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**Minutes of the Combined  
Bountiful City Council/Planning Commission  
Study Session**

Planning Conference Room

November 9, 2004

7 Present: Mayor: Joe L. Johnson  
8 Council Members: Richard Higginson, Barbara Holt, R. Fred Moss,  
9 and Thomas Tolman  
10 City Manager: Tom Hardy  
11 City Attorney: Russell Mahan  
12 City Engineer: Paul Rowland  
13 Administrative Services Dir.: Galen Rasmussen  
14 Planning/RDA Director: Aric Jensen  
15 Planning Commission Members: Mike Allen  
16 Duane Gardner  
17 Brad Green  
18 Clark Jenkins  
19 Cheryl Okubo  
20 Kirk Peterson  
21 Tom Smith  
22 Recording Secretary: Nancy T. Lawrence  
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24 Excused: Councilman: John S. Pitt  
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26 Official Notice of this meeting had been given by posting a written notice of same and an  
27 Agenda at the City Hall and providing copies to the following newspapers of general circulation:  
28 Davis County Clipper, Deseret News, and Salt Lake Tribune.  
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30 Mayor Johnson called the meeting to order at 6:00 p.m. and welcomed those in  
31 attendance. He explained that the purpose of the meeting was for Mr. Jensen to review design  
32 examples of standards for site and design images, landscapes, etc. to assist the Planning  
33 Commission and City Council in giving a positive direction (whether by required or suggested  
34 standards) in design issues associated with development in the City.  
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36 Mr. Jensen narrated a PowerPoint presentation which gave good and poor examples of  
37 buildings, lights, sidewalks, park strips, etc. He emphasized that the intent is not to have  
38 additional requirements, but to give definition and direction in the development process which is  
39 consistent from one project to another. Councilman Moss expressed concern that an ordinance  
40 requiring certain standards could take flexibility away from Planning and Zoning and it was  
41 noted that the words "should" and "shall" will drive the outcome of the ordinance.  
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43 The group discussed the impact that required and/or suggested standards would have on  
44 developers, particularly from a financial standpoint. It was noted that having higher standards  
45 produces a better value out of developed property, which in turn betters the community. Often,  
46 the difference in responding to a higher standard does not add that much additional cost to a 5-  
47 10,000 sf building. It was also emphasized that standards must be "usable" on the property

1 where they will be used (which can vary from one property to another).  
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3 Mayor Johnson thanked the group for coming together and requested that they review the  
4 proposed standards which had been prepared by Mr. Jensen, making comments and suggestions.  
5 Once they have reviewed the standards and shared their ideas, they should return the text to Mr.  
6 Jensen who can bring the comments together for further review.  
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8 The meeting ended at 6:45 p.m. There was no official action.  
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13 JOE L. JOHNSON, Mayor  
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18 KIM J. COLEMAN, City Recorder  
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