

Q28 - What other issues do you see impacting the Plat A area? Are there additional questions we should be asking? Let us know your thoughts.

Rodents have been an ongoing problem I think at least in part due to the septic systems still somewhat available for them to hide. Multi-family properties are not being maintained as well as they should be required. Debris behind outbuildings and along fences. If tenants are not inclined to address problem, then it is difficult to get dealt with due to having to identify and track down owners or property managers etc. It would be nice to have some kind of publication available for landlords to know their responsibilities as well as to keep their tenants properly informed as to community standards.

It would be interesting to see a History of the survey's and polls for the 65 years we have been on Main Street. I have worked on Main Street since 1962 and have seen many different Mayors who have had a great desire to serve and would like to see improvements to the Old Fort area. I believe in a multi-use environment. It leads to better ideas.

High Density Housing only tends to bring in the riff-raff of not only residents of that housing but also visitors of those residents thus increasing the crime rate in this area as well as all of Bountiful.

How to bring more retail/restaurants to main street.

Stop the spot zoning.

Plat A streets and sidewalks are in bad disrepair: dead trees; broken pavements; and along 100 W there are no marked crosswalks for pedestrians causing many drivers to consider that an open license to not stop for pedestrians crossing the street from areas that should be designated crosswalks. We appreciate the occasional presence of police speed traps, but that doesn't help much with pedestrians.

There are no restaurants in the Bountiful area. No more soda shops and car dealers. This is getting ridiculous. We have to leave Bountiful to go to a decent restaurant anymore.

As a 30+ year resident of Bountiful, I understand that it is a hard line to follow to maintain the personality of the area and to accommodate expected growth. I would like us to focus on what we have by improving the current conditions; roads, water and sewer service. I think we want to cater to an environment that promotes long term residency in the City.

Keep Main Street a "home-town" area. The more people you squeeze into an area the more urban it feels and the transient nature of apartments takes away from that home-town feel. Let small local businesses thrive on Main street.

I think tearing down the Historic Stoker Building was a mistake. Funds should have been used to make the necessary changes that building needed. I will be very disappointed if a "New City Hall" goes in this area as that building will do NOTHING to promote business for the Historic downtown area...it will be an expensive office building.

Support protection of all remaining historical and older buildings. Retain the historical look to the building. Keep height within two-story and set back from sidewalk so a narrow canyon feeling is not created. Multi-family and commercial = loss of "open space" and vegetation.

n/a

You will not listen to us the people and you go ahead and build whatever you want.

I have lived in Bountiful all my life, the last 44 years within Plat A. I expect change to happen. I don't want to see the

old growth neighborhood to change into a "West Valley" type neighborhood with many apartments and no character

There has been significant increase in reports of crimes and homeless activity.

Resident of Plat A area for 11 years. Love the old homes, history, location. Do NOT love the old, rundown apartment buildings (many in violation of code) that litter the neighborhood and draw both questionable tenants and crime. The number of multi-family residences increase transients and decrease stability. Am disappointed by the blind eye turned on Plat A's infrastructure. Sidewalks, curb & gutters are crumbling, failing, unusable. Power poles/lines are antiquated. Absence of street lights makes our neighborhood unsafe for evening walking.

Businesses along 200 W do not have adequate parking (i.e., South Davis Recovery Center). Their patrons are always parking on the street in front of our homes. During the winter months this prohibited street crews from plowing snow and it is impacting trash pickup as well. All businesses in Bountiful need to have adequate parking for their needs. The Arts Center is another place that impacts parking in our single family neighborhoods.

The City has not really supported redevelopment in downtown. The City needs to be more proactive, or as Randy said "Downtown needs a business plan". What has been accomplished thus far, took 10 years for proper zoning, and has happened in spite of the City's lack of support.

The entire remodel of the Stoker Property is in the front concern for many. It seems like overkill to build a performance stage when the 400 N park has so many features already. With my limited info, a community center and splash fountain seem more appropriate near the existing city hall, with a remodeled library. Until the Creekside park is finalized, I don't see it as prudent to redevelop this site too much yet. Can grass be put down for now till decisions can be made, and let it be a 2nd soccer field for a bit? It worked on the property where the Arts center was removed. Stoker will be missed, but needed to come down due to safety reasons, I agree.

I live between 200 W and 100 west. I enjoy the mix of homes (multi and single) and I even think most of the businesses work as is. The only issue I see is that some of them are older and not kept up well. I like the mix, but I wouldn't mind seeing some of the buikdongs completely replaced with new buildings. (many are beyond renovation.) Obviously this is up to individuals, but anything the city can do to encourage keeping the current mix with new construction or renovation when possible woule be awesome .

Get rid of the post office make it an attractive Area to bring in restaurants And entertainment

Roadways are in need if better maintenance. Stop focusing on un-needed plazas and improve what we already have.

What should the frontage / planting standards be? There is currently way too much asphalt and hardscaping. It looks run down and outdated compared to neighboring cities. There need to be grooming standards for the business in this area.

When adding more multi-family units those bring in more temporary renters. Permanent residents are going to care more about their area and want to improve on it.

There are too many commercial buildings already and it needs to remain an historic area.

We worry about homelessness and drugs. I believe the motto for Bountiful is beautiful homes. Whatever is done needs to be in keeping with that motto. If it requires some type of HOA to preserve the area it would be worth it. The area is historical bountiful for a reason. More crime. We are closer to downtown SLC than some of the other areas that have experienced higher crime. what is the city doing to address those issues. I believe that the area should have a citizen advisory board like Sugarhouse made up of residents from the area.

If commercial or multi family development occurs in the area, special notice should be given to ensure that

adequate parking and traffic controls are in place. Parking is used sufficiently along main street and if an adjacent destination came in without sufficient parking patrons/residents would overflow into the limited parking main street currently has.

You need to find a way to engage community better. The rec center is nice but function is limited. The parks are good but parking isn't great. A good community center with nice parking would be awesome. Youth Center / Community Theater / Art Center / Museum / Etc.

If larger buildings for offices, condos, restaurants are allowed, where will people park their cars? There's no use building large buildings if parking isn't provided for.

To enable our community to grow we need to invite that of diversity and opportunity. It is my strong feeling the if we allow ample mixed use building to be constructed that our community will come alive. Being a part of the community for only a few years I have seen the unit the we share together and we need to grow that friendship.

The newer apartments are fine, but no more should be built. Too many apartments leads to overcrowding.

Streets between Main St and 400 E could use some repair work.

Maybe how long time bountiful residents feel about their homes being taken from them?

Some people don't take care of their house and yard

Too much multifamily development, apartments are ruining the neighborhood, and decreasing the value of our homes. What demographic group are utilizing the businesses on main the most? During the day? Stay at home Mothers with children, evening families.

3-story buildings are not right for us. It's more difficult for fire department and medical emergencies. Developers want to avoid having to pay for elevators, so they want to keep it at 3 stories. But two story is enough.

While we are anxious to preserve the unique character of this area, we do recognize the need for revitalization - particularly in the highlighted portion under discussion. We just hope that a healthy balance can be struck between development and preservation.

I really like the cars show and burnout contest. Would these potential changes take that away?

I think aesthetics are so important. I love what I see. Having an area where people can live, work and shop is so wonderful.

Need a plaza, would like to see the library end up in a more pedestrian friendly area as part of a plaza and community gathering place. This makes sense for access to restrooms and parking. Funds used from selling Government owned property sold in Plat A should be used to acquire property in other parts of the city conducive for playing fields.

More walkable with any changes, add cross walks and consider hawk lights

Too much multi use and too many multi family. It only brings in low income and crime problems.

Perhaps more public space? A park? Parking for events happening on/near Main Street?

It needs to be more walkable. Bountiful needs to be more walkable. In Bountiful we drive from point a to point b without taking time to walk about.

I think that condensed housing will bring additional problems. Apartment dwellers are more transient and require more services eg. schools, police etc. Bountiful could use additional restaurants, gathering places, shopping. Farmington's Farmington Station is a good example of this.

Concerns over parking if more business space is allowed. Also traffic and unsafe cross walks on Main St.

It is concerning that the area is aging yet it is still a wonderful viable area. Areas like the old Melonas apartments 300 no 200 W are vacant and decaying. Homes in the area are also, are there any incentives to improve this area to our property owners???

To many professional buildings and car dealerships. I am completely opposed to that. We need new exciting businesses that will stay.

I think main st to 400 E should only allow new single family use.

I don't think the infrastructure would be able to handle additional multi family complexes and businesses. Look at Lehi. The roads they built to suit their needs at first are now causing traffic jams and frustration to both employees and residents of the area. Bountiful has nowhere to expand the roads. It would be an expensive and time-consuming endeavor to attempt.

Multiple dwellings stress infrastructure and radically change the environment. Old homes replaced with new homes add no real stress or changes to the policies that created the desired environment. If multiple dwellings (apartments) weren't trending right now, Bountiful would not feel the pressure from this tiny sector of the developing cohorts. City Council and Zoning need to simply learn to say "no" because what we currently have is working.

Too many to discuss here.

Lack of parking for existing business

I think you should have someone spend some time on the Facebook page called "You know you're from Bountiful UT if" <https://www.facebook.com/groups/frombountifulut/> and notice the things that are being remembered. Recognizing this is 2017 and your plans must be looking at 2030 I hope that whatever you do, there is consideration to making sure that this Hometown America retain much of it's historical category of "bedroom community". If they really want to live in the upscale, busy, chaos then they should consider the new Ogden or Salt Lake.

I am glad to see that the residential quaintness of the historic area is being taken into consideration

Downtown Bountiful should invite the carriage horse people to operate in Plat A. They could take people from the tabernacle to the park, to the museum, and then back to where they got on. Perhaps Main Street should be closed to vehicular traffic and used for all kinds of walk along, see art, hear music, dance, fly kites, horse races, small fry rodeos, farmers and flea markets, and animal petting zoos.

Traffic is increasing. I am hoping for more walkable space with trees.

Increased traffic around the multifamily housing complexes and commercial businesses. Population density is increasing potentially causing a host of other problems: i.e. crime, strain on utilities, traffic (including speed on residential roads), increased parking on city streets.

I don't like at all the thoughts of multi-use buildings. We don't want to come to Bountiful the bad influence and over-crowding that apartments bring. How can the city put pressure on apartment owners and home owners to fix up and clean up their buildings? Where is a maintenance requirement? They are poorly maintained in the main

street to 4th east area. Where is the pressure to maintain, and landscape and not rent to drug users and low low incomes. This is not the place. The charm of this area is disappearing.

What is the real reason for any change in this area. Spend time and money on keeping the infrastructure in good shape. There is nothing wrong with single dwellings why pack more people in here with apartments and town houses???? Maybe you should give this survey to those that live above Orchard Drive?? That would be interesting.

There need to be more stop signs on 100 east between 5th south and 4th north. People drive recklessly quite often, and I have small children.

Why we that don't live there or own property there even have an opinion. If the value of what we do helps those that live there than I see it being okay otherwise we shouldn't change it.

Too many apartments, especially cheaper ones will do major damage to Bountiful's image, safety, and liveability. Please do not allow developers to build those units. If you must do multi family please do townhouses

Figuring out a way to make sure any of the multi-family units are well maintained. Some of the apartments are not taken care of and I think that is a shame. We want all of Bountiful to look nice and well maintained.

You should be asking how to decrease the through traffic in this residential area both east and west of Main Street. You should ask whether some of these streets (east/west and north/south) should be made one-way and how we can encourage a more safe walkable downtown for families and residents living in the area and encourage better restaurants and cafes. The questions thus far have been focused around commercial development and seem to be guided by those wishing to develop more property, not questions that would be asked by residents of the area themselves. I believe this area could easily be more like Sugar House or 9th and 9th in SLC and we should be trying to bring more affluent residents to the area, not just banks and hair salons next to duplex and triplexes.

Who benefits & profits from more multifamily units being built in an area already over saturated with multi-family rental units. Is it: 1. The Developer/Builder 2. Bountiful City 3. Plat A Residents (#3 would not be a good answer)

Wealthy people buying the small houses as investment properties so there are many rentals and not enough permanent residents to take an interest in where they live and how things impact the area. Some of the landlords don't update the homes or do needed maintenance on the property making it seem unkept and untidy

Keep it simple.

Main Street will never be a gathering place with the current mix of businesses. Provide incentives for some nice non franchise restaurants to come on Main Street and get rid of the 4-5 used car lots and the excess number of beauty salons. The new plaza will be a waste of money if there is not an improved commercial environment that will draw people downtown.

Higher density of population equals more traffic. CANDY's street support that? Also, is there enough parking for multi person buildings? I would also be concerned about the quality of duplex/apartments will they draw higher economical residents or lower income?

The separation between the commercial on 5th West and Main Street makes shopping inconvenient. Traffic in Bountiful is tight enough, it would be nice to have shopping centers and commercial areas closer together without having commercial interspersed between residential.

I think transitioning some areas to multi use developments is the way to go. However, I wouldn't want to see high density housing [like the mostly vacant apartment buildings on / near 2nd West and 200 North]. I would hope to limit the multi use to duplex / triplex if double level units were built, or at least lessen the visual impact of a high density housing development by having commercial on the ground floor and housing on the remaining two [out of three stories max height] . The newer buildings on the west side of Main street south of the Post Office through 2nd south are ideal and were done right. You have my approval to duplicate that all day long :)

new apt on 200 so and 200 west is an eye sore for residents who live near by it and will reduce the value (not fair) to them. Lets keep plat A near the same as it is now, already too many negatives west of main st.

I believe the city should crack down on illegal duplexes. The minimum lot size should be revised lower. I have a property that is perfectly suitable to be subdivided, but the city has rejected my applications. If you want more housing you should allow greater development of smaller parcels of land

I think a few more nice shops (that actually draw people in) keepand restaurants would be nice and also economically productive but I believe we need to keep single-family residents a priority. That's what we love about bountiful. Not the "cramping" appartments that tend to lead to more issues.

I am concerned about the town square planned to replace the Stoker School. Much of what was previously planned for this area (including a new city hall) was contrary to the wishes of the residents. Will this square be managed as a park like space, or will it extend commercial activities from main street onto 100 East? If commercial activities were extended, I am opposed.

Traffic congestion. This area is blighted and needs redeveloped.

i don't want downtown bountiful to be over run with apartments and too many rentals.

What are the uses for the Stoker School area? What are the uses for the area between library and police station?

It time to realize that in order to grow and improve Bountiful core people and retail on Main is the best way.

Bountiful Land in this area is expensive and less restrictions concerning set backs should be changed to allow larger size and use of buildings and garages to spur greater development. Get more people living down town and allow greater use of the land so developers can build larger buildings . The City should be encouraging development on and not restricting it , if we want to stay in the 70s then don't make any changes.

Build a new library on the site of Stoker school.

An open ended question of "what do you want to see this area turned into". How do you view this area? "good, rundown, overcrowded, etc" As far as what issues to I see impacting Plat A? The biggest thing is that it's all old. Old homes, old sidewalks, old roads, old pipes (at least on the east side of main street). I see it needing some sort of incentive or boost from the city as many of those things will need addressed, but because of that area it's starter homes for families. I don't think the city should hand things out to them, but I think a program needs to be in place to assist those who are starting out. I'm not entirely sure how that program should work, but there should be something to assist those who are trying to make that area nice. The other issue I see impacting Plat A is the area that this survey seemed to focus on most. The area between Main and 200 West has a lot of small commercial units. I know that you can't force land owners to do things, but there may need to be some work done by the city to consolidate all these little buildings. While they do add character there are too many and small businesses won't survive in them. I think that if something could be worked out to where a land owner, city, and some company could reach an agreement to build a nice professional building would be great. I think something like that would help that area a lot. Not some little mom and pop shop, but something that has an 8 to 5, 40+ people working there business.

There is no thought to area of recreation and enjoyment... I think these bring more visitors from on the bench down to enjoy, and they end up eating at the restaurants, shopping along main street etc. Ultimately, I believe the goal should not be to bring more and more residents into the city to live (with multi-family dwellings), but rather to make Bountiful a place where its own residence want to spend time and money, rather than going north or south.

I see multi-family housing being built which is never filled. No one can afford to live in them, yet they are continuing to be built. Beautiful, charming, single-family homes are being torn down to build these huge, hideous condos &

town homes which just sit there with turnover as family after family moves in and inevitably moves out. It's maddening. I just want the Downtown Bountiful I grew up in to stay the same, charming town it was.

As a resident of Plat A, I feel single family dwelling is best. I also believe saving the older homes is important. I live through the block to a new high rise and I don't enjoy the traffic or lighting of the new structure. There sits an old apartment house on 200 West that needs to be revitalized. Why are we putting money into that instead of building new structures.

Limiting the multi dwelling properties between 400 South to 300 North and 100 East to 300 East because a lot of this area is trying to stay with single family houses and establish the current homeowners the opportunity to be neighbors to somebody that is going to stay there for a longer period of time and those that rent on the outskirts of this area along 500 South, 400 North, 400 East and the west side of 100 West.

Maintaining walk-ability in this area will be the key to its success (i.e. Street trees, outdoor seating, destination retail and dining, etc...) Again, if there is some way to enforce the maintenance and upkeep of homes/apartments in a Historic area, it will help to draw others to downtown.

What are the long term goals for Bountiful? We should NOT want to copy what Farmington has done in the Station Park area in regards to all the apts. & multi dwelling condos they have erected. The question we should ask is What is the best way to promote stability, safety, & values for the area. Sometimes the almighty dollar should not be the main focus.

I guess what bothers me the most is seeing the actual zone map and knowing that laws, codes, or whatever are not being followed or enforced. As a home owner in Plat A, I want neighbors--real life people to interact and be neighbors. My neighborhood is so transient that I can only get to know a handful of my neighbors. I would love to see more families who have an interest in staying in the neighborhood because they own their homes.

Single family housing needs to be not only protected but incentivized to encourage developers to build more single family homes instead of destroying them. This also should be done for the neighborhoods both north and south of Plat A. These areas are becoming the slums of Bountiful just so developers can make more money.

Apartments are concerning, especially if there are low income options. The main concern being increased crime rates and traffic.

I feel if there are more apartments built in this area traffic problems will continue to worsen. Also, if we have people moving in and out we won't have people who will take interest in the community as their residence is considered temporary.

Enforce the noise ordinance for garbage pickup and delivery so residents are not disturbed between 6 am and 10 pm. Not just for Plat A but for all of Bountiful.

The Plat A area is beginning to be a great asset to Bountiful. Please continue to move forward in developing this area with mixed use commercial/ residential options. The area between 200 W and 100 W would be a wonderful area to develop affordable multi-unit family housing that will allow future generations the opportunity to live in Bountiful. Younger families enjoy the walkable nature of urban life. Bountiful can attract this dynamic group of young families by planning with them in mind. It's not unusual to hear the older residents of Bountiful wishing that their kids and grandkids could afford to live nearby, Plat A development could be that opportunity.

The more you allow commercial development (especially modern looking) in the residential areas of the historic district, the more you make developers and contractors rich, but the lower the property values will be in the future. The future value of the district lies in maintaining the feel of historic single family homes. RESIST THE PRESSURE. FIGHT THE DEVELOPERS. Or in 30 years you will end up with a blighted area instead of a local treasure. Do those 1960's dental offices & apartments look better than the classic homes they replaced? Why make that mistake again?

500 South, 400 North and 200 West are busy streets. If you increase housing, you will need to make additional high traffic streets. This will change the feel of the neighborhood. This area has been pleasantly quiet.

The Roads in the "bountiful fort" area are HORRENDOUS. Please please take a look at the areas of 100-300 north that run east west..

Why does the city government feel the need to make changes to Plat A by allowing more businesses AND unnecessary unneeded unwanted multi-family dwellings to encroach on this area? If Bountiful City is in such desperate need of land for development - may I draw attention to the weed lot that used to be 5-points mall. Only the north end of that vast track of land has been developed - do something about that before messing w/ Plat A!!

Absolutely the dumbest move the City could do was to put a moratorium on development, unless you were purposely trying to discourage residents to patronize Main Street retail and other businesses.

Main Street property owners should be required to bring all properties facing Main street to be re-designed to create a new and improved look for downtown main street. Thus, attracting new as well as old customers to this shopping area. Where they now travel to Salt Lake City, or to the Malls of Farmington, or Layton. It is my belief that with some creativity from the Bountiful City government and with a consensus of citizens, Bountiful could become another shopping destination, thus increasing revenue, beauty, a well thought-out plan for future generations, and the name of Bountiful as just that. A place of bounty for all.

Need more diversity of businesses on Main Street. There are very few businesses that can be frequented by working citizens.