The meeting ended at 6:45 p.m. There was no official action.

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14 JOE L. JOHNSON, Mayor

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19 KIM J. COLEMAN, City Recorder

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