

# BOARD OF DAVIS COUNTY COMMISSIONERS MINUTES

## **Board of Davis County Commissioners - Work Session Minutes** **Tuesday, July 22, 2025**

The Board of Davis County Commissioners met for their regularly scheduled meeting at 8:00 AM on July 22, 2025, in room 306 of the Davis County Administration Building, 61 South Main Street, Farmington, Utah. Required legal notice of this meeting was given.

All documents from this meeting are on file in the Davis County Clerk's Office. The agenda for this meeting is incorporated into the minutes as item headers.

Following the approved Davis County policy, artificial intelligence (AI) was utilized in the preliminary creation of these minutes. The final minutes were edited and completed by Davis County Clerk's Office staff.

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### **ROLL CALL**

<b>Commissioner/Library Board Member</b> Lorene Kamalu	<b>Bountiful City Councilmember</b> Kate Bradshaw (Joined via Google Meet at 8:45 AM)
<b>Commissioner</b> John Crofts	<b>Library Board Member</b> Rosalee Taylor
<b>Commissioner</b> Bob Stevenson	<b>Library Board Member</b> Sara Reed
<b>County Clerk</b> Brian McKenzie	<b>Library Director</b> Josh Johnson
<b>Acting County Controller</b> Doug Stone (arrived at 8:04 AM)	<b>Library Deputy Director</b> Lynnette Mills
<b>Chief Deputy Civil Attorney</b> Neal Geddes	<b>Library Branch Manager</b> Carolyn Myers
<b>Information Systems Director</b> Jeff Hassett	<b>Library Deputy Director</b> Matt Goff
<b>Human Resources and Risk Director</b> Chris Bone	<b>Library Deputy Director</b> Ellen Peterson
<b>Facilities Director</b> Lane Rose	<b>Modern Out West</b> Trent Smith
<b>Chief Deputy Treasurer</b> Phil Conder	<b>Deputy Clerk</b> Patrick Black
<b>Bountiful City Mayor</b> Kendalyn Harris	<b>Commission Staff</b> Carrie Batte
<b>Bountiful City Councilmember</b> Beth Child	

### **AGENDA ITEM**

1 8:00 - 9:00 AM

#### **#2025-715. A Work Session to Discuss the Initial Design Selection for the Bountiful Branch Library Recommended by the Davis County Library Board - Presented by Joshua Johnson, Director, Library**

[Minute 01:35] A work session was held to discuss remodeling the Bountiful Branch Library. The Library Board recently pivoted from a decision to build an entirely new building to updating the structure of the current location instead. The process for that original selection began shortly after Director Johnson began his position in 2020. Director Johnson introduced Trent Smith from Modern Out West who gave a presentation showing the information which led to the Library Board's pivot [see Attachment A].

[Minute 03:00] When originally deciding to build a new building in 2021, a feasibility study was done on the site of the current branch location by FFKR Architects to assess the existing building and consider a new one. The information from that study has since become outdated. The study presented three options: Option 1, major renovation with complete seismic upgrade; Option 2, demolish the existing building and build new on same site; and Option 3, build on new site. When looking at the pros and cons of each, it was clear the second option was not on the table. The County has \$6,000,000.00 in construction money from a bond, with debt service funded by a 2017 tax increase. Previous work included land swap negotiations with Bountiful City officials. The existing building was built in 1968 and is approximately 24,500 square feet. The building is considered "in good shape," "well-built," and has "intrinsic and inherent value." Cost estimates from 2021 indicated renovation would be about \$1,000,000.00 cheaper than replacement (\$9,000,000.00 vs. \$10,000,000.00 for a 24,000 sq ft building). To stay within an \$8,000,000.00 budget, a new build would likely be smaller, around 18,000 square feet, making it more expensive per square foot than a remodel. Remodeling would allow the Library to retain more space long-term. Maintaining the existing building site also avoids the approximately \$1,000,000.00 valuation loss associated with demolition and site remediation. The current site has mature trees and landscaping from 1968, offering "great topography opportunities." The remodel aims to increase future flexibility and "future-proof" the Library for evolving services over the next 50 years.

Remodeling offers less coordination with other entities and is less dependent on the weather.

[Minute 23:50] A question was asked by Commissioner Crofts about whether the seismic upgrade is required for the refurbishment. It was explained by Trent that this is a voluntary seismic upgrade which will be performed; it is not required unless there is a change of use or modification of more than 10% of the structure. The building will be upgraded to the current code for an existing building (International Existing Building Code - IEBC), effectively putting it on par with newer Library buildings like Clearfield, which are built to the current code minimum (International Building Code - IBC). Most seismic retrofits will be done from the roof down to stiffen the rooftop frame, which is feasible because re-roofing is part of the plan. The goal is to build to a "life safety standard," meaning people have time to exit during a major seismic event. The Bountiful Library will not be built to a "functional recovery" standard (e.g., operational within 24 to 48 hours as an emergency shelter). Most other County buildings, including newer libraries like Clearfield, are also life safety standards. Brett Goodman of BHB Structural, who worked on the feasibility study, identified the gravity and seismic deficiencies, and his recommendations will mostly be implemented as long as they are not cost-prohibitive. Commissioner Crofts asked if the Library is classified as an unreinforced masonry building. It was explained by Trent that the building is lightly reinforced masonry and Modern Out West will confirm that status using ground-penetrating radar. Commissioner Crofts wanted to note that the code minimum may not be sufficient and that the rate of building failures in a seismic event will be higher than commonly believed. Director Rose explained that one reason the County typically builds to a code minimum is the extra cost of redundant systems that need to be put into place, such as back-up generators and utilities. Trent and Director Johnson also talked about other issues the remodel will address, like the dark, low-slung vestibule and the awkward layout. Sewer backup problems will also be resolved by replacing all pipes (likely cast iron that settled) and potentially shifting restrooms closer to Main Street for better sewage flow, as this has been a frequent issue causing library closures. New air distribution and removal of asbestos are also planned. The building currently lacks insulation; options will be explored which may alter the brick aesthetic. The design also includes moving the young adult collection downstairs to a more dedicated space, while adult stacks remain upstairs. With the remodel, there may also be an opportunity to create a children's courtyard. The remodel will also focus on utilizing the current underutilized space. Parking layout is a significant issue and will be reworked. Library services will be affected during the remodel, leading to a "longer downtime."

[Minute 39:00] Director Johnson explained the plans include opening a small temporary location (5,000 to 8,000 sq ft) in the Bountiful area to provide collections, programming (e.g., story times, summer reading), and staff space. This temporary location is estimated to cost around \$500,000.00 over two years. Instead of warehousing the collection, other branches will "weed" their collection to make space for materials from the Bountiful branch for people to browse, reducing warehousing costs while providing access to some materials. The remodel is targeting a start date of January 1st, 2026. The construction is expected to take about one to one and a half years. The next step is to release a Request for Proposal (RFP) for a Construction Management General Contracting (CMGC) to oversee the construction process which is expected to save money over time. Approximately 20 design concepts have been created for both new builds and remodels. Design details will be released once they are stable, to allow for community involvement later in the process.

[Minute 54:36] Trent Smith stated for the record: "We have multiple schemes for each scenario. We narrowed those down and actually solicited four or five general contractors to help us with rough estimate pricing. The good news is that we were all worried there was a huge escalation between four years ago and today; it looks like the numbers are actually holding very well. Our big goal there was in either scheme: We wanted drawings. We wanted actual building design to be considered."

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## ROLL CALL

**Chair** Lorene Kamalu  
**Vice Chair** John Crofts  
**Commissioner** Bob Stevenson  
**County Clerk** Brian McKenzie  
**Acting County Controller** Doug Stone  
**Chief Deputy Civil Attorney** Neal Geddes  
**Attorney's Office** Chris Preston

**County Assessor** Andy Hansen  
**Human Resources and Risk Director** Chris Bone  
**Chief Deputy Treasurer** Phil Conder  
**Information Systems Director** Jeff Hassett  
**Deputy Clerk** Patrick Black  
**Commission Staff** Carrie Batte  
**Homeowner** Skyler Giron

2 9:00 - 9:30 AM

**#2025-883. Consideration of a Property Tax Adjustment Application (UCA 59-2-1347) Requesting Adjustment and Reimbursement of Taxes Due to Property Record Errors - recommended by Lorene Kamalu, Davis County Commission Chair, Commissioners' Office**

[58:57] The next item was a discussion of whether to approve a Property Tax Adjustment Application. The affected home was purchased in 2021 from the estate of the previous owner who had passed away. The property qualifies for a tax exemption. However, due to an error recording the Warranty Deed on behalf of the estate of the previous owner, the current homeowner was being taxed at the full market value for three and a half years. The current homeowner brought this to the attention of the County and is asking for an adjustment as well as a reimbursement of the \$6,532.67 in excess taxes paid. It was recommended by Assessor Hansen that this application be approved as it is in the best interest of both the County and the homeowner.

**VOTING:**

**Motion to Approve the Abatement:** Bob Stevenson. **Second:** John Crofts. All Commissioners present voted aye.

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**MEETING ADJOURNED**

The meeting adjourned at 09:08 AM.

**ATTACHMENTS**

All publicly distributed materials associated with this meeting are noted as the following attachments:

A. 25 0623 Davis Co Library Board Presentation

Minutes Prepared by:

Patrick Black

Deputy Clerk



Brian McKenzie (Aug 19, 2025 11:07:10 MDT)

Brian McKenzie  
Davis County Clerk

Minutes Approved on:

08/19/2025



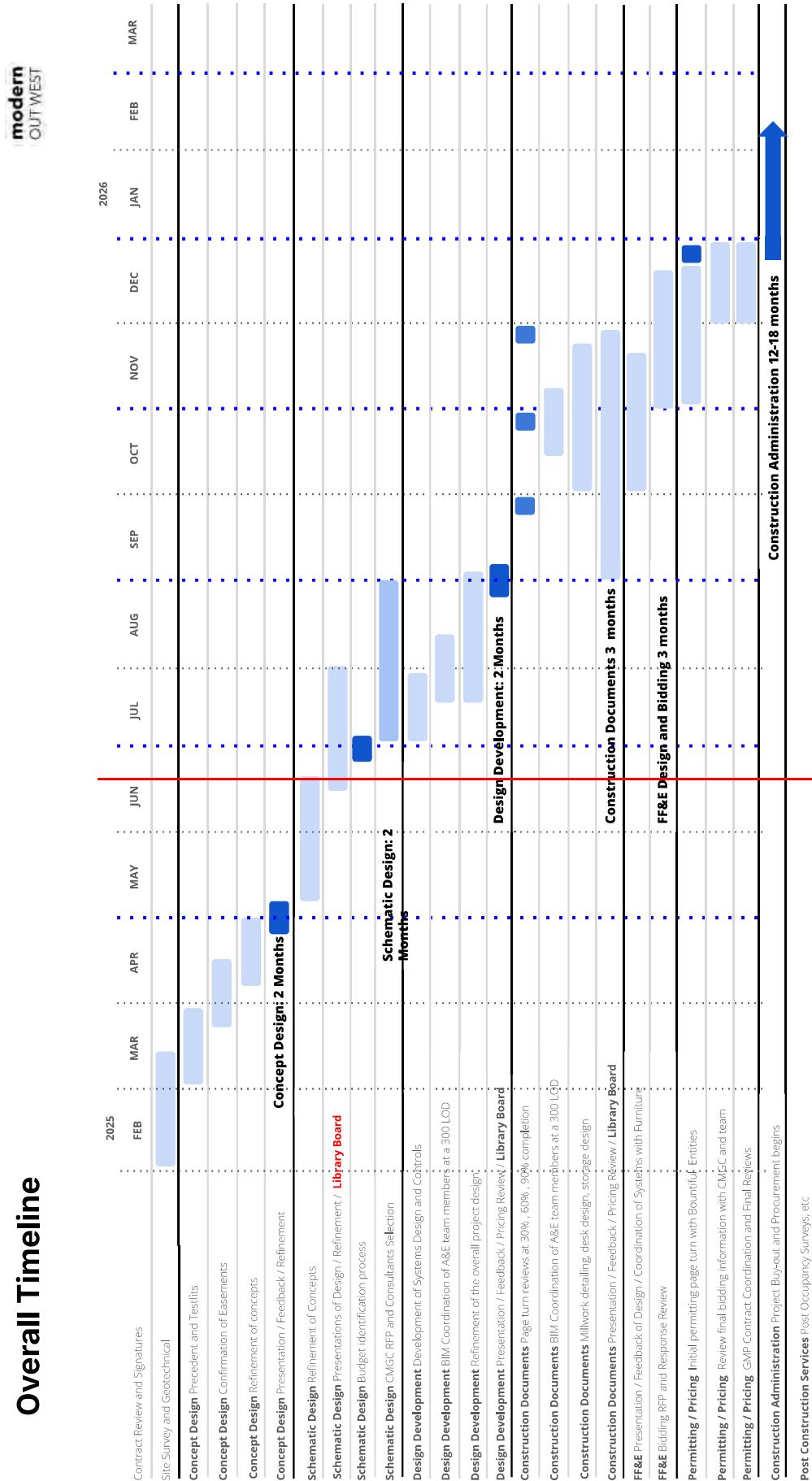
Lorene Miner Kamalu (Aug 19, 2025 11:03:32 MDT)

Lorene Miner Kamalu  
Commission Chair





## Overall Timeline



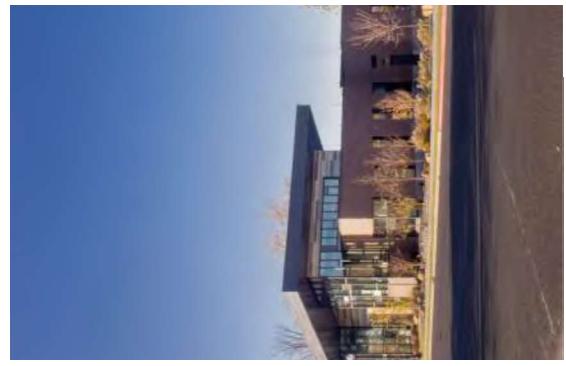
Attachment A 2 of 33

**Davis County Library Tours**  
February 7, 2025

**modern**  
OUTWEST



**Layton Branch**  
Layton, Utah



**Kaysville Branch**  
Kaysville, Utah



**South Branch**  
Bountiful, Utah

## Programming and Finish Considerations

FURNITURE		WALLS		CEILING		DOOR FRAME AND HARDWARE		PLUMBING		COMMENTS	
Area SF	Specialty	Chair - Guest	Chair - Lounge	Table - Conference	Table - Desking	Table - Drop Off	Table - Workstation	Sink - Soap or Lotion	Toilet	Urinal	
Vestibule	100	2		Bench, Console							
Entrances	100			Can be combined with Multi-purpose RR							
RR - Men	200			RR - Women							
RR - Women	100			Utility / Janitor							
Multi-Purpose Storage - Piano	2,000	200		Storage - Other	100						
Storage - AV	50			RR - Men	200						
RR - Women	200			RR - Women	100						
Circulation Desk	200	3		Reference Desk	100	2					
Reference Desk	50	2		Sign-up Desk / Consult	50	1					
Tech / Copier / Printing / Making	1	1		Sorting / Printer workstation	100	1					
Staff Areas	250	2		Staff Office - Shared	250	2					
Breakroom	200	2		WorkRoom / Book Carts	100	2					
WorkRoom / Deliveries	200	1		Hold / Drop Off	100	1					
Staff Wellness (Screening)	100	1		Staff RR	100	1					
Stacks and 1 OPAC	2,000	200		Focus Rooms / Pods	500	12	6	6 individual pods, 6 shared areas in one room			
Adult	500	20		Conference Large	500	1		Whiteboards, TV			
Adult	300	12		Conference Medium	300	1		Whiteboards, TV			
Adult	200	8		Conference Small	200	1		Whiteboards, TV			
Computer Stations	250	12		Stacks and 1 OPAC	1,000	4		One Button Studio			
Young Adults	100	2		Recording / Mixing	100	1	2				
Young Adults	200	5		Focus Rooms / Pods	100	3					
Young Adults	200	5		Young Lounge / Gaming	200	5		Puzzles!			
Children	1,500	4		Stacks and 1 OPAC	100	1	1	Subset of Reference Library			
Children	1,500	4		Children Desk	75	kids, 20 adults folding / stacking chairs					
Story/Time Area	500	20		Storage - Chair and Table Storage	200	1	1	20 chairs, 4 tables			
Storage - Art / Supplies	200			RR - Family	200			Gorilla Shelves at sides, sink for crafts?			
Mechanical / Electrical	2500	1		IT / Electrical Closet	100	1	1	If main RR are nearby, is not a requirement			
Sub Total • 15% Circ	17537.4			Sub Total							

Attachment A 4 of 33

## Review of Land Swap: Areas

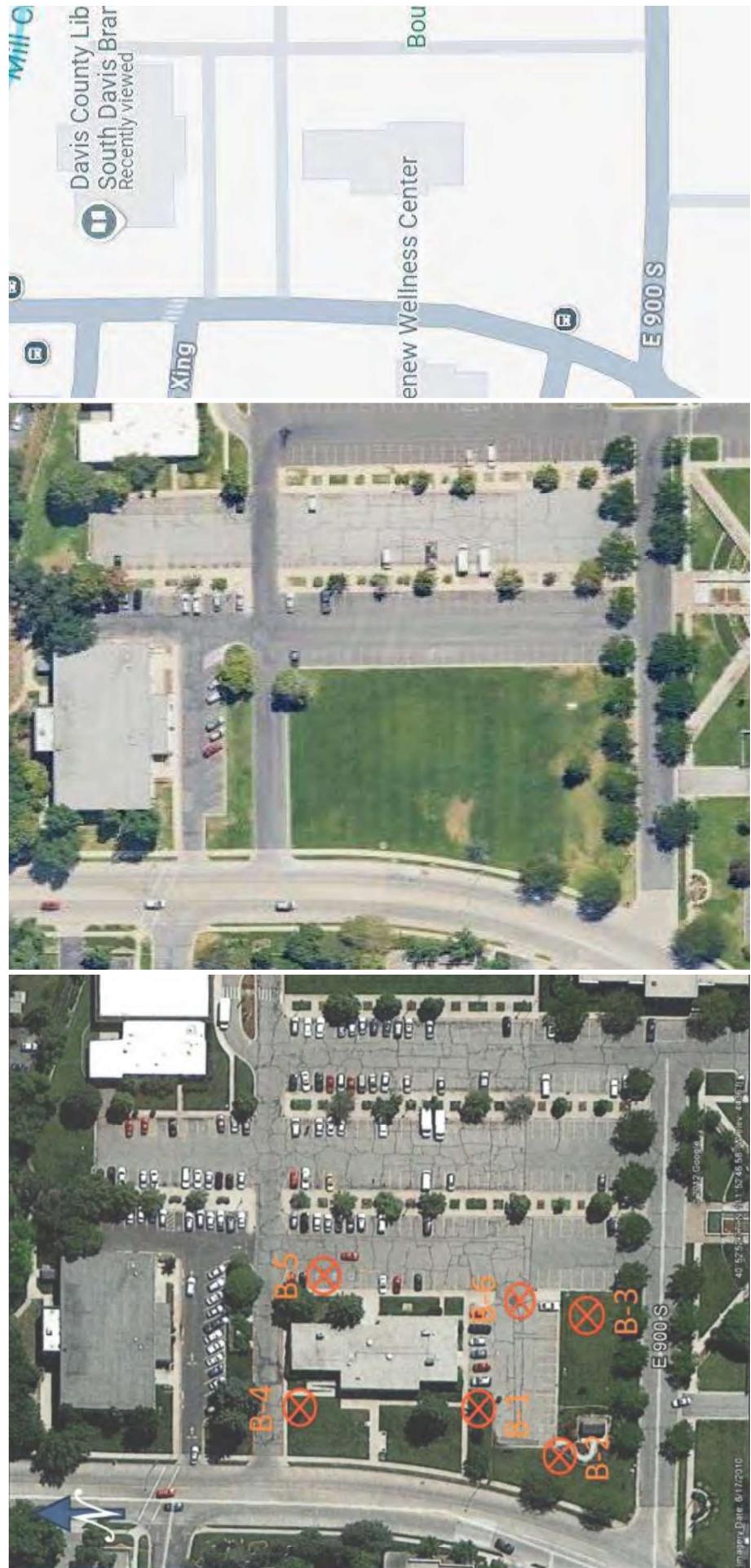
modern  
OUTWEST



Attachment A 5 of 33

## Review of Land Swap: Geotechnical

modern  
OUTWEST



Attachment A 6 of 33

## Parcel and Zoning Review

modern  
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**PROPERTY OWNERSHIP**

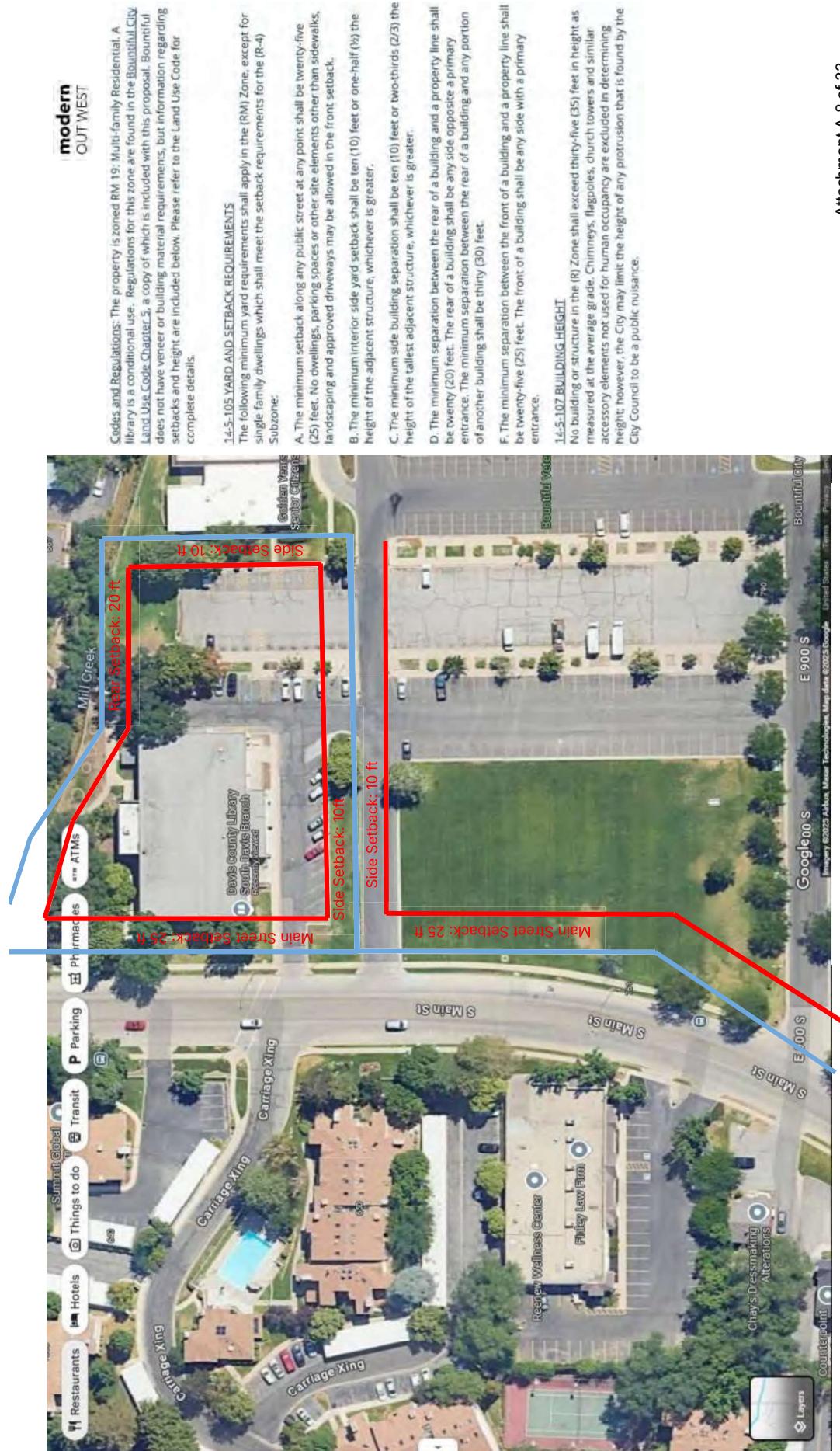
Parcel ID : 030360067

DAVIS COUNTY  
PO BOX 418  
FARMINGTON  
UT  
84025

Owner :  
Mailing Address :  
Mailing City :  
Mailing State :  
Mailing Zip :  
GENERAL INFO  
Parcel ID : 030360067  
Site Address : 775 S MAIN ST  
Site City : BOUNTIFUL  
Site Zip : 84010  
Tax Legal Desc : BEG ON 1 EDGE OF AN EXIST CURB AT A PT  
945.89 FT S 0-09'-15" E ALG A MONU LINE 100'  
INTERSECTION MONU 100 EAST STR & 500'  
SOUTH STR IN BOUNTIFUL, UT; TH (Cont'd.)  
Acreage : 1.44

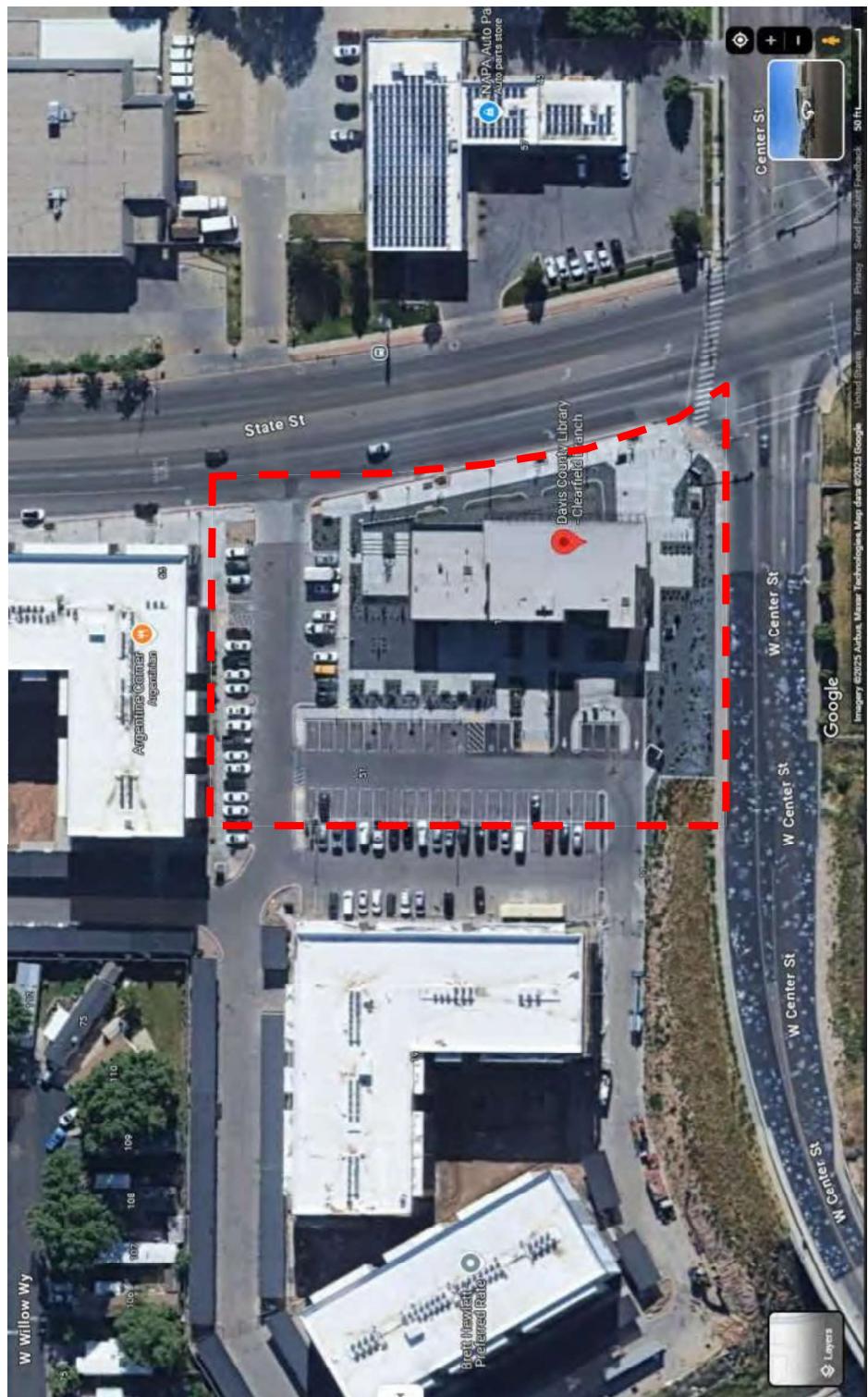
[View Parcel Detail](#)

Attachment A 7 of 33



## Clearfield Review

**modern**  
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Attachment A 9 of 33

## Site Sizing Review

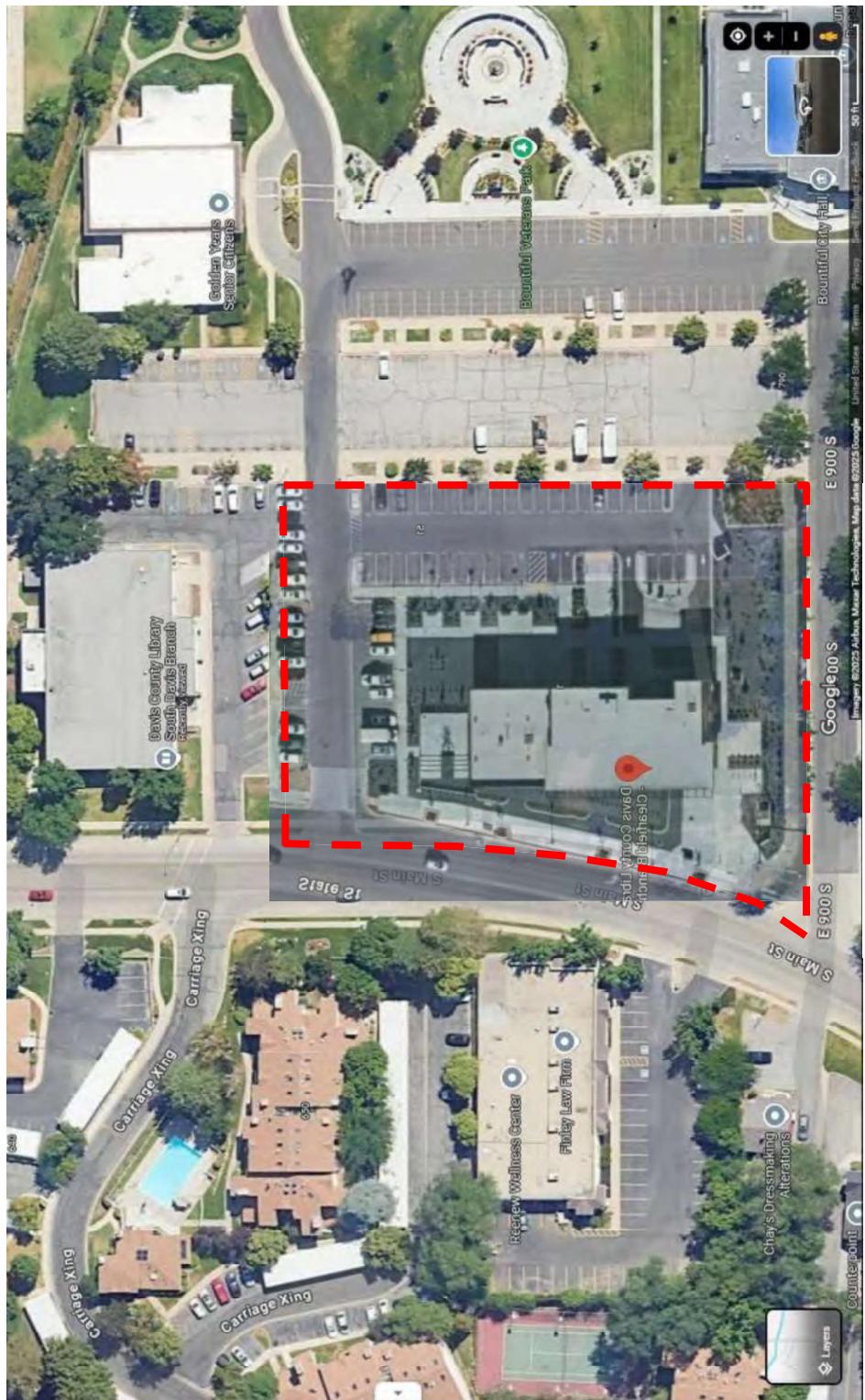
**modern**  
OUTWEST



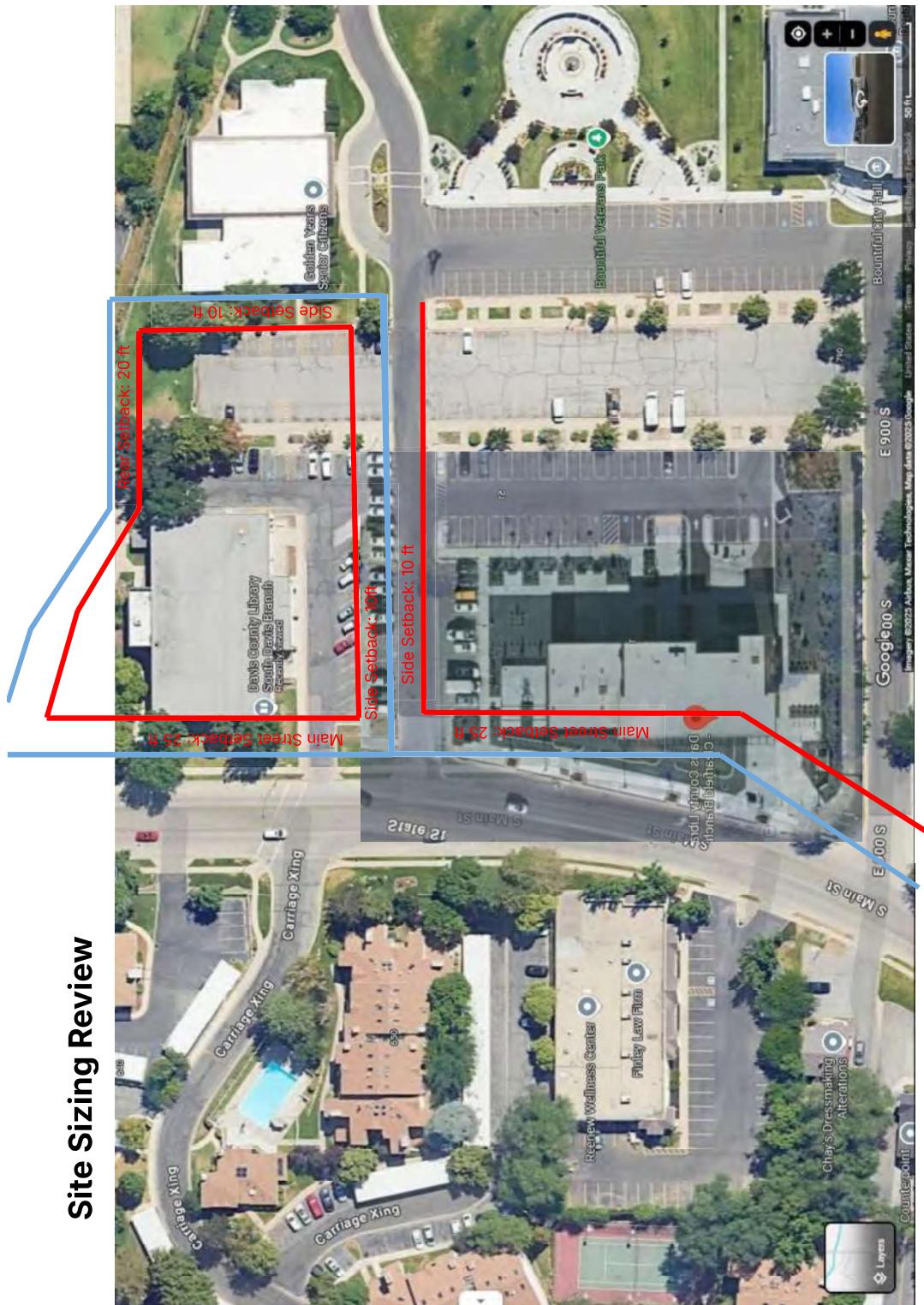
Attachment A 10 of 33

## Site Sizing Review

**modern**  
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## Site Sizing Review

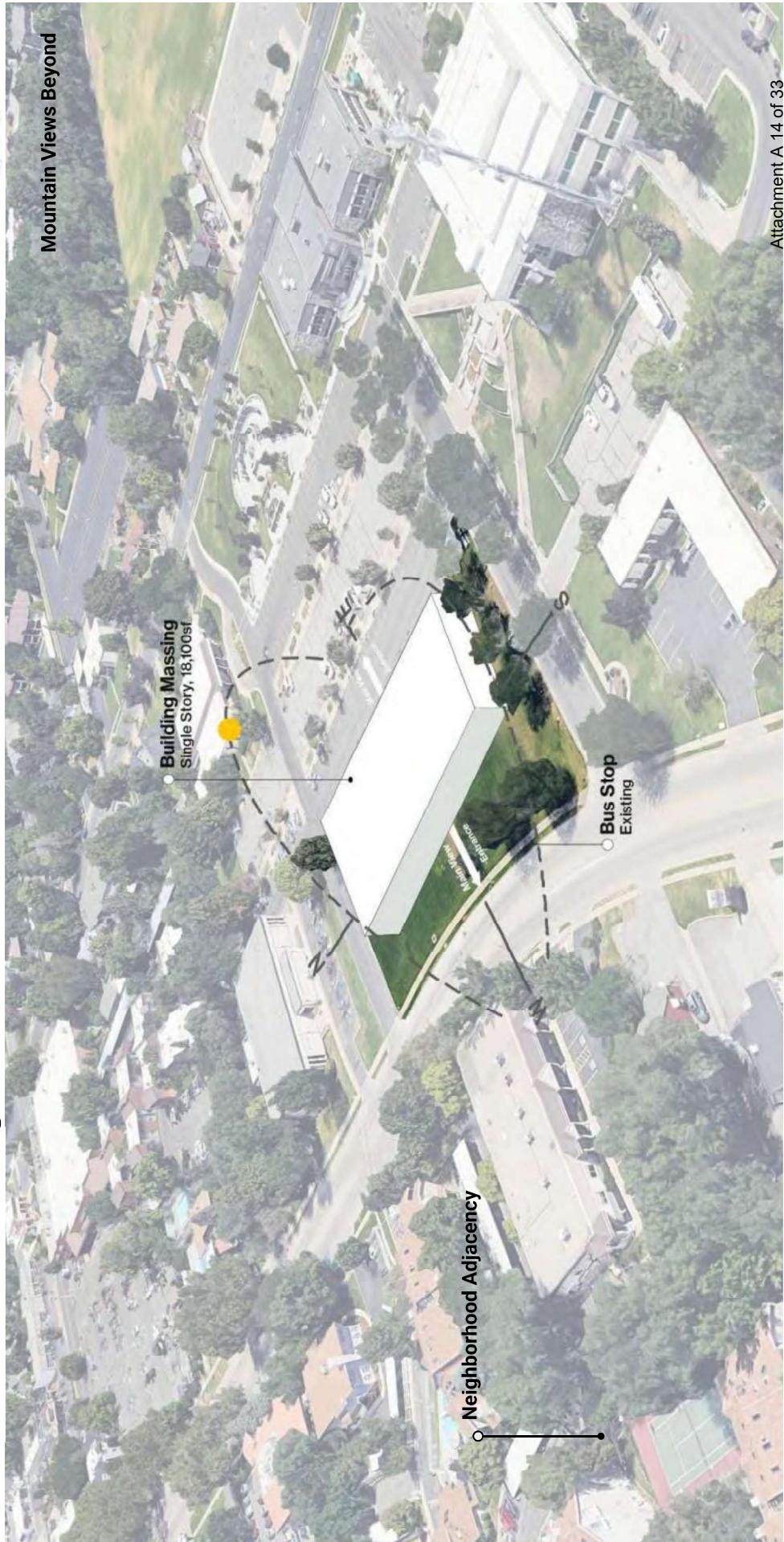


## Site Sizing Review



## Architectural Massing and Site

modern  
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## Precedents: Public Interface

modern  
OUTWEST



**Olivier Leonhardt Media Library**  
Sainte-Geneviève-des-Bois,  
France



**Atherton Library + Town Center**  
Atherton, California



**Woolston Community Library**  
Christchurch, New Zealand

## Precedents: Drive Through Service

**modern**  
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**Crystal Lake Public Library**  
Crystal, Illinois



**Geneva Public Library**  
Geneva, Illinois



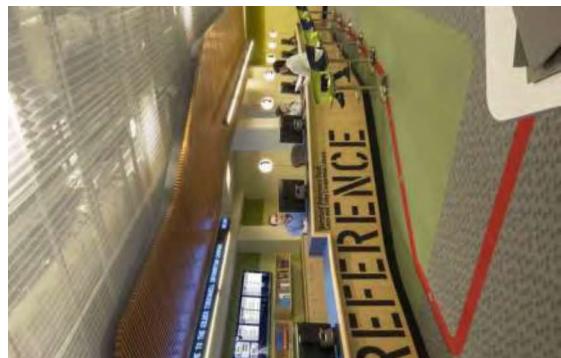
**Lenexa Public Library**  
Lenexa, Kansas



**Greenville County Library,  
Five Forks Branch**  
Simpsonville, South Carolina

## Precedents: Reference / Circulation Desk Design

**modern**  
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**Cooperman Library**  
Manhattan, New York



**Montclair University Library**  
Montclair, Texas



**Demco modular library systems**  
<https://www.demco.com/>

## Precedents: Reference / Circulation Desk Adjacencies

modern  
OUTWEST



Carbondale Branch Library

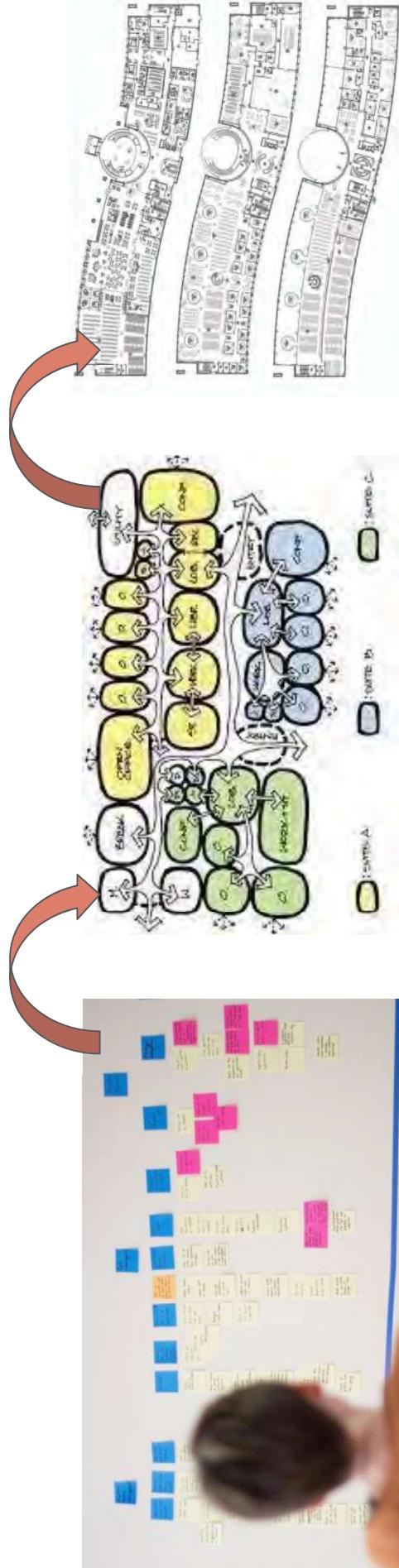
East Liberty Branch Library

Tate Library



## Interiors Focused Team: User Stories

modern  
OUTWEST



### Patron Experience Storyboard

The team is currently working through 8 patron experiences via storyboards to visualize the ideal experience. The stories identify the patron experience from the building's entrance to their exit. As we build the story, we discuss opportunities and enhancements of the patron's experience.. These stories will translate into program diagrams and ultimately test fits.

## Interiors Focused Team: User Stories

### Story time Patron: Child and Guardian

- Enter the building, **look both ways** before crossing the 'foyer'
- Ask the Circulation Desk upon entry OR see physical signage
- Go to the designated area Identified: Adjacency between story time and multi-purpose room needed
- Story time ends and rush of people in all directions; Asked to leave auditorium but kids area they can stay and hang out
- Kid wants a book
- Kid picks up book
- Check out items at Main Circulation to (adjacency) - rush at this time
- Self checkout - at Circulation Desk  
(Constantly having to support user error/Issues)

### Story time Patron: Staff

- Staff Entry into Building
  - Previous evening staff sets out items and chairs, tables, storytime mats, easel for signs, etc.
- Sometimes craft afterwards
- Clean up - TRASH & Lost and Found
  - Stays in area end of evening dumped in larger bin; Back storage area across from holds; Circulation check with desk for items
- Staff returns to their other duties
  - Circulation staff, help with setup, cleanup, and help with rush (checkouts/holds/sign ups)
- NOTE \*Auditorium and children's area can be used for children's programs outside story time



## Interiors Focused Team: User Stories

### Tech Patron: Computer User

Approach **Reference** Desk  
for Computer Guest Pass &  
Additional Equipment

### Tech Patron: Lab/3D Printing

Approach **Reference** Desk

Print And/Or Copy

Consultation to review file,  
select filament, and discuss  
printing process  
\*Dedicated computer for 3D Printing

Pay at **Circulation** Desk  
and possible depart

Phone Call to Patron to  
pick up items at  
**Circulation** Desk

More time - Revisit  
**Reference** Desk for Guest  
Pass

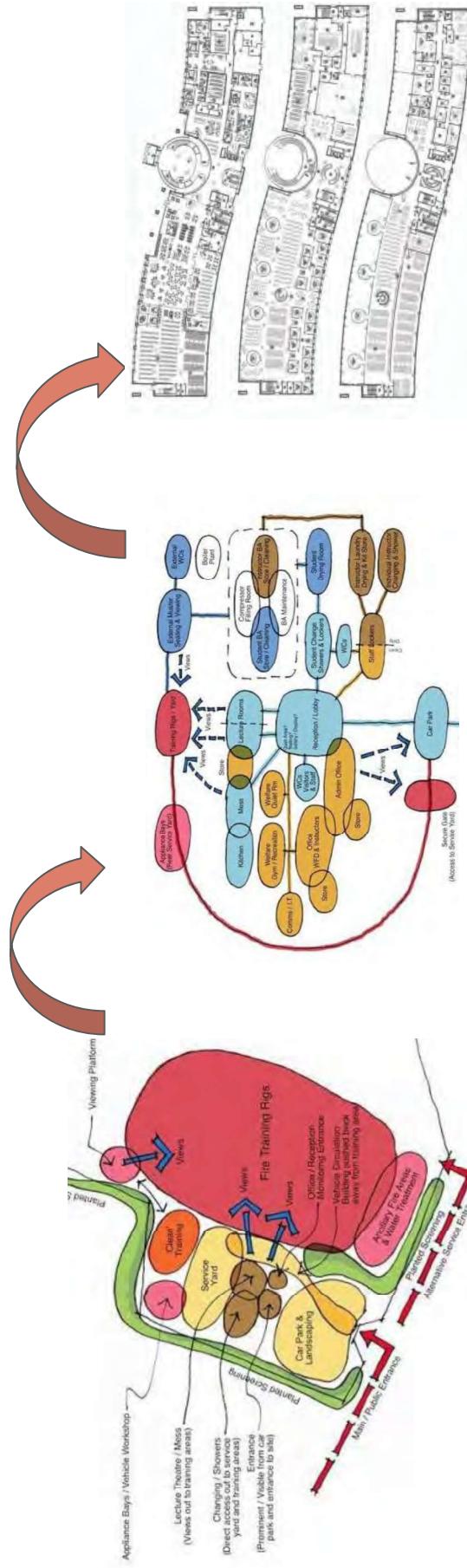
Pick Up & Pay for Print at  
**Circulation** Desk

Return any equipment at  
the **Reference** Desk



## Site Focused Team: Architectural Programming

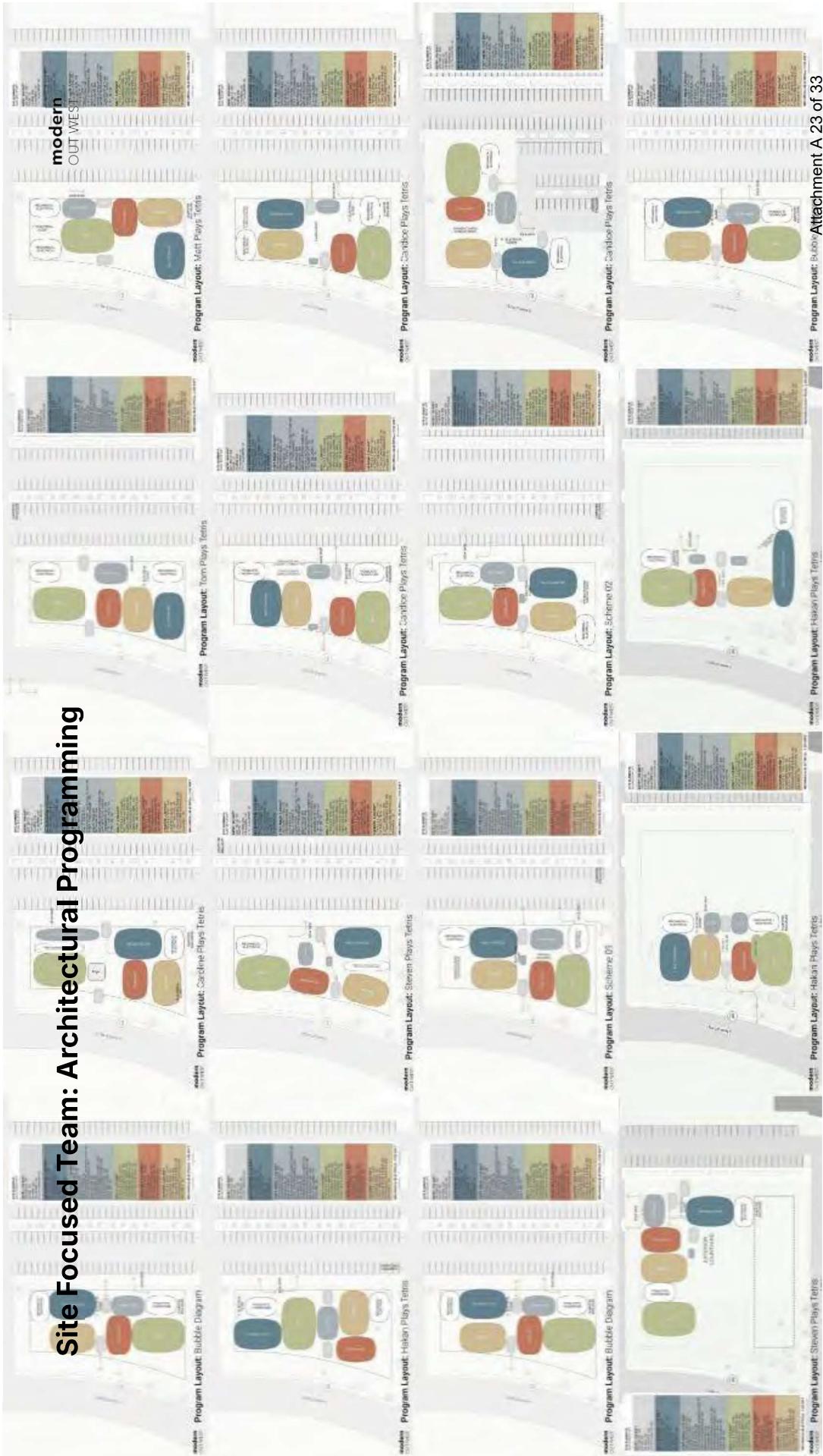
**modern**  
OUTWEST



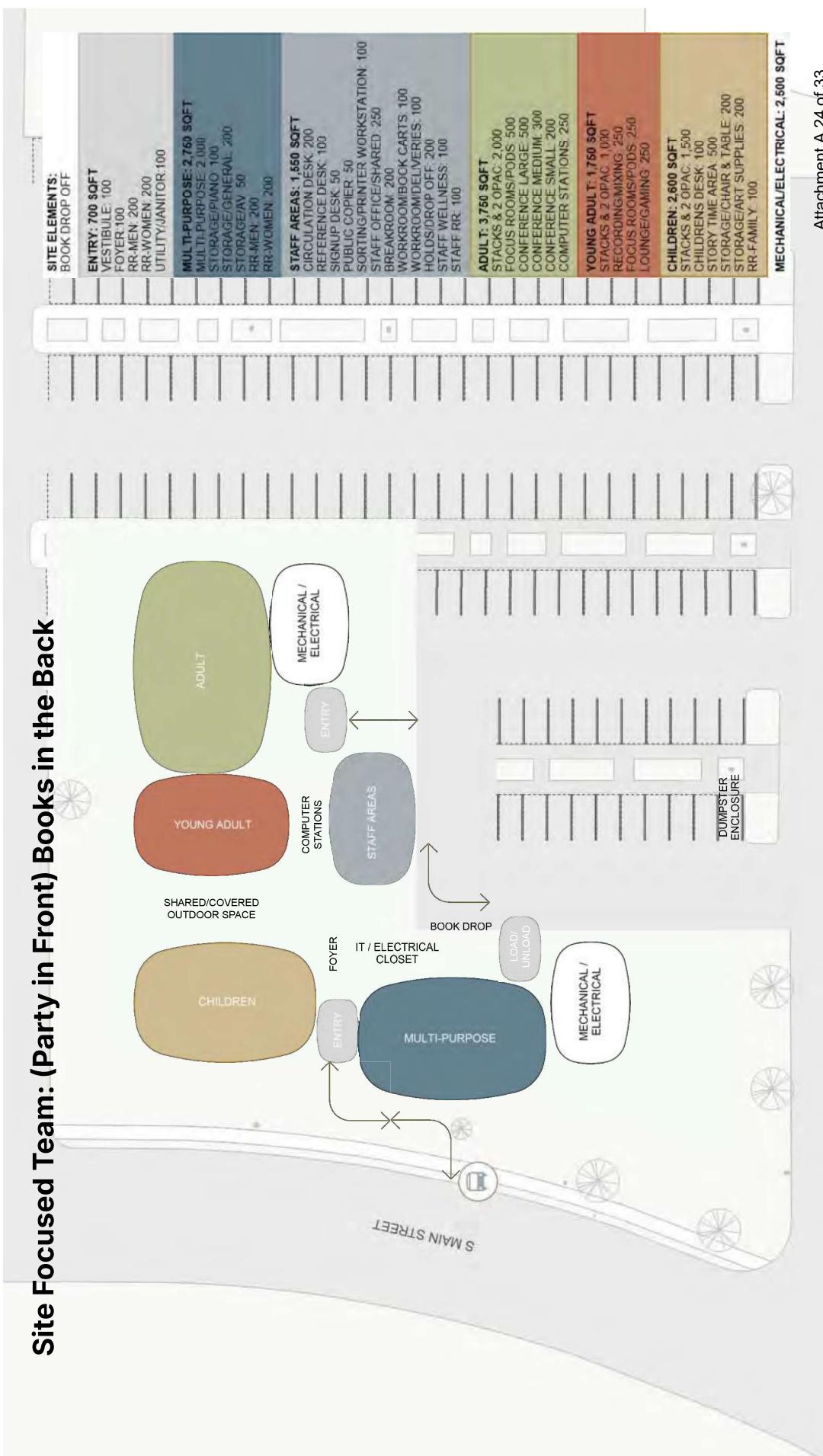
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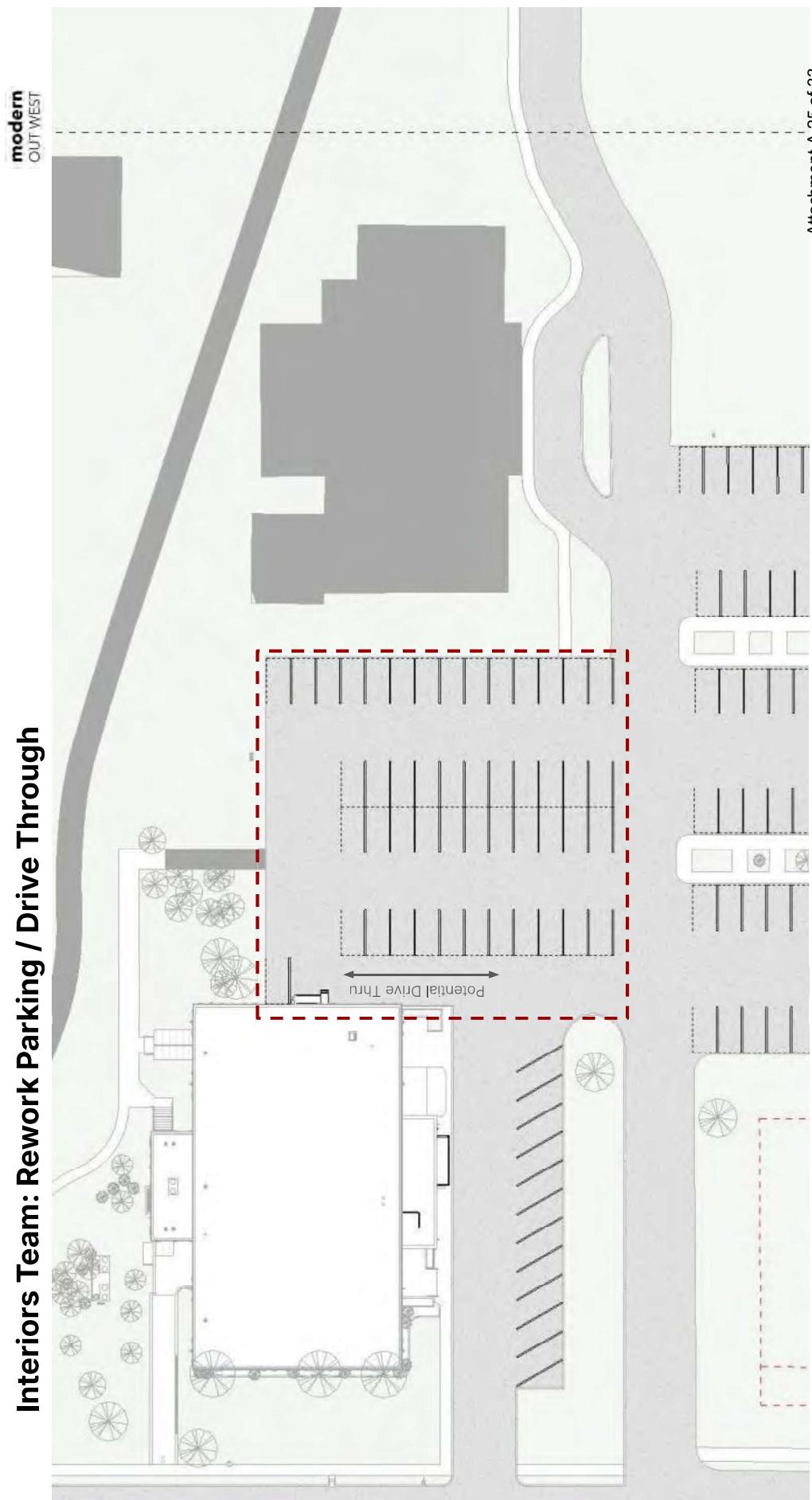
Site Focused Team: Architectural Programming



## Site Focused Team: (Party in Front) Books in the Back

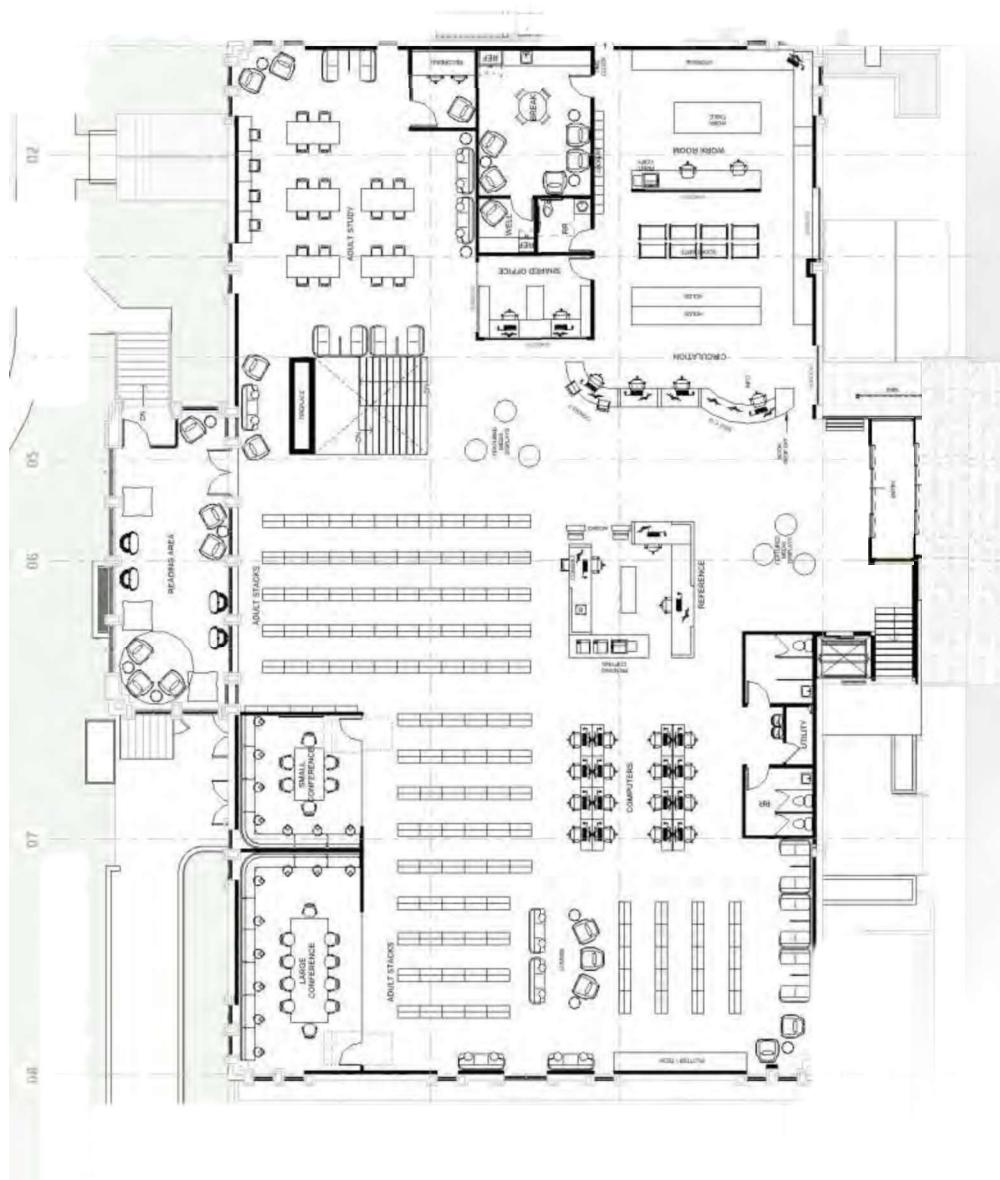


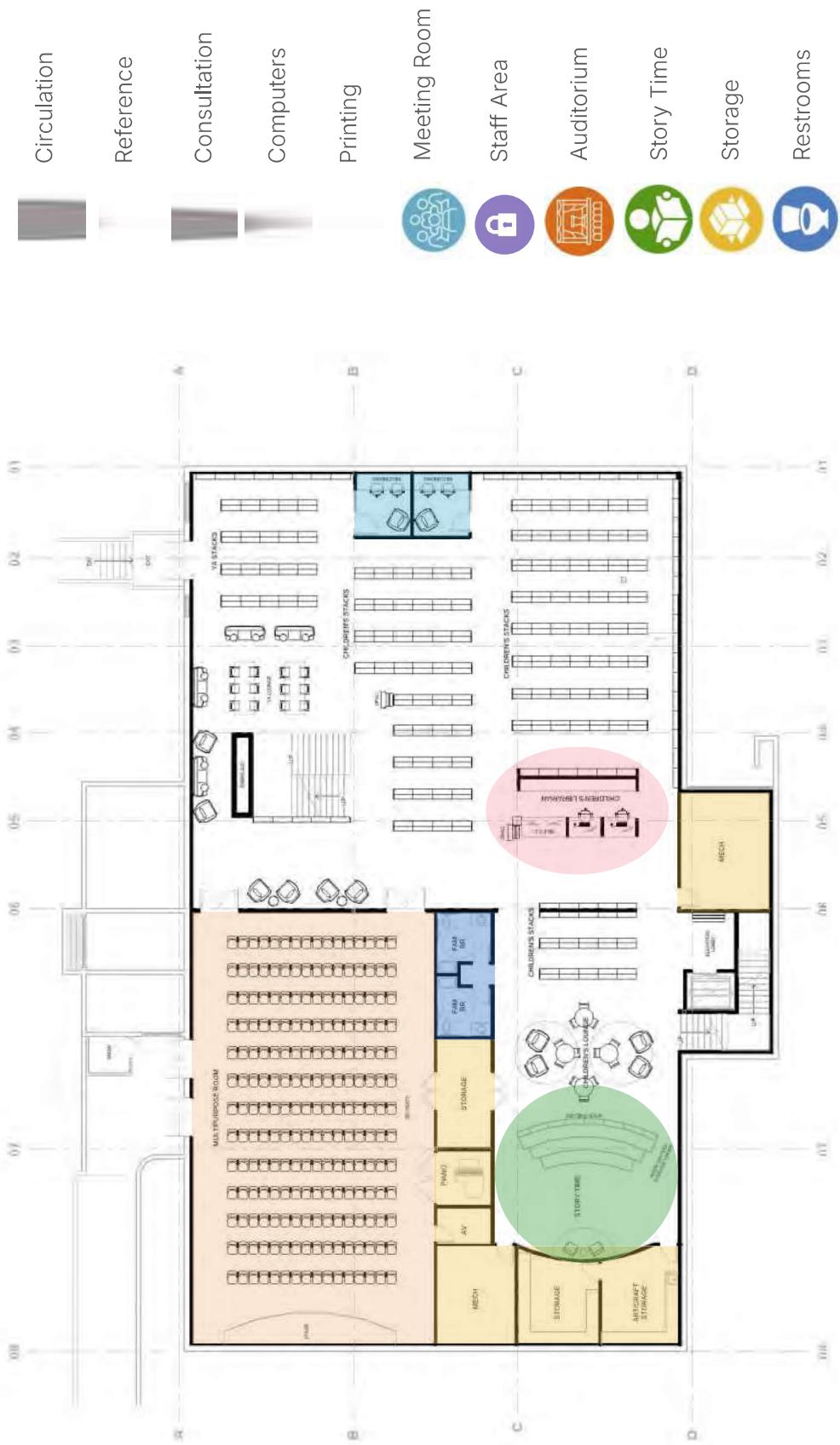
## Interiors Team: Rework Parking / Drive Through





**RENOVATION: Ground Level**



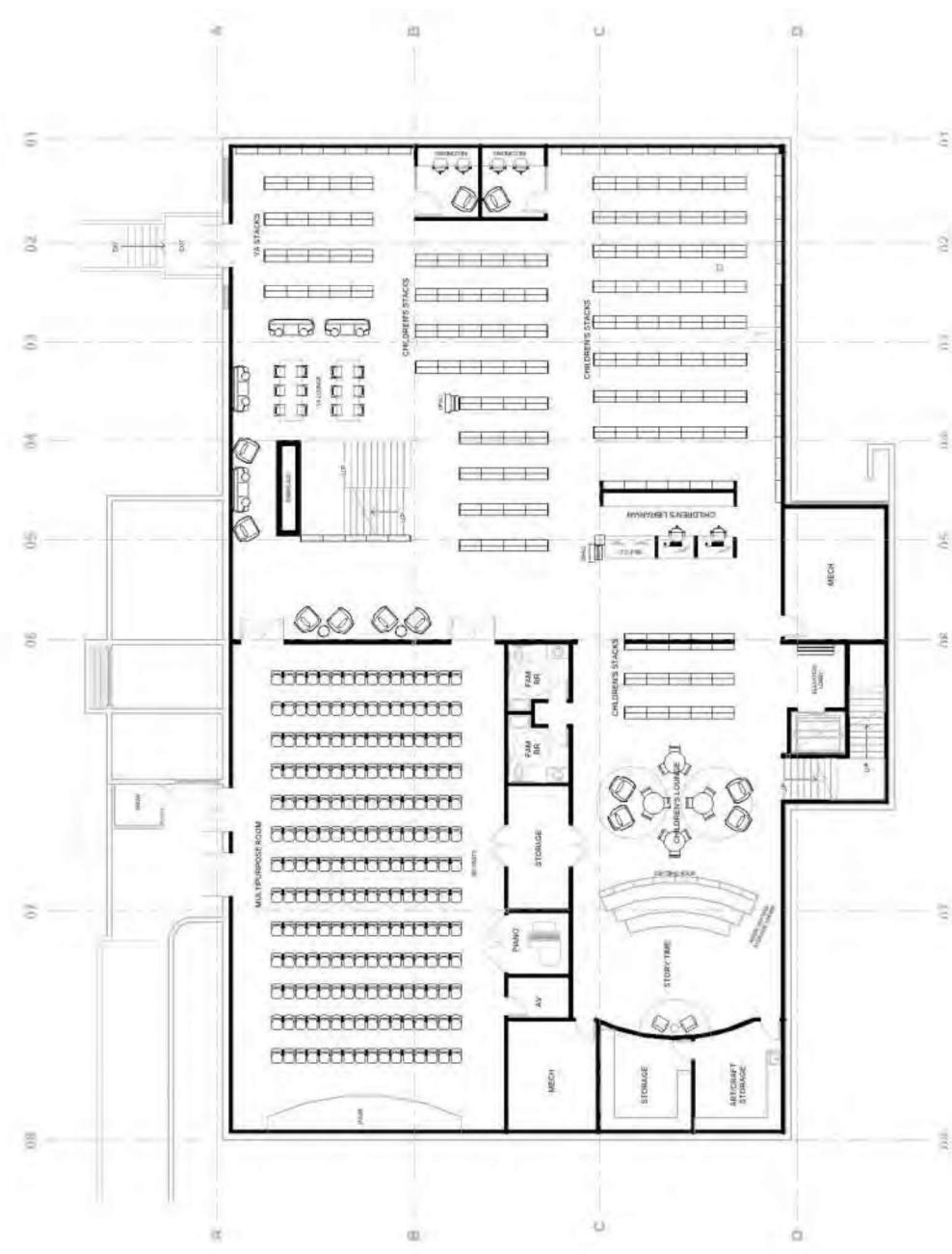


## ENOVATION: Basement Level

modern  
OUT WEST



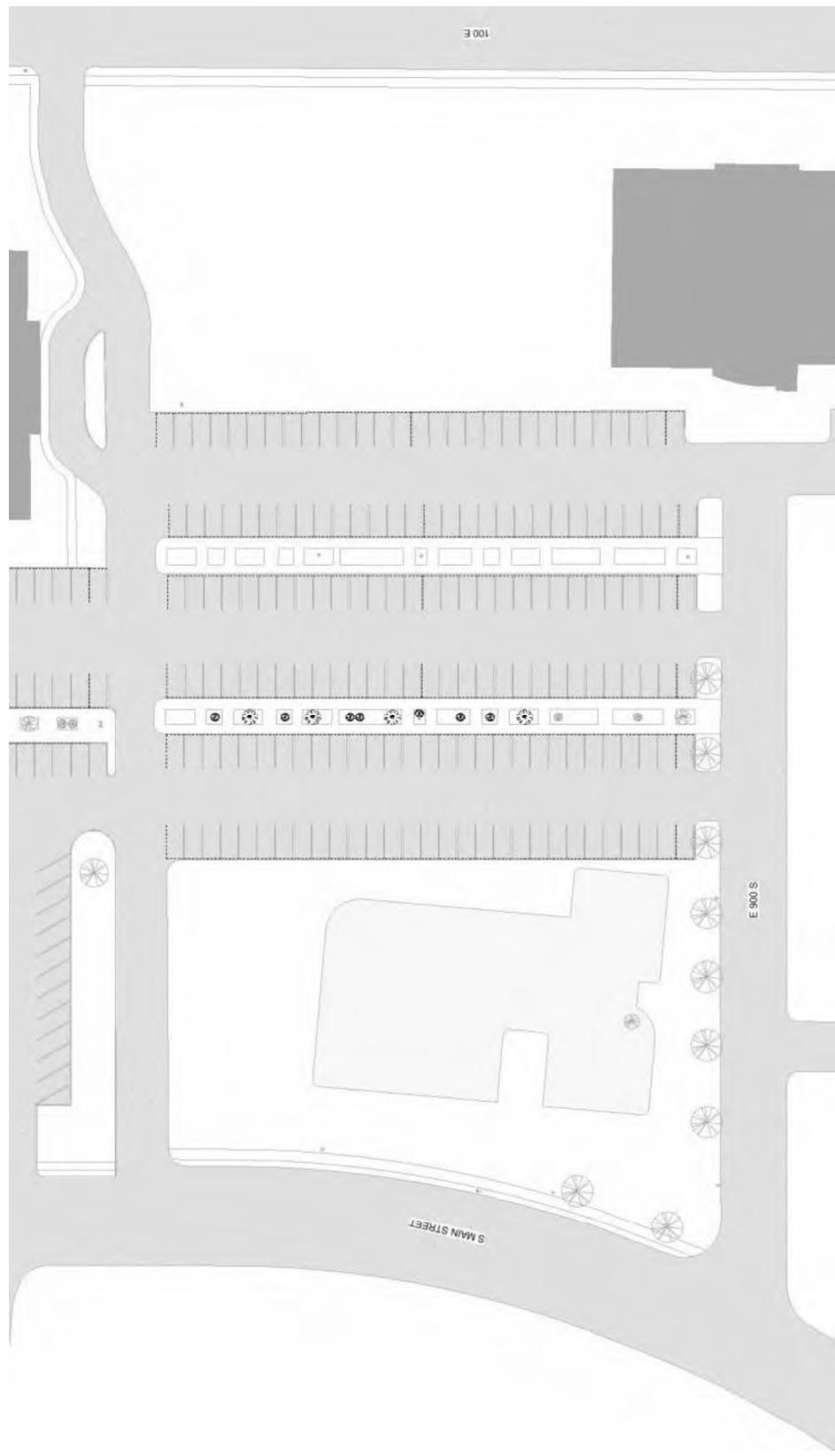
Attachment A 29 of 33



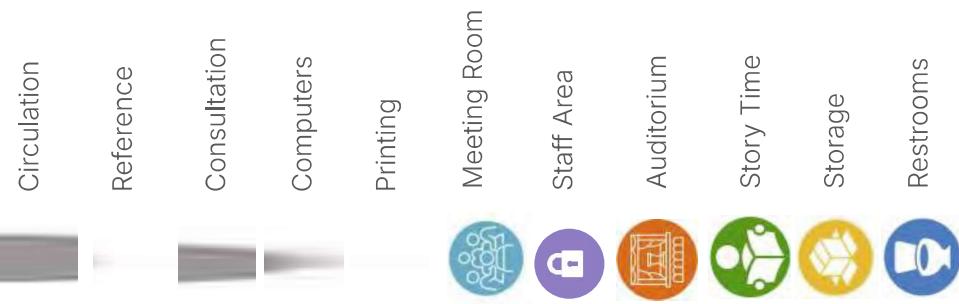
## ENOVATION: Basement Level

modern  
OUTWEST

**modern**  
new site site plan  
OUT WEST



Attachment A 30 of 33



**new site** floor plan & precedents

**modern**  
OUT WEST



**modern** new site floor plan & precedents



**modern**  
OUT WEST

# Pros / Cons of Each Design Direction



## Old Building Old Site

Pros:	Cons:
<p><b>1. More space, larger building (future flexibility)</b></p> <p>2. Decentralized testing of a 2nd location during remodel</p> <p><b>3. Less Coordination with Other Entities</b></p> <p>4. Retain sentimental community value</p> <p>5. More sustainable</p> <p>6. Possibly cheaper</p> <p>7. Existing building value retained (\$1M)</p> <p><b>8. Mature landscaped lot (beauty)</b></p> <p>9. One AWESOME BOOK SALE</p>	<p><b>1. Less building, smaller building</b></p> <p>2. Community perception of 'less' (smaller)</p> <p>3. Site is more complicated if shared</p> <p>4. More entities sharing site (Health)</p> <p>5. Community size-shock on smaller facility</p> <p><b>6. Loss of the existing building's value (\$1M Building and \$1M Land)</b></p> <p>7. Less potential for flexibility for future contracts</p> <p>8. All new service connections and contracts</p> <p>9. No historic (sentimental) characteristics</p> <p>10. Demolition of existing library costs</p> <p><b>11. Move twice, potential damage</b></p> <p><b>12. Longer service downtime (1-1.5yrs)</b></p> <p>13. Remodel is more complicated</p> <p>14. Remodel is more complicated</p> <p>15. Small TI for rental facility</p> <p>16. Books moving twice compilation (offloading)</p> <p>17. Unknown costs / dicey remodel</p> <p>18. Less traffic / use in basement</p> <p><b>19. What happens to the staff?</b></p>

## New Building Old Site

Pros:	Cons:
<p><b>1. Less Coordination with Other Entities</b></p> <p>2. Less operating expense long-term</p> <p>3. 1 floor, less staffing required</p> <p><b>4. Service downtime is less</b></p> <p>Flat open site, less complicated</p> <p>5. Easy access to multi-purpose room</p> <p>6. Less disruption overall</p>	<p><b>1. Less building, smaller building</b></p> <p>2. Longer service downtime (1.5yrs)</p> <p>3. Small TI for rental facility</p> <p><b>4. Move twice, potential damage</b></p> <p>Community size-shock on smaller facility</p> <p>5. Not a flat site, more complicated site</p> <p>6. Remediation of old building prior to const.</p> <p>7. Longest process</p> <p>8. Demolition of existing library costs</p>

## New Building New Site

Pros:	Cons:
<p><b>1. Less building, smaller building</b></p> <p>2. Community perception of 'less' (smaller)</p> <p>3. Site is more complicated if shared</p> <p>4. More entities sharing site (Health)</p> <p>5. Community size-shock on smaller facility</p> <p><b>6. Loss of the existing building's value (\$1M Building and \$1M Land)</b></p> <p>7. Less potential for flexibility for future contracts</p> <p>8. All new service connections and contracts</p> <p>9. No historic (sentimental) characteristics</p> <p>10. Demolition of existing library costs</p>	<p><b>1. Less building, smaller building</b></p> <p>2. Longer service downtime (1.5yrs)</p> <p>3. Small TI for rental facility</p> <p><b>4. Move twice, potential damage</b></p> <p>Community size-shock on smaller facility</p> <p>5. Not a flat site, more complicated site</p> <p>6. Remediation of old building prior to const.</p> <p>7. Longest process</p> <p>8. Demolition of existing library costs</p>

## Old Building New Site

Pros:	Cons:
<p><b>1. Less building, smaller building</b></p> <p>2. Longer service downtime (1.5yrs)</p> <p>3. Small TI for rental facility</p> <p><b>4. Move twice, potential damage</b></p> <p>Community size-shock on smaller facility</p> <p>5. Not a flat site, more complicated site</p> <p>6. Remediation of old building prior to const.</p> <p>7. Longest process</p> <p>8. Demolition of existing library costs</p>	<p><b>1. Less building, smaller building</b></p> <p>2. Longer service downtime (1.5yrs)</p> <p>3. Small TI for rental facility</p> <p><b>4. Move twice, potential damage</b></p> <p>Community size-shock on smaller facility</p> <p>5. Not a flat site, more complicated site</p> <p>6. Remediation of old building prior to const.</p> <p>7. Longest process</p> <p>8. Demolition of existing library costs</p>