

**BOUNTIFUL CITY
PLANNING COMMISSION AGENDA
TUESDAY, SEPTEMBER 16, 2025
6:30 P.M.**



Notice is hereby given that the Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, located at 795 South Main Street, Bountiful, Utah, 84010, on the date and time provided. The public is invited to attend.

1. Welcome
2. Meeting Minutes from September 02, 2025, to be reviewed in a future meeting.
3. General Plan Update
Planning Director Astorga
 - Review
 - Public Hearing (continued from September 02, 2025)
 - Recommendation
4. Planning Director's report, update, and miscellaneous items
5. Adjourn

Planning Commission Staff Report



Subject: General Plan Update – Bountiful by Design
Author: Francisco Astorga, AICP, Planning Director
Date: September 16, 2025

Background

Bountiful City is updating its General Plan, entitled *Bountiful by Design*. The General Plan is the community's advisory long-range policy document that provides guidance for land use, housing, transportation, and other key topics. Utah Code requires each municipality to prepare and adopt a General Plan. Once adopted, this plan will replace the City's 2009 Master Plan.

Since spring 2022, the City has worked collaboratively to prepare *Bountiful by Design*. The process included retaining a planning consultant, forming a dedicated Steering Committee, holding joint sessions with the Planning Commission and City Council, and hosting open houses, workshops, and other outreach activities. The Council has been actively engaged throughout the process. The current draft reflects robust public engagement efforts, technical analysis, and policy direction developed under the supervision of the Planning Director. The draft includes the Draft General Plan (Attachment 2) and the Draft Future Land Use Map (Attachment 1).

At its September 2, 2025, meeting, staff presented the draft vision, guiding principles, and framework of the plan. The Commission received public input/comment as the Commission patiently conducted the duly noticed public hearing. The Commission then directed staff to proceed with a structured review of plan elements at subsequent meetings, beginning with the Land Use and Housing elements, followed by the remaining elements, confirming cross-element consistency, deliberate refinements, and ultimately taking formal action.

In addition, all written public comments submitted to the Planning Department's dedicated e-mail address (GeneralPlan@Bountiful.gov) by September 11, 2025, at 12:00 p.m. (noon) are included in this packet (see Attachment 3).

Analysis

The Planning Commission's review is critical to ensure the draft:

- Reflects City Goals.
- Is internally consistent across all elements.
- Complies with state statutory requirements, etc.

During this meeting, staff will provide an overview of the draft Land Use Element as well as the Draft Future Land Use Map.

Draft Land Use Element and Future Land Use Map

The drafted Future Land Use Map applies all nine place-types identified in *Bountiful by Design* to specific areas of the City. **Parks, Open Space, and Civic** place-type is shown throughout the

community to preserve natural features, recreation areas, and public institutions. The **Foothill Residential** place-type is mapped along the east bench, reflecting steep slopes and wildfire interface considerations. **Single-Family Residential** and **Neighborhood Mix Residential** designations form the majority of established neighborhoods, with the latter providing appropriate transitions and greater housing variety. **Transit Ready Development** is concentrated along the future bus rapid transit (BRT) corridor to capitalize on planned mobility investments. **Neighborhood Centers** appear at key intersections as walkable, mixed-use nodes, while **Community Commercial** and **Corridor Commercial** areas are located along major roads to provide mid- and high-intensity retail, service, and tax-generating uses. Finally, **Downtown** is identified as a distinct urban core, emphasizing walkability, mixed uses, and a vibrant Main Street environment.

It should also be noted that some areas are identified with overlays to provide additional flexibility where sites may support two place-types. In particular, the **Neighborhood Center** place-type and the **Neighborhood Corridor Overlay** are the same; the corridor designation was intended to identify the area as an overlay, while the center designation was identified as a place-type without an overlay, and no priority would exist on either place-type. The same applies to the **Community Commercial Overlay**. Together, these tools allow the City to balance predictability with adaptability in shaping neighborhood-scale destinations and transitions.

While certain place-types explicitly note that they may support multiple future zoning designations, that flexibility should not be interpreted as limited only to those instances. By design, the General Plan and the Future Land Use Map are advisory in nature and not binding, allowing future zoning, land use code, and implementation decisions to adapt as community needs evolve, as additional specificity is obtained, and as future leadership determines appropriate direction.

The Commission will be asked to:

- Provide feedback on the Land Use Element and Future Land Use Map, consistent with the structured review process agreed upon.
- Ask clarifying questions about the material discussed so far.

Process

Given the scope and importance of this update, staff recommends establishing a structured review process with specific milestones to ensure steady and organized progress through each element/component of the plan. For example, once the Land Use Element (and the Future Land Use Map) is reviewed and deliberated by the Commission, the Commission should then proceed to the next element, and so forth. Staff will assist the Commission in identifying opportunities to revisit previously reviewed sections, as needed, to ensure consistency across elements and to address how each review interacts with earlier decisions.

Public Engagement

In addition to complying with the noticing requirements of State Code, and in conjunction with extensive public engagement, the City made the full draft available to both the Planning Commission and the public on July 30, 2025. Beginning on that date, the City also initiated

periodic social media announcements to inform and engage the community about the availability of the draft, provide additional notice of the public hearing, and direct residents to a dedicated project webpage. The webpage is updated following each Planning Commission meeting to ensure that the public has access to the latest information ([Bountiful By Design](#)). These efforts are in addition to the many engagement activities already conducted, which included:

- 9 pop-up events
- 4 open houses
- 8 Steering Committee meetings
- 5 joint Planning Commission/City Council work sessions
- 36 community interviews
- 24 City Council work sessions

Advisory Document

Under state law, General Plans are advisory documents intended to guide long-range decision-making rather than function as prescriptive codes. Staff does not recommend making the proposed update binding by regulation. As an aspirational framework, the plan should be understood as a flexible tool that can be adjusted as community needs, resources, and priorities evolve. While there is no statutory requirement for regular updates, planning best practices suggest that growing communities review their plans every 5–10 years to ensure continued relevance.

Future Action

When the Planning Commission is ready, the Commission should forward a recommendation to the City Council. At that point, the City Council would review the plan and take formal action to adopt, reject, or amend and adopt the General Plan.

Significant Impacts

Adoption of a new General Plan would establish updated long-range advisory direction for Bountiful City, replacing the 2009 Master Plan and ensuring that City goals remain aligned with current community needs, growth trends, and state requirements. The review process would likely require multiple Planning Commission meetings before a final recommendation is forwarded to the City Council. Once adopted by the Council, the General Plan will serve as an advisory foundation for:

- Future zoning map amendments.
- Land use code updates.
- Related implementation measures and policy decisions.

Staff Recommendation

Staff recommends that the Planning Commission review and discuss the Land Use Element and Draft Future Land Use Map, provide feedback on the proposed goals and policies, and direct staff to continue with the structured element-by-element review process.

Attachments

1. Draft Future Land Use Map

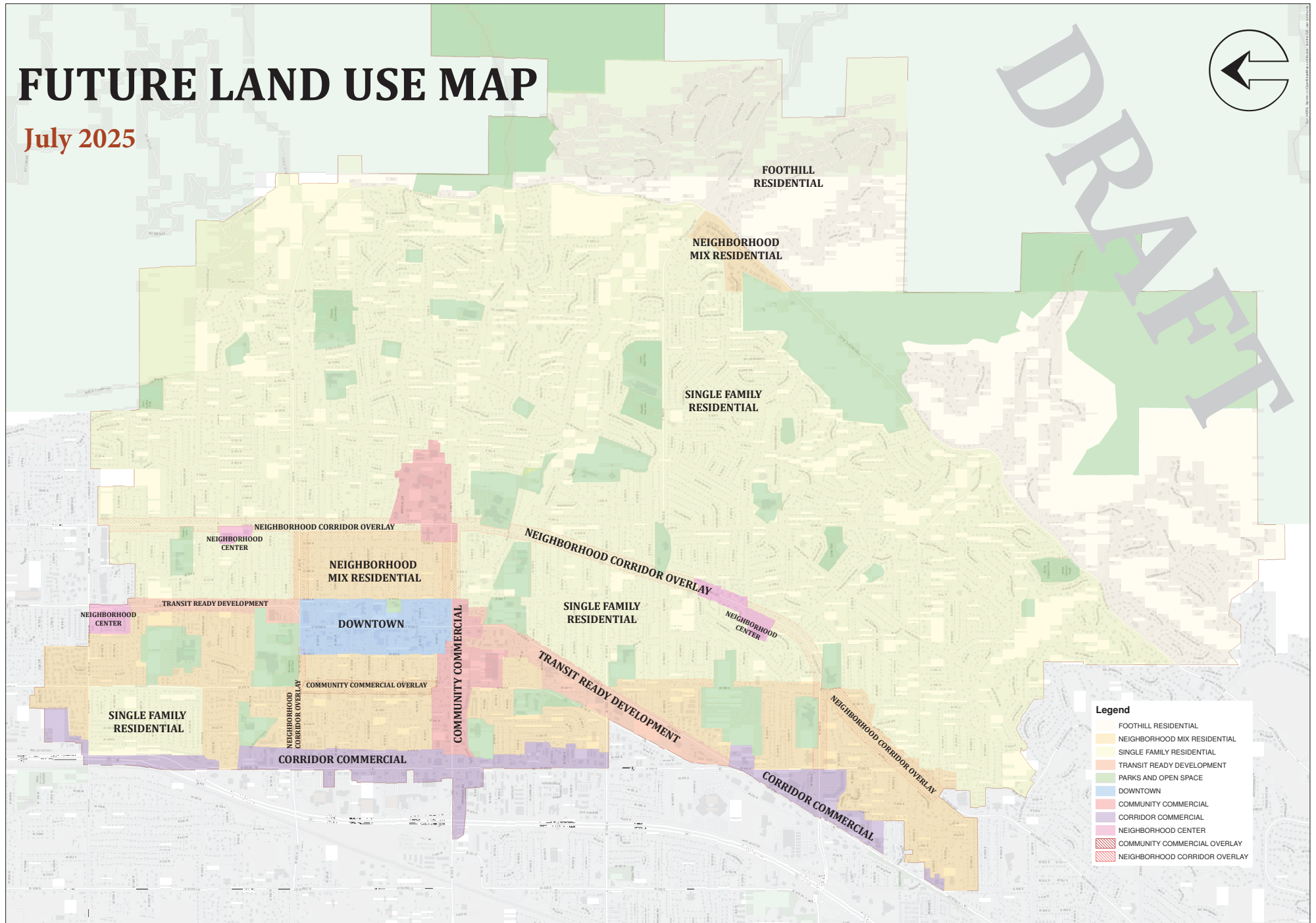
2. Draft General Plan Update: Land Use Element only (pg. 22-37)
3. Public Input

FUTURE LAND USE MAP

July 2025



DRAFT







4 | LAND USE ELEMENT

Introduction

Bountiful by Design utilizes place types that provides direction on desired development patterns throughout the City partnered with the future land use map. This strategy creates a series of unique community areas, each with a distinct purpose and function. The place types identify primary and supporting land uses based on subsequent changes to the adopted Land Use Code and the Zoning Map which are intended to be the primary implementation tool of this General Plan.

Place Types

Place types represent the various categories of future land use. A place type is assigned to general areas of the City. Bountiful's future land use strategy builds upon nine (9) different place types which are identified and described on the following pages. Each place type contains the following elements:

- Example photographs which were selected by the public to represent each place type.
- Description narrative.
- Key attributes to summarize the place type.
- Suggested residential density range, as applicable.

Decision Making Criteria

In evaluating future Land Use Code and the Zoning Map Amendments, the City should determine that a proposal meets the majority of the following criteria in order for it to be considered compatible with the Future Land Use Map.

1. Help Bountiful achieve the General Plan's Vision and Guiding Principles;
2. Include uses compatible with the Future Land Use Map;
3. Enhances and protects natural and built amenities and infrastructure;
4. Strengthen or create connections to activity centers;
5. Demonstrate that the proposal travel demand estimates can be accommodated by the planned transportation network; and
6. Demonstrate that the project's demand on other public infrastructure can be accommodated by planned facilities.

PARKS, OPEN SPACE, AND CIVIC



Description

Mountain trails, City parks and plazas, neighborhood sports fields, etc., all contribute to Bountiful's active community feel. Bountiful has a range of open space within the City from more natural areas in the foothills to urban City plazas downtown. In many neighborhoods, schools double as an educational institution and neighborhood park with recreational sport fields. In addition to recreational and leisure opportunities, Bountiful's open spaces serve important ecological functions and are often prominent in the viewshed. Preserving open areas is key for the enjoyment of these assets for future generations. Civic functions such as government buildings and schools require significant structures but should still generally provide public access areas on site, such as fields, plazas, or other areas of public benefit. Municipal parks and plazas should have robust community involvement.

Key Attributes

- Large green spaces including mountainsides and ravines largely free from development, preserving important viewsheds, habitat, and other ecological functions.
- Institutions generally also provide space for recreation and leisure.
- Parks and plazas with a variety of functions to suit the area it serves.

FOOTHILL RESIDENTIAL



Description

Foothill Residential is characterized primarily by single-family dwellings, which may include accessory dwelling units (ADUs), on large lots with steep topography creating a high degree of separation from each other. This development pattern nestles into the foothills adjacent to open space and natural areas. It has very limited non-residential areas but is well connected to the many trails in the area. This area is governed by the International Wildland-Urban Interface Code which supplements current building and fire codes to assist in providing requirements to reduce the risk of losing a structure in a wildfire.

Key Attributes

- Predominantly large lot detached housing with high separation between structures.
- Provides a transition from open space in mountains to urban areas.
- Few commercial services.

Suggested Residential Density Range:

- Based on existing slope.

SINGLE-FAMILY RESIDENTIAL



Description

Single-Family Residential is primarily comprised of detached single-family dwellings. Such neighborhoods may feature accessory dwelling units (ADUs). Residential use structures in this place type are generally one to two (1-2) stories and on lots that are generally less than $\frac{1}{4}$ acre. This development pattern often includes places of worship and schools.

Single-family dwelling cottage courts may be present, which are generally a group of small (1 to 2-story) detached structures arranged around a shared court visible from the street. Cottage court density is to be established based upon shared open spaces, amenities, access, parking, etc.

Few limited scale low-impact commercial services may be present at prominent intersections but are of low intensity and designed in a way that compliments any surrounding residential uses.

Key Attributes

- Primarily detached residential dwellings on mid-size lots.
- Interspersed with schools, places of worship, and parks.
- Few and low intensity commercial services.

Suggested Residential Density Range:

- 5-7 dwelling units per acre.

NEIGHBORHOOD MIX RESIDENTIAL



Description

Neighborhood Mix Residential is primarily residential dwellings of a variety of types: single-family dwellings, accessory dwelling units, duplexes, triplexes, fourplexes, townhouses, cottage courts, mansion house apartments, and other scale appropriate multiple-unit buildings. The density varies by location which provides an appropriate transition between areas of less intensity to areas of more intensity.

Residential structures are generally one to three (1-3) stories. Lots are generally less than $\frac{1}{4}$ acre for single-family dwellings and duplexes; however, appropriate minimum lot areas should be established upon the intensity of the residential use. Residential dwellings are designed and integrated into the surrounding streetscapes focusing on pedestrian experience. This development pattern includes small scale/low intensity mixed-use, at prominent intersections of major roads, that creates walkable destinations for surrounding residents. This place type may include multiple zoning designations depending on the neighborhood character.

Key Attributes

- Predominance of residential dwellings on small to mid-size lots
- Includes a variety of housing types that provide a transition from less intense areas to more intense areas.
- Some smaller-scale mixed use and lower intensity commercial services present.

TRANSIT READY DEVELOPMENT



Description

Transit Ready Development is focused on providing a high-quality, walkable, and inviting streetscape within close proximity to future bus rapid transit (BRT) lines. This place type features a diverse and dense mixture of residential housing options such as townhouses, multiple-unit buildings (apartments), and live-work units.

Buildings are a minimum of two (2) stories and generally up to three (3) stories. Active/vibrant commercial uses such as restaurants, retail, and services fill the ground level along major roadways providing walkable destinations for residents. Upper floors of buildings may also be utilized for office or other commercial spaces in addition to residential uses. Buildings meet the street and create a unified streetscape, especially along major roadways, planned or existing transit stop areas, and major intersections.

The Transit Ready Development Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Transit Ready Development place-type.

Key Attributes

- Walkable streetscapes providing excellent access to future transit infrastructure.
- Dense mixture of housing options.
- Multi story buildings meet the street to create a unified streetscape.

- Active/vibrant commercial uses on ground floors, upper floors used for residential or commercial uses.

DRAFT

NEIGHBORHOOD CENTER



Description

The Neighborhood Center place-type provides walkable neighborhood nodes that serve as destinations for surrounding residents. These areas are focused on providing low intensity commercial services, retail, and restaurants. Some mixed-use can be present with residential uses above or behind the commercial uses. These neighborhood nodes are in scale with surrounding development and are generally one to three (1-3) stories with more intensity near larger nodes and prominent intersections. Buildings should be laid out so that they are easily accessed by pedestrians and create an inviting streetscape.

The Neighborhood Center Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Neighborhood Center place-type.

The Neighborhood Center Overlay also supports residential dwellings of a variety of types: single-family dwellings (and accessory dwelling units), duplexes, triplexes, fourplexes, townhouses, cottage courts, mansion house apartments, and other scale appropriate multiple-unit buildings. The density varies by location which provides an appropriate transition between areas of less intensity to areas of more intensity.

Key Attributes

- Low intensity commercial uses with some mixed-use.
- Smaller scale structures to match the scale of surrounding areas.

- Creates inviting walkable destinations for nearby residents with rear loaded parking.

DRAFT

COMMUNITY COMMERCIAL



Description

Community Commercial is a mid-level intensity predominantly commercial place-type that provides a wide range of commercial uses which serves Bountiful residents including limited office and services, retail, and restaurants. Commercial street frontage along major roads is mitigated by careful placement of big box development focusing on pedestrian friendly experience, such as placing big box development behind and/or incorporated in urban style development. These commercial uses are high sales tax remitters.

This place type may include multiple zoning designations depending on specific neighborhood character such as the Hospital Neighborhood. This place type may also affect zoning designation based on areas that accommodate uses that provide high sales tax revenue and/or that are vibrant.

The Community Commercial Overlay provides flexibility to each site to be in conformance with the underlying place-type or the Community Commercial place-type.

Key Attributes

- Mid intensity commercial uses.
- Mixture of urban style developments along prominent roadways with suburban style development behind.
- Limited residential uses integrated above or behind commercial uses.
- Limited office and services.

CORRIDOR COMMERCIAL



Description

Corridor Commercial is the most intense commercial category within the City. This place type features predominantly commercial uses more suburban in nature and are centered around major roads. These commercial areas attract residents in Bountiful and the surrounding areas. These commercial uses are high sales tax remitters.

Key Attributes

- High intensity commercial uses.
- Suburban style retail centers located on major roads.
- Limited flexible office/warehouse and services.

DOWNTOWN



Description

Bountiful's unique downtown is an active, walkable, and pedestrian oriented place type. It features prominent retail and mixed uses along Main Street, which serves as the area's core. Downtown uses are generally moderate to high intensity and attract people from all over the City and surrounding communities due to its unique character. Vibrant uses such as retail, entertainment, and restaurants are present on the ground floor of buildings along Main Street with office and residential uses above. Buildings on Main Street are generally at least three (3) stories in height, are urban in form, and are constructed of high-quality materials. Onsite parking is located behind buildings and driveways onto Main Street are discouraged.

Supporting areas off Main Street provide a range of housing types including multi-unit and attached dwellings but may include detached residential structures which may accommodate adaptive reuse supporting residential and/or commercial uses. These areas provide a transition onto east/west areas. Downtown streets feature high quality streetscapes with lighting, landscaping, street furniture, etc., and safe frequent pedestrian crossings which creates a walkable experience.

Key Attributes

- High quality walkable streetscapes lined with urban form buildings.
- Moderate to high intensity uses.

- Active/vibrant uses such as retail, entertainment, and restaurant uses on ground floors along Main Street and Town Square areas.
- A dense mixture of housing types proving a transition to surrounding areas.

DRAFT

Future Land Use Matrix

The future land use matrix indicates what sorts of general uses could be present within a place type. Primary land uses are those that are most prominent and ubiquitous within a place type. Supporting uses are not the general focus of the place type but are compatible and enhance the primary uses.

● Primary Land Uses form the core role of the place type and are the most prominent within the place type.

○ Supporting Land Uses are less prevalent and serve to enhance the primary land uses within the place type.

	Open Space & Recreation	Residential Detached	Residential Attached	Residential Multi-Unit	Mixed-Use	Retail & Entertainment	Personal Services	Office	Flex Office/Warehouse	Industrial	Transportation + Utilities	Institutions
Parks, Open Space, and Civic	●										○	●
Foothill Residential	○	●				○	○	○			○	○
Single-Family Residential	○	●				○	○	○			○	○
Neighborhood Mix Residential	○	●	●	●	○	○	○	○			○	○
Transit Ready Development	○	○	●	●	●	●	●	●			○	○
Neighborhood Center	○	●	●	●	●	○	○	○			○	○
Community Commercial	○		○	○	○	●	○	○			○	○
Corridor Commercial	○					●	●	○	○	○	○	○
Downtown	○	○	○	●	●	●	○	○			○	○

From: Scott Radmall
To: [General Plan](#)
Subject: General Plan Comments
Date: Tuesday, August 19, 2025 8:29:40 PM

Hi,

I have a couple of comments and found a couple of typos in the Bountiful general plan. I haven't yet read the entire document, but wanted to provide feedback sooner rather than wait until I could read the entire file

Commentary on proposals:

p. 76 - the proposal for curb extensions (bulb-outs) sounds like what SLC has done on several of their roads and results in significantly worse traffic flows.

* The bulb-outs impede vehicular traffic by taking away a lane of traffic for right-turning vehicles. When a pedestrian is crossing parallel to the flow of traffic, because the right-turning lane is often removed, that results in traffic that is proceeding forward through the intersection being stuck behind cars that are waiting for the crossing pedestrian before they can turn right.

p. 77 - Proposals for bike lanes should not remove arterial roadway capacity. Again with SLC as a negative example, they removed several lanes on arterial roads to install bike lanes resulting in the primary users of the roads (motor vehicles) having materially worse drive times.

* Bike lanes should not take away arterial or collector road lanes

Typos

p. 20 & p. 21 - The section "A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, And Vehicles." is included twice

p. 48 - " Muller Park" instead of "Mueller Park"

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Scott Radmall](#)
To: [General Plan](#)
Subject: Re: General Plan Comments
Date: Tuesday, August 19, 2025 10:54:52 PM

Do you know why the comparisons to other cities omit West Bountiful and North Salt Lake? As they are both adjacent to Bountiful, it seems like they would be likely candidates to include in the comparisons. Are there attributes or results that would make it better to exclude them from comparison?

A couple additional questions/typos:

p. 109 - the table is labeled "Value". Should it have a title of "House Value" or something with a little more description?

p. 114 - Number of Crashes by Crash Attribute
"Speed Realtd" instead of "Speed Related"

p. 123 Water
"Muller Park" instead of "Mueller Park"

p. 125 Schools
"Muller Park" instead of "Mueller Park"

Thanks again,

Scott Radmall

On Tue, Aug 19, 2025 at 8:29 PM Scott Radmall <sradmall@gmail.com> wrote:

Hi,

I have a couple of comments and found a couple of typos in the Bountiful general plan. I haven't yet read the entire document, but wanted to provide feedback sooner rather than wait until I could read the entire file

Commentary on proposals:

p. 76 - the proposal for curb extensions (bulb-outs) sounds like what SLC has done on several of their roads and results in significantly worse traffic flows.

- The bulb-outs impede vehicular traffic by taking away a lane of traffic for right-turning vehicles. When a pedestrian is crossing parallel to the flow of traffic, because the right-turning lane is often removed, that results in traffic that is proceeding forward through the intersection being stuck behind cars that are waiting for the crossing pedestrian before they can turn right.

p. 77 - Proposals for bike lanes should not remove arterial roadway capacity. Again with SLC as a negative example, they removed several lanes on arterial roads to install bike lanes resulting in the primary users of the roads (motor vehicles) having materially worse drive times.

- Bike lanes should not take away arterial or collector road lanes

Typos

p. 20 & p. 21 - The section "A Connected Community with Complete Networks for Pedestrians, Bicycles, Transit, And Vehicles." is included twice

p. 48 - " Muller Park" instead of "Mueller Park"

Thanks,

Scott Radmall
801-927-8458

1215 E 1725 S
Bountiful, UT 84010

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Alice Griffin](#)
To: [General Plan](#)
Subject: Future Land Use Feedback
Date: Thursday, August 21, 2025 9:31:53 PM

Hello,

Thank you for sharing the Future Land Use Map. I think it looks good and I wanted to add that I think it would be a great move to also have agricultural preservation by protecting the farms/orchards and farm stands that our city has as well as designing new light fixtures to point down and to be yellow vs a bright light. Additionally, I think the flowers planted on the islands in the roads (400N and 100 E-ish for example) would be great if they could be native to celebrate the city's natural beauty!

Thank you for taking the time.

Best,

A.Griffin

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Ross Youngberg](#)
To: [General Plan](#)
Subject: Re: Doesn't seem to represent Bountiful
Date: Thursday, August 28, 2025 11:26:35 AM

One more comment.

Many businesses along Orchard Drive do not have a good track record for success.

The sleepy strip mall on 900 North is basically known for the Mandarin, not the other stores.

The professional building on the corner of 500 South and Orchard, across the street from the Specialty Hospital of Utah, is an eye sore and has for some time now been trying to attract tenants for shared office space. 500 South development is a segment of the City which is unique and a challenge all its own. It will take many years to develop.

The small strip mall along 2200 South just west of Orchard has been struggling for steady tenants for more than 26 years. It could be longer but we have only been living near that location for the past 26 years. Several of the suites are always empty. It has to be a tough situation for the landlord.

These are just a few, obvious examples of how challenging it is to have a small business along Orchard Drive. Orchard Drive is just not a natural space for small businesses to thrive.

To be fair, the little quilt shop, A Quilter's Attic, at 2155 South Orchard Drive in the building next to the Goldenwest Credit Union, has been successful. The concept of businesses on the ground floor and residential on the second and third floors seems to work in downtown Bountiful, but is questionable to flourish anywhere else. It is a good idea, but not viable just anywhere.

The traffic is too busy along Orchard Drive to support the change the General Plan is trying to push/create/accomplish.

Ross L. Youngberg

On Wed, Aug 27, 2025 at 10:10 PM Ross Youngberg <ryoungberg@gmail.com> wrote:

Dear Mayor and Council Members, and Planning Commission Members,

After reviewing the Bountiful City General Plan draft it is obvious the plan does not represent Bountiful in all respects. I appreciate the effort that has gone into it. I have lived in Bountiful for most of my life and this document does not have a good feel to it in all respects.

The "walkable neighborhood nodes" referenced in the NEIGHBORHOOD CENTER (should be NEIGHBORHOOD CORRIDOR OVERLAY?) does not make sense. It describes a different City. The place-type described has not grown organically in Bountiful in any section of the town. "Destinations for surrounding residents" is how it is described on page 31. I do not believe this will happen. It seems to be an effort of the planners to force something on the community that just won't happen. It seems to describe an area like Sugarhouse which developed, in my opinion, as the solution for being so far from downtown SLC and it has met their needs over the years.

Bountiful is a bedroom community to SLC, and not anything like Sugarhouse. With this in mind, this General Plan draft does not describe Bountiful's best future, but something contrived and being forced upon the citizens.

These are my thoughts relating to one aspect of the General Plan draft. It is a weighty document that demands more time and more input from the Community.

One other quick item: I am not in agreement with the perceived need that zoning changes need to be made to accommodate 5-7 dwelling units per acre as suggested on page 27. This is too dense. The need to increase the density has not been proven.

The current R-4, four dwellings per acre, should be maintained.

More time and input from the Community is needed before this document is approved.

Ross L. Youngberg

--

Ross Youngberg

ryoungberg@gmail.com

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Jon Parry](#)
To: [General Plan](#)
Subject: General Plan Comments
Date: Tuesday, September 2, 2025 9:34:01 AM

To whom it may concern,

Thank you for allowing Weber Basin Water Conservancy District the opportunity to provide comment to your Bountiful City General Plan update. We recognize the effort that has gone into making this document and the ability it will have on shaping your community. Below are a few comments for your consideration, should you have any questions or concerns please do not hesitate to contact me:

- Page 48
 - Please note that approximately 22% of Bountiful City's potable water is supplied through contracts with Weber Basin, which does not appear to be referenced in this document.
(https://waterrights.utah.gov/asp_apps/viewEditPWS/pwsView.asp?SYSTEM_ID=1060)
- Page 50
 - Recognizing that a majority of Bountiful City's water usage is residential, the potential future considerations would be enhanced by including a review of maximum lawn areas and limitation of non-functional turf in residential settings.
 - Secondary water providers will be required to begin billing by usage in 2030. Including Bountiful City's commitment to facilitate this effort through education, billing arraignments, etc. would be a great support to water conservation efforts.
 - Inclusion of the promotion/evaluation of alternative turf grasses to Kentucky Blue for use throughout the city where turf grass is needed would also be a great program for consideration.

Thanks,

Jonathan Parry, P.E.

Assistant General Manager
Weber Basin Water Conservancy District
2837 East Highway 193
Layton, Utah 84040
tel: (801) 771-1677, ext. 4371
fax: (801) 544-0103
jparry@weberbasin.com

CONFIDENTIALITY NOTICE – This e-mail transmission, and any documents, files or previous e-mail messages attached to it, may contain information that is confidential or legally privileged. If you are not the intended recipient, or a person responsible for delivering it to the intended recipient, you are hereby notified that you must not read this transmission and that any disclosure, copying, printing, distribution or use of any of the information contained in or attached to this transmission is STRICTLY PROHIBITED. If you have received this transmission in error, please immediately notify the sender by telephone or return e-mail and delete the original transmission and its attachments without reading or saving in any manner. Thank you.

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Bonnie Shaffer
To: [General Plan](#)
Subject: Change in zoning law
Date: Tuesday, September 2, 2025 4:59:42 PM

We live on Timothy Way and strongly oppose any zone change that would allow high density building in our area.

Thank you ~

Bonnie Shaffer

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Mark Callister](#)
To: [General Plan](#)
Subject: Say NO To High Density Housing in Bountiful
Date: Tuesday, September 2, 2025 5:02:22 PM

To commission Members,
What makes Bountiful a desirable and nice place to live is the single dwelling properties with yards and green lawns, flower gardens, and vegetable gardens. Please do not rezone any more area for high density housing.

From
Mark and Carrie Callister
801-597-6444

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Cami Stapley](#)
To: [General Plan](#)
Subject: Against rezoning for density housing in Bountiful
Date: Tuesday, September 2, 2025 5:13:37 PM

To Whom it may concern,

I was made aware of the proposal to change a significant area of Bountiful from R4 to R5-R7. I am greatly AGAINST this rezoning. We moved to Bountiful because of the small town feel. Increasing the amount of density housing and cramming more people in is not desirable to all citizens that I've talked to. Let's not let developers ruin the great city Bountiful has been for all these years. Please listen to the residents' wishes! Thanks for your time!!

Cami Stapley

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: Ben Stapley
To: [General Plan](#)
Subject: Greatly "AGAINST" rezoning for density housing.
Date: Tuesday, September 2, 2025 5:17:29 PM

To Whom it may concern,

I was made aware of the proposal to change a significant area of Bountiful from R4 to R5-R7. I am greatly AGAINST this rezoning. We moved to Bountiful because of the small town feel. Increasing the amount of density housing and cramming more people in, is not desirable to all the residents that I've had a chance to talk to. Let's not let developers ruin the great city Bountiful has been for all these years. Thanks for your time!

Ben Stapley

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From: [Anne Oborn](#)
To: [General Plan](#)
Subject: I'm against the plan
Date: Tuesday, September 2, 2025 5:22:28 PM

I appreciate all the work the city is doing, however, I feel this plan needs more renovation and consideration as to the local composition and in put to preserve the neighborly composition of our community.
Anne Oborn

CAUTION: This email originated from outside the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

From:
Layne Papenfuss
719 W 3100 S
Bountiful, UT 84010
laynepapenfuss@gmail.com
28 August 2025

To:
Bountiful City Planning Commission
Bountiful City Council
Bountiful City Staff
790 South 100 East
Bountiful, UT 84010

Re: Comments on Draft General Plan – “Bountiful by Design” (July 2025)

To the Bountiful City Planning Commission, City staff, and City Council,

Thank you for your time, effort, and dedication in preparing the draft General Plan *Bountiful by Design*. I appreciate the thoughtful work that has gone into envisioning Bountiful’s future and addressing critical issues such as housing, transportation, water use, economic development, and community character.

As a resident of Bountiful, I value the opportunity to review the draft and respectfully submit the following comments and suggestions. My goal is to support the City in creating a well-balanced plan that protects Bountiful’s unique identity while preparing for future growth and challenges.

To organize my feedback clearly, I have included the following table to reference specific sections of the draft plan. I can be contacted at the email address above if you have clarifying questions.

General Plan Feedback

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
General	Many areas west of Orchard Drive would be planned as “Neighborhood Mix”, or R5-R7 potential.	While I personally believe that a maximum of R-7 is just a way to prevent duplexes from being built on a standard .25 acre lot, I am in favor of expanded zoning for this area, provided that the city code

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		<p>and council takes steps to encourage owner-occupancy. The last thing this plan should encourage is investor/renter units. I would be in favor of co-op ownership or lease to own incentives long before I'd ever want another investor-owned, renter-occupied unit in my neighborhood.</p> <p>The areas within .5 miles of a transit stop can and should be up-zoned, but they also need direct and safe access on foot/bike to schools, churches, shopping, and transit. One without the other won't bring the desired affect. The City MUST invest specifically in areas that are upzoned.</p>
Map	<p>The Square is a commercial area on the southwest corner of 2600 South and 500 West. In the future land use map, it is included with other sections of 2600 South and highway 89 as a commercial corridor. It is bordered by multi-family housing to the south, and there is a retirement center to the northeast with a church on the east and neighborhoods of single-family homes.</p>	<p>I urge council and the commission to reconsider this area as commercial-only. The more appropriate designation would be Community Commercial. This would allow for some mixed-use in addition to the current retail, restaurant, and office space. The mixed use would serve as a transition from the high traffic areas of highway 89 to the neighborhoods to the south and east.</p>
Map	<p>None of the neighborhood centers are located east of Orchard Drive.</p>	<p>Neighborhoods east of Orchard Drive can also benefit from neighborhood centers. They travel much longer distances to perform basic shopping tasks, and the distance traveled increases demands on our roads. Additionally, visitors to the LDS Temple or one of our many amazing trailheads would be potential customers at small businesses located in a Neighborhood Center. I propose a Neighborhood Center designation for the area around 1800 South and Bountiful Blvd. Centrally</p>

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		located near the temple, the Mueller Park Trailhead, existing multi-family housing, and city facilities, it is ideally located along a busy corridor to handle appropriate development. It is also owned by Bountiful, so the city could benefit immensely from developing a highly desirable, if challenging, area.
Map	Neighborhood corridors currently run North to South along Orchard Drive/400 E as well as 200 West. There are no corridors currently designated for any areas east of Orchard.	Several streets east of Orchard already support traffic loads appropriate for major collector streets, and would open up additional areas in Bountiful for options appropriate to a neighborhood corridor. The streets 400 N, 500 S, and 1800 S should also be considered as neighborhood corridors for several blocks east of Orchard. For example, the south side of 500 S across from the Hospital would be appropriate for lodging, increased density, or retail to support the workforce and needs of hospital patients and their families.
37	Community Commercial use type does not include mixed-use in the matrix	Community Commercial should include should include mixed-use in the matrix, consistent with the description on page 33
37	Downtown does not include residential attached or detached in the matrix	Downtown should include Residential Attached, consistent with the description on page 35. It is not just a supporting use, as Downtown must be a place where many people live in order to support a vibrant community.
41	Street widths	The street width standards on this page seem excessively wide. A 60' street is wide enough for 4 travel lanes and a center turning lane, which accommodates orders of magnitude more traffic than occurs anywhere in the city (with the

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		exception of 500 W). Even Orchard, which is built to this width, only sees roughly half of the traffic that a 3 lane design would accommodate, let alone a 60' design. Wide streets equal high expenses and fast roads.
42	The Bus Rapid Transit plan calls for merging routes 455 and 470 together.	Council/Commission should carefully consider how residents without access to vehicles will retain the ability to work or obtain services from Lakeview hospital. I have taken the 455 bus to Lakeview and was not the only one getting off at stops for doctors' appointments or to report for work.
45/121	<p>1) Pedestrian Network General Thoughts</p> <p>2) The Plan states "Walking along these neighborhoods without sidewalks may be harder for pedestrians."</p>	<p>1) This paragraph does not include any references to the residents most likely to use the pedestrian network as transportation rather than recreation – children and older adults without driver's licenses. The plan MUST be written with these two groups in mind as the driving force behind planning for improvements in this area. While active transportation for all user groups should be improved, these two groups do not have a choice and should be prioritized. Areas around schools, churches, parks, and elderly care centers should receive special attention.</p> <p>2) While I understand the planner's tendency to hedge claims, it is no question that neighborhoods without sidewalks are more difficult for pedestrians. Please amend "may be" to "is".</p>
39-45, 76	The Transportation and Traffic Circulation Element does not include a parking inventory	So much of our land is used for parking. That may come in the form of surface parking lots, the new parking garage, private driveways, or streetside parking. Massive swaths of our cityscape is paved over in asphalt and concrete. Not only is it ugly, it is

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		expensive to build and maintain, and it is inefficient. Nonetheless, it is reality for at least the duration of the General Plan. I suggest that the General Plan includes a “Parking Inventory” of all surface lots and streetside parking throughout the city. The Goal on page 76 calls for an analysis of parking in the Downtown area. This should be expanded to include the entire city. This would measure the need at trailheads, the LDS Temple, schools, churches, commercial real estate, and other land uses. It would also give planners and taxpayers an idea of the cost of this land use.
55-57	Strategies to increase middle-income housing	<p>I applaud efforts in this section to increase the housing stock. Council/Commission should consider strategies to allow certain construction by right in Neighborhood Mix Residential as well.</p> <p>Council/Commission should consider providing pre-approved building plans for certain housing types in these areas that would streamline permitting and ensure high-quality and affordable housing is being built as these neighborhoods demolish old structures in favor of more efficient designs. This act is made possible by a legislative change in the 2025 session.</p>
70	Locally focused services, shopping, and entertainment options	Council/Commission should consider allowing small-scale retail options such as cafes, bakeries, produce stands, or cafés by right (especially in corridors, Neighborhood Centers, and Neighborhood Mix Residential), regardless of the location of the neighborhood. Several cities have zoning laws allowing this use, including Salt Lake City, Minneapolis, and Seattle. City could include conditions such as Square footage limits (e.g., ≤

Page #	Fact Summary (What the Plan Says)	Comment / Suggestion
		2,000 sq. ft.), Hours of operation restrictions (e.g., no late-night hours in residential areas), Design standards (pedestrian orientation, signage, outdoor seating compatibility), Parking waivers or reduced requirements if the café is within walking distance of homes or transit.
General	Inventory of Public Assets	<p>City residents deserve to know what they own as taxpayers and residents of our great city. The General Plan should include a brief summary of total assets that the city owns, including miles of road (square feet and length), the new fiber network, pipes, power lines, buildings, parks, property, and other assets.</p> <p>To emphasize the cost of maintaining the city assets, the General Plan should include an estimate of future liabilities. The city has plenty of data to provide a life-cycle cost estimate for city operations, roads, fiber, power, and other infrastructure. Putting this in the Plan would provide context for the goals and actions it presents. The items that drive most city expenses should be highlighted and should also drive land-use planning when appropriate. The General Plan appears to be crafted solely by the Planning Department, but it should include input from other City Departments as well. Residents should know how much it costs to maintain our wide roads, and what tradeoffs Council considers when budgeting.</p>

Again, thank you for your service and for considering public input in this process. Cities were never mean to be encased in amber, and as much as I love the current state of Bountiful, it is exciting to

ponder what great plans are in store for the city if we allow them. I look forward to the continued dialogue as the plan moves toward adoption.

Sincerely,

Layne Papenfuss