

# Plat A Survey Report

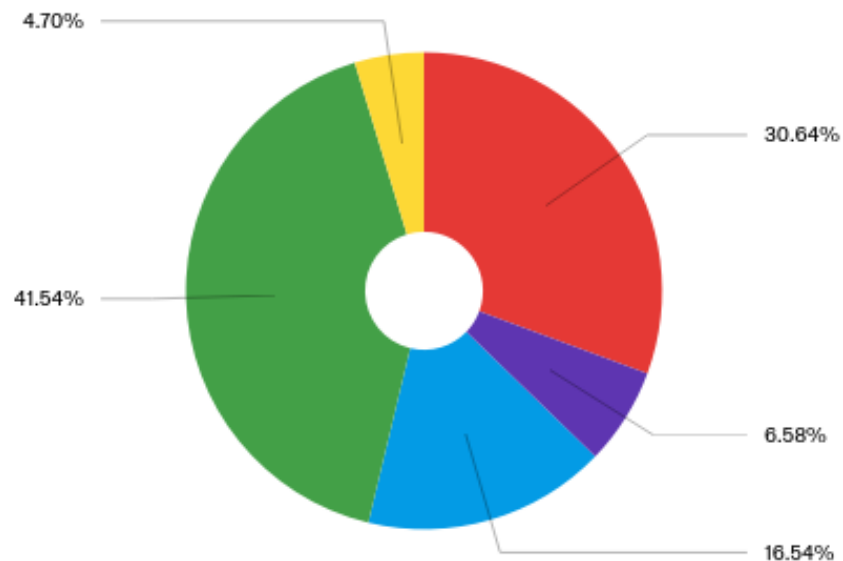
Plat A Survey 1

August 15th 2017, 2:02 pm MDT

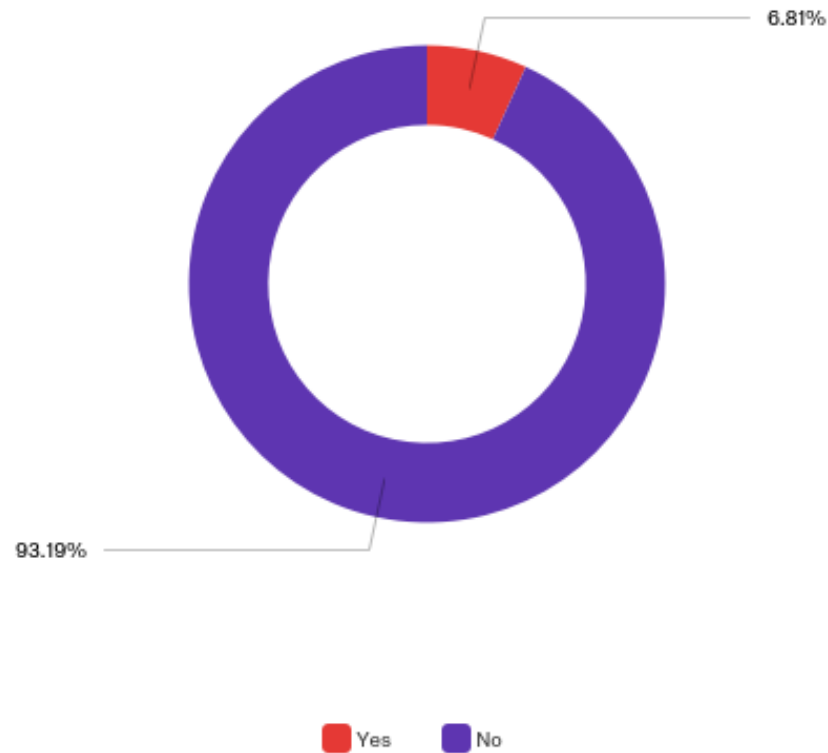
Q4 Which of the following best describes you? Choose all that apply.

#	Answer	%	Count
1	Property Owner in Plat A	16.54%	88
2	Resident of Plat A	30.64%	163
3	Citizen of Bountiful not living in Plat A	41.54%	221
4	Business Owner in Plat A	6.58%	35
5	Not a resident or business owner in Bountiful	4.70%	25
	Total	100%	532

Q4 Which of the following best describes you? Choose all that apply.



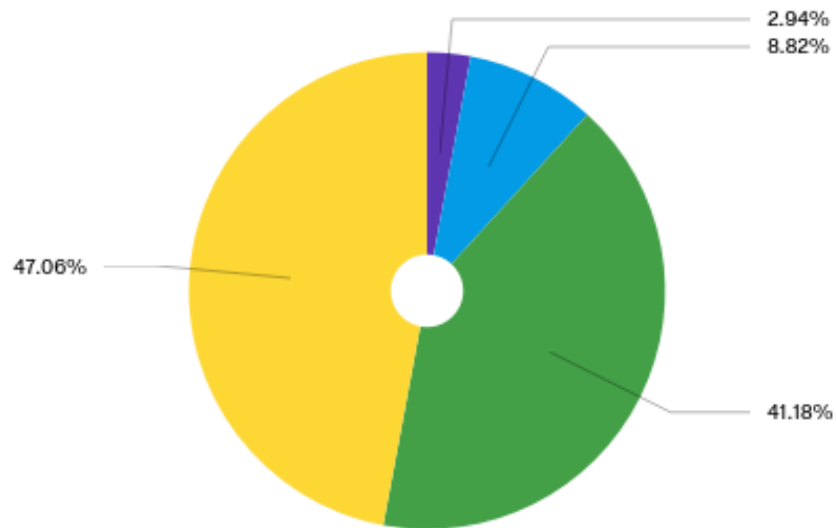
# Q5 - Were you involved in the planning process for the Historic Downtown/Bountiful Fort District in 2006-2008?



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#	Answer	%	Count
2	No	93.19%	424
1	Yes	6.81%	31
	Total	100%	455

# Q6- What was your level of involvement? (Choose all that apply.)



Member of the Bountiful Downtown Committee

Member of the Historic Fort Steering Committee

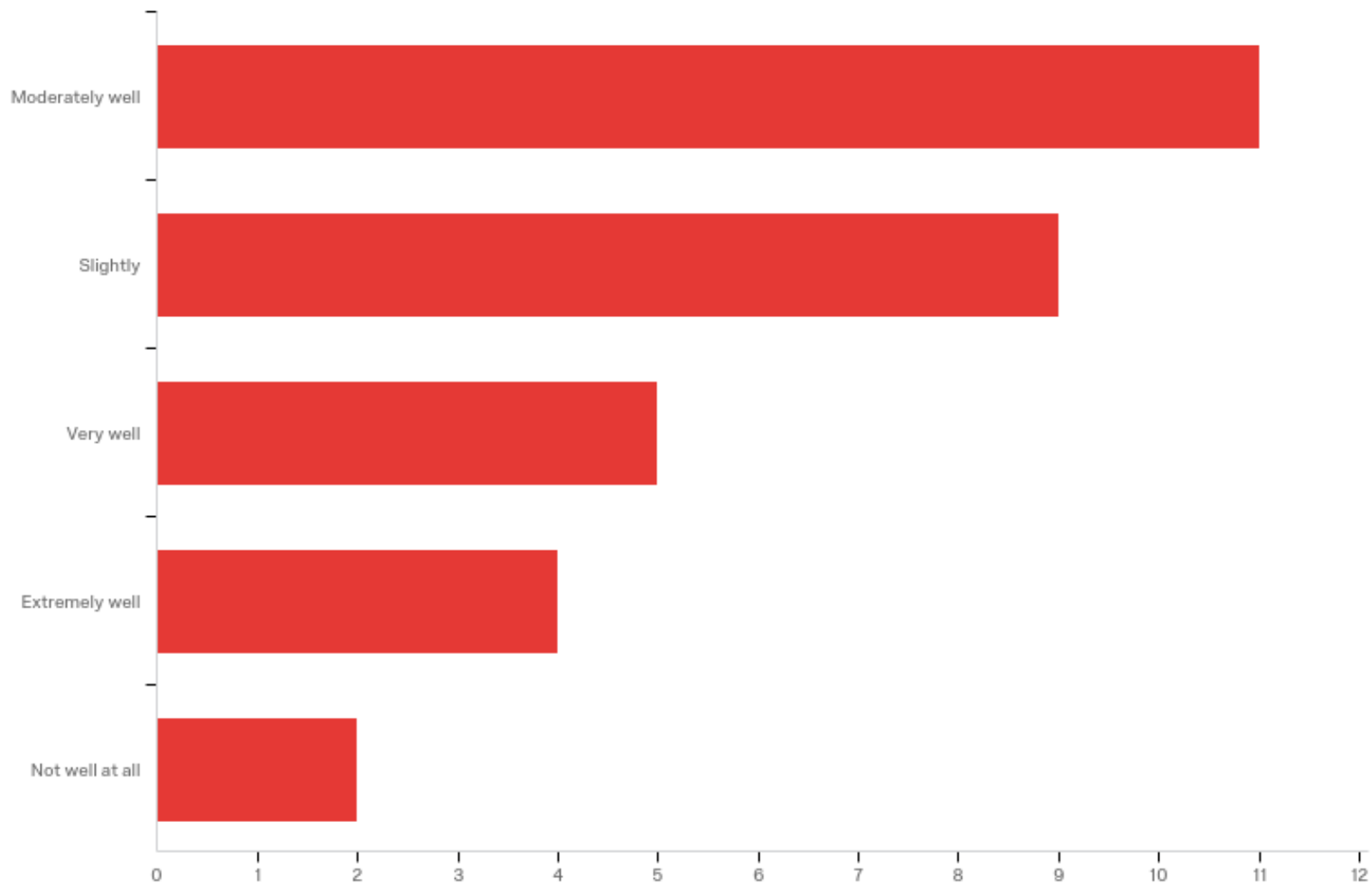
Attended a few public meetings

Attended most public meetings

## Q6- What was your level of involvement? (Choose all that apply.)

#	Answer	%	Count
4	Attended most public meetings	47.06%	16
3	Attended a few public meetings	41.18%	14
2	Member of the Historic Fort Steering Committee	8.82%	3
1	Member of the Bountiful Downtown Committee	2.94%	1
	Total	100%	34

Q7 - In your opinion, how well have recent developments in Plat A complied with the Downtown Master Plan Concepts from the 2006-2008 planning process?

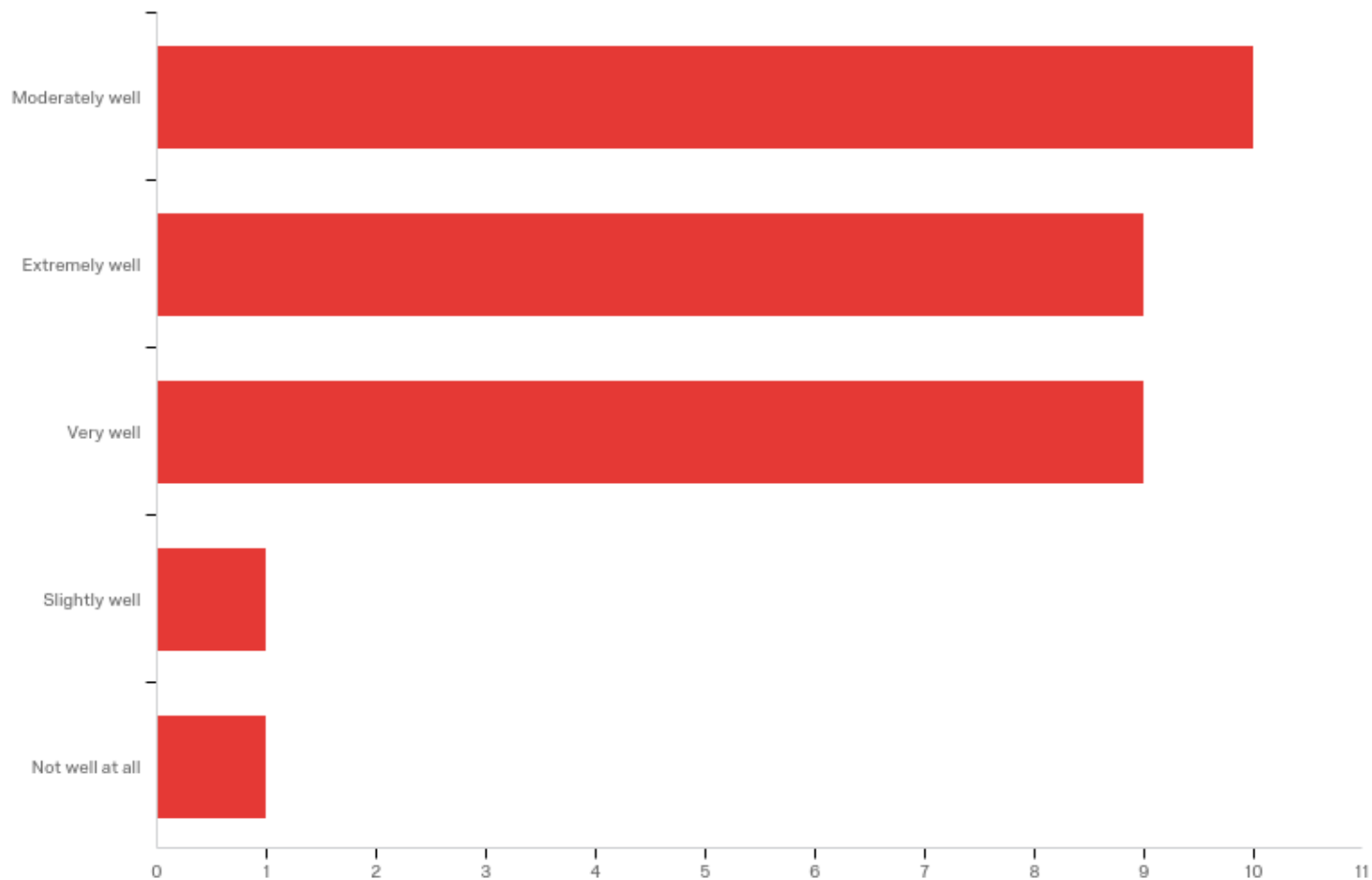




Q7 - In your opinion, how well have recent developments in Plat A complied with the Downtown Master Plan Concepts from the 2006-2008 planning process?

#	Answer	%	Count
1	Extremely well	12.90%	4
2	Very well	16.13%	5
3	Moderately well	35.48%	11
4	Slightly	29.03%	9
5	Not well at all	6.45%	2
	Total	100%	31

Q10 - In 2003, the zoning of the majority of properties in this part of Plat A were changed to single family residential. How well do you feel this change has preserved the single family residential character of the neighborhood?



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#	Answer	%	Count
3	Moderately well	33.33%	10
1	Extremely well	30.00%	9
2	Very well	30.00%	9
4	Slightly well	3.33%	1
5	Not well at all	3.33%	1
	Total	100%	30

Q11 - What are some of the issues that you see impacting the area between 400 East and 100 East in the future?

**What are some of the issues that you see impacting the area between 400 Eas...**

With the demolition of the Stoker school and the intended upcoming construction, I anticipate there will be areas here that will see increased traffic. We find it disheartening that over the past few years several years there have been numerous homes/yards in our area that are exceptionally well-kept but once they go up for sale the new owners are allowed to let the yards and homes go to crap and no one in the city government seems to care. Take a look at the home on the SW corner of 4th N and 2nd E as well as the home at the NE corner of 2nd S and 1st E. Road repair/upgrades and infrastructure repair/upgrades are definitely needed. And what about the sidewalks?! It's horribly dangerous to walk around this neighborhood, as the sidewalks are raised and/or sunken in so many areas.

businesses coming that would cause the area to be a mixed zoning and bring in unwanted rift raft.

tearing down old homes for the big lot to develop

The City trying to move City Hall here. Increased traffic to the area

The fifth south and fourt north coridor

I see no reason why multi-family dwellings (apartments, etc) could not be allowed.

To many apartments going in and the traffic is getting worst

Q11 - What are some of the issues that you see impacting the area between 400 East and 100 East in the future?

**What are some of the issues that you see impacting the area between 400 Eas...**

1. pressure to undo what we did in 2003 and higher density housing and businesses. We see it as the edges continue to be nibbled at. We have attended every meeting that has requested a zoning change and expressed our displeasure in what we see as the disregard by the planning commission to adhere to the zoning change and the will of over 80% of the property owners. This change has brought stability to the area. People are adding on to their homes because they own the property and want to live here. New homes are being added because of the change. 2. The roads and other infrastructure are in need of repair. 3. Property owners (absentee and owners of apartment buildings that do not take care of their property) once again the reason the zoning was changed.

Some of the Apartments in this area are becoming dilapidated and a blight, not being fixed up by the owners for example: 100 north and approx. 150 East on the South side of the street. And 300 North and 250 East on the North side of the street.

Not sure. We must not commercialize the area. Keep it all single family.

None. It's a beautiful neighborhood and as a resident, we love our neighborhood

None. Leave it alone

unwanted change to condensed housing.

Q11 - What are some of the issues that you see impacting the area between 400 East and 100 East in the future?

**What are some of the issues that you see impacting the area between 400 Eas...**

I am greatly opposed to the demise of Stoker School and opposed to a splash pad and fountain.

Commercial encroachment into the residential area/ and some neighbors are not keeping their yards kept up

none

No more Multi-Family Unit ie Apartments, Condos etc. No Business units.

Infrastructure. Road need attention

area is too restricted and needs to spur development more by allowing larger size homes and garages. lots are expensive and development ncourage

Need for more mixed used commercial/residential development

Many homes in the area are being used as rental units (some with multiple families in one home). Homes/yards have fallen into disrepair. I believe that in a "historic area", there should be some maintenance/upkeep requirements of the owner.

Some properties slipped through planning & zoning and were allowed to create duplex(home with basement apartment) therefore ignoring or outright lying about their intentions to maintain single family residential properties.

Q11 - What are some of the issues that you see impacting the area between 400 East and 100 East in the future?



Q14 - In your opinion, what type of development should occur in the Historic Main Street area of Bountiful (between 100 East and 100 West) in the future?

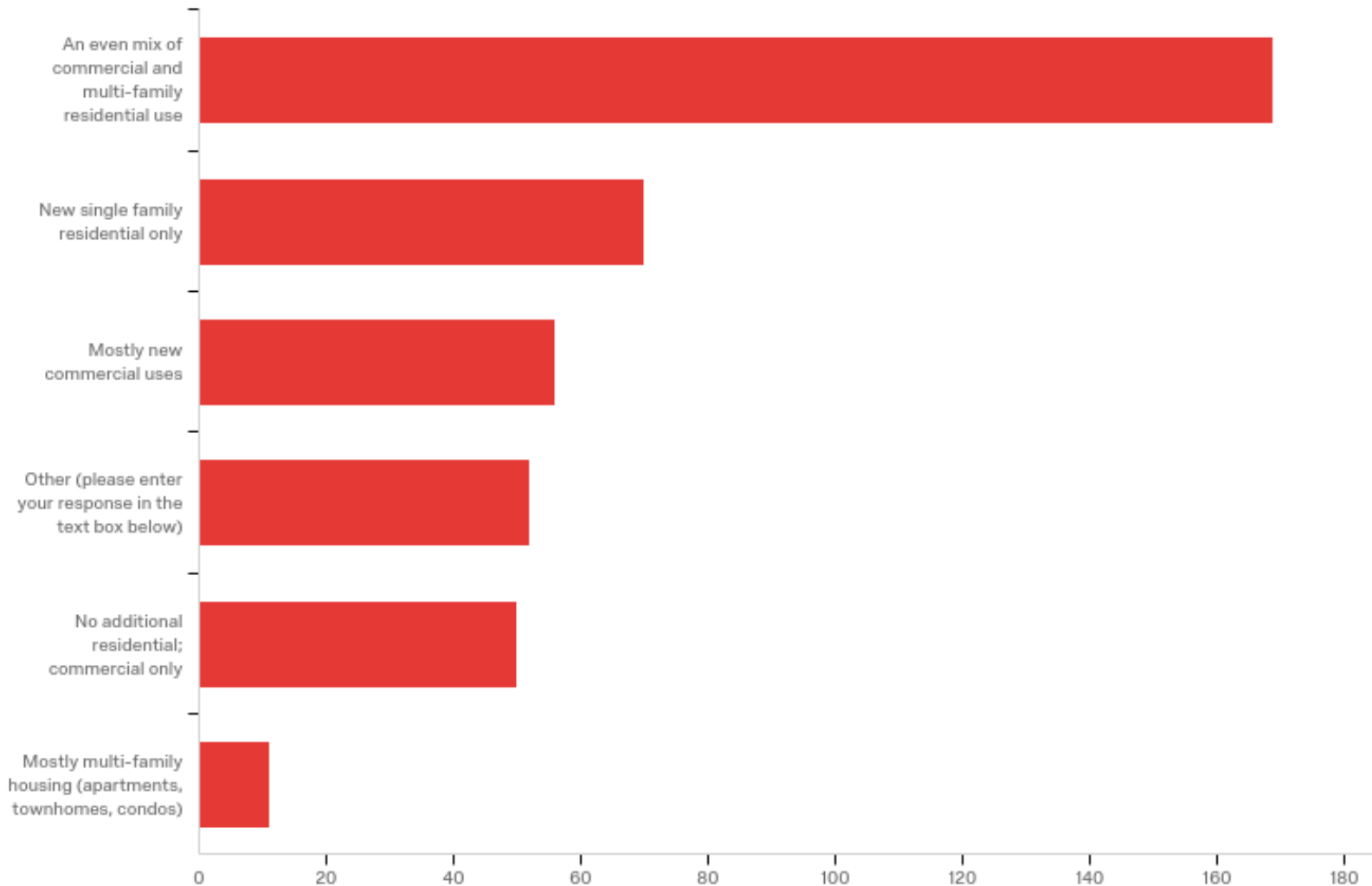
#	Answer	%	Count
3	An even mix of commercial and multi-family residential use	41.42%	169
5	New single family residential only	17.16%	70
2	Mostly new commercial uses	13.73%	56
6	Other (please enter your response in the text box below)	12.75%	52
4	No additional residential; commercial only	12.25%	50
1	Mostly multi-family housing (apartments, townhomes, condos)	2.70%	11



Q14 - In your opinion, what type of development should occur in the Historic Main Street area of Bountiful (between 100 East and 100 West) in the future?

#	Answer	%	Count
	Total	100%	408

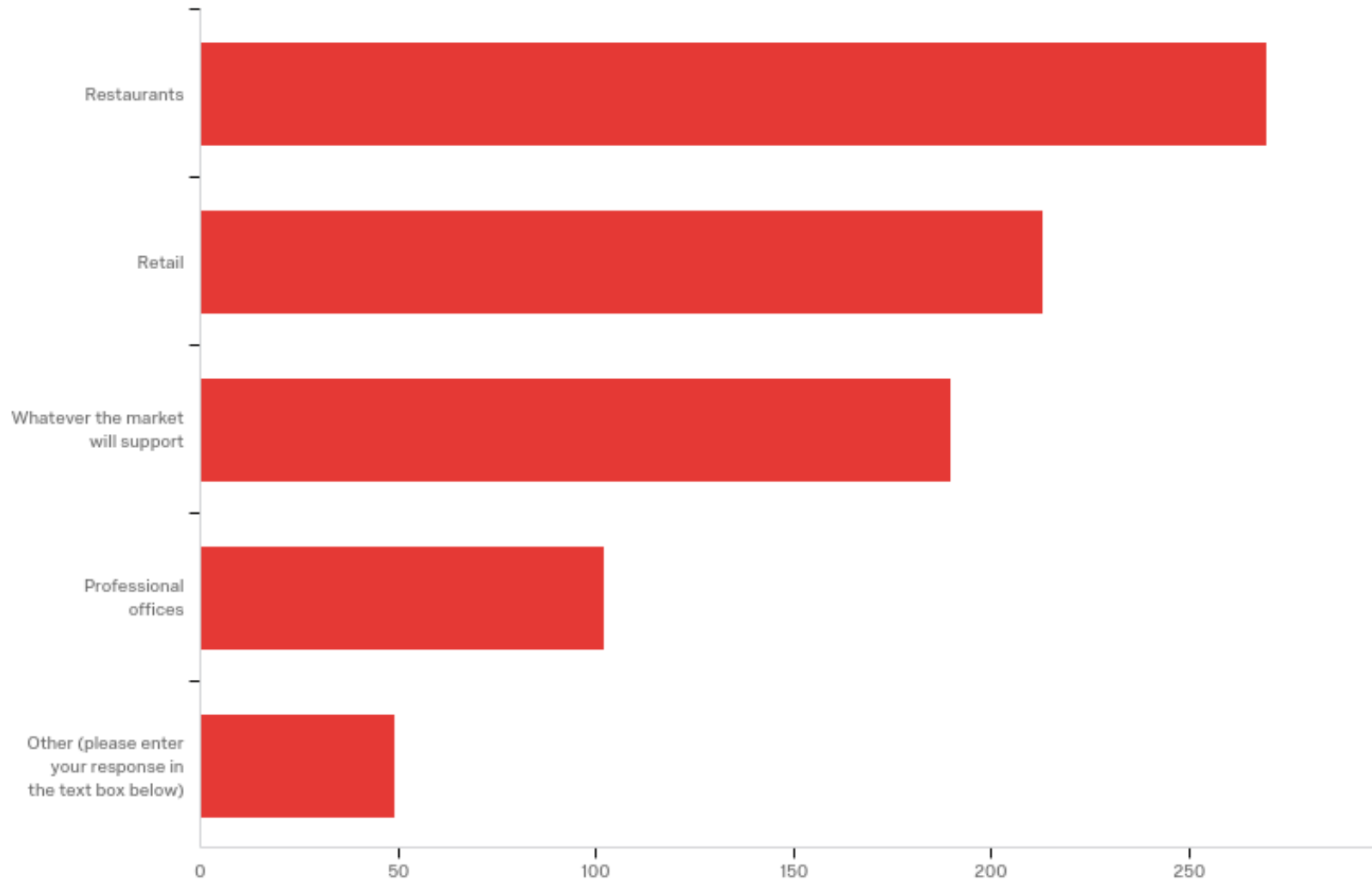
# Q14 - In your opinion, what type of development should occur in the Historic Main Street area of Bountiful (between 100 East and 100 West) in the future?



Q15 - What types of commercial use should be encouraged on Main Street? Select all that apply.

#	Answer	%	Count
2	Restaurants	32.77%	270
3	Retail	25.85%	213
4	Whatever the market will support	23.06%	190
1	Professional offices	12.38%	102
5	Other (please enter your response in the text box below)	5.95%	49
	Total	100%	824

# Q15 - What types of commercial use should be encouraged on Main Street? Select all that apply.



Q15 - What types of commercial use should be encouraged on Main Street? Select all that apply.

**Other (please enter your response in the text box below)**

A Rock Climbing Gym

I would love to see a movie theatre that caters to OLD movies/Family style. With a soft icecream store nearby!!!

Almost any tax paying

A new library downtown!! Fun eating places, TAX PAYING BUSINESSES

Love the shops on Main. Mix of restaurants and boutiques

Preserve the history!

Small businesses

Lets use the recommendations of the study we paid for. If we want more people downtown then lets have them live downtown,

No more car lots, hair salons, or insurance agencies.

A mix of restaurants, retail, and professional offices.

Q15 - What types of commercial use should be encouraged on Main Street? Select all that apply.

**Other (please enter your response in the text box below)**

Family friendly services

Please, no more dentists

NOT OFFICE SPACE. We have too much empty space now.

restaurants will not survive without liquor licences. Please outline specific areas that zoning will allow. I will never step foot in ElMatador now that they let their beer license lapse. SeaBeers needs to be allowed liquor to survive.

Bountiful wont support new business downtown. Just leave it be.

Mixed use development

Community enhancing public offerings such as listed above. Unique offerings (try to avoid CHAINS)

mix of all

Mixture of restaurants and retail

Small Businesses owned by bountiful residents!

Q15 - What types of commercial use should be encouraged on Main Street? Select all that apply.

**Other (please enter your response in the text box below)**

Coffee shop and wine bar

not car dealerships

All of the above. Big box outlets are useful but short lived contributing to area blight

Retail and restaurants. No more professional offices! Already to many!!!

Locally owned businesses, any type

Small businesses, small professional offices, small restaurants, and small retail, including everything already in place

A couple of outdoor area's that would allow us to gather and socialize for different reasons depending on season.

i like quaint NON CHAN boutiques and restaurants / international cuisine

Make it a destination spot. Art dealers up and down the street.

A mix of all the above, with an emphasis on restaurants and retail

Q15 - What types of commercial use should be encouraged on Main Street? Select all that apply.

**Other (please enter your response in the text box below)**

Still think parks that we can use for spots is the best option.

A study should be made of successful small town main streets and ideas adopted from that study.

Taller office buildings with corporate offices, retail is nice but I don't know how well mom and pop shops do here

More entertainment options

I would like to see places go in the draw people to downtown Bountiful. Stores that are unique, but enough of them that it draws you down to spend some time. Also a splash pad area would be great. Currently we have to travel to other cities to enjoy this amenity.

Medical offices & other community based services. Just no chains or big-box.

Restaurants with liquor licenses

Entertainment venues, like a center for Farmer's Market and other cultural events

Stable, large company commercial



Q15 - What types of commercial use should be encouraged on Main Street? Select all that apply.

**Other (please enter your response in the text box below)**

Smaller businesses that fit into the existing buildings. No new buildings need to be built, because any time they are - they just ruin the feel of Downtown Bountiful.

Small businesses

Retail but less high end than tends to be there now. Maybe high end is all the rents will support.

Main Street is a fun and lively place during the day. It is a different story at night. The addition of a live theater (like the Desert Star theater in Murray) as well as restaurants and ice cream/soda shops that stay open until 11 would bring family friendly night life to Main Street.

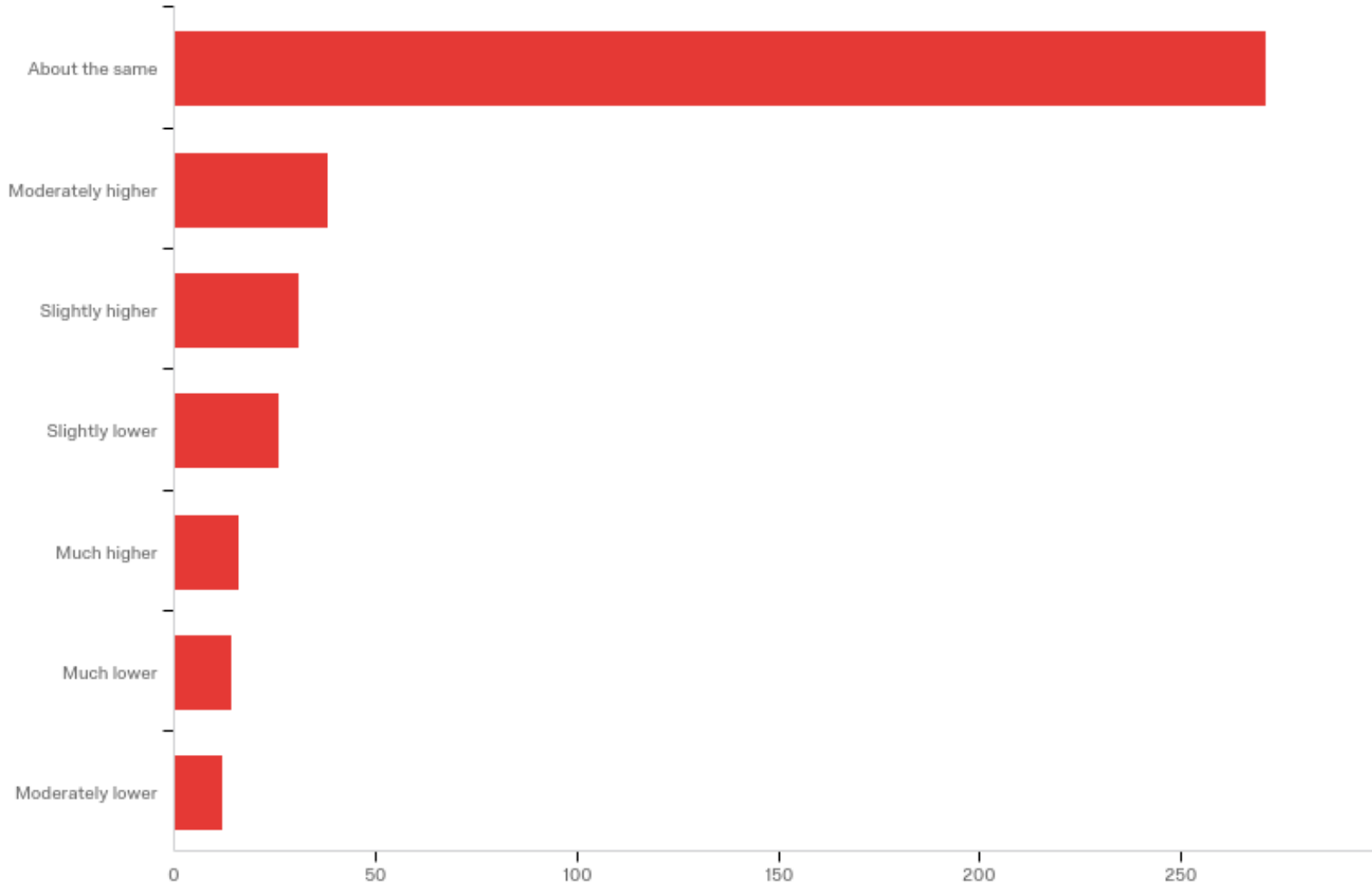
Splash park

downtown Main Street Hotel and Restaurant

Movie theaters. At least one high profile Anchor Type Retailer, additional fine art and cultural attraction.

Downtown movie theater featuring second run movies at lower fares with the hope that more restaurants, soda fountain and ice cream or the like. These would both attract the same type customers.

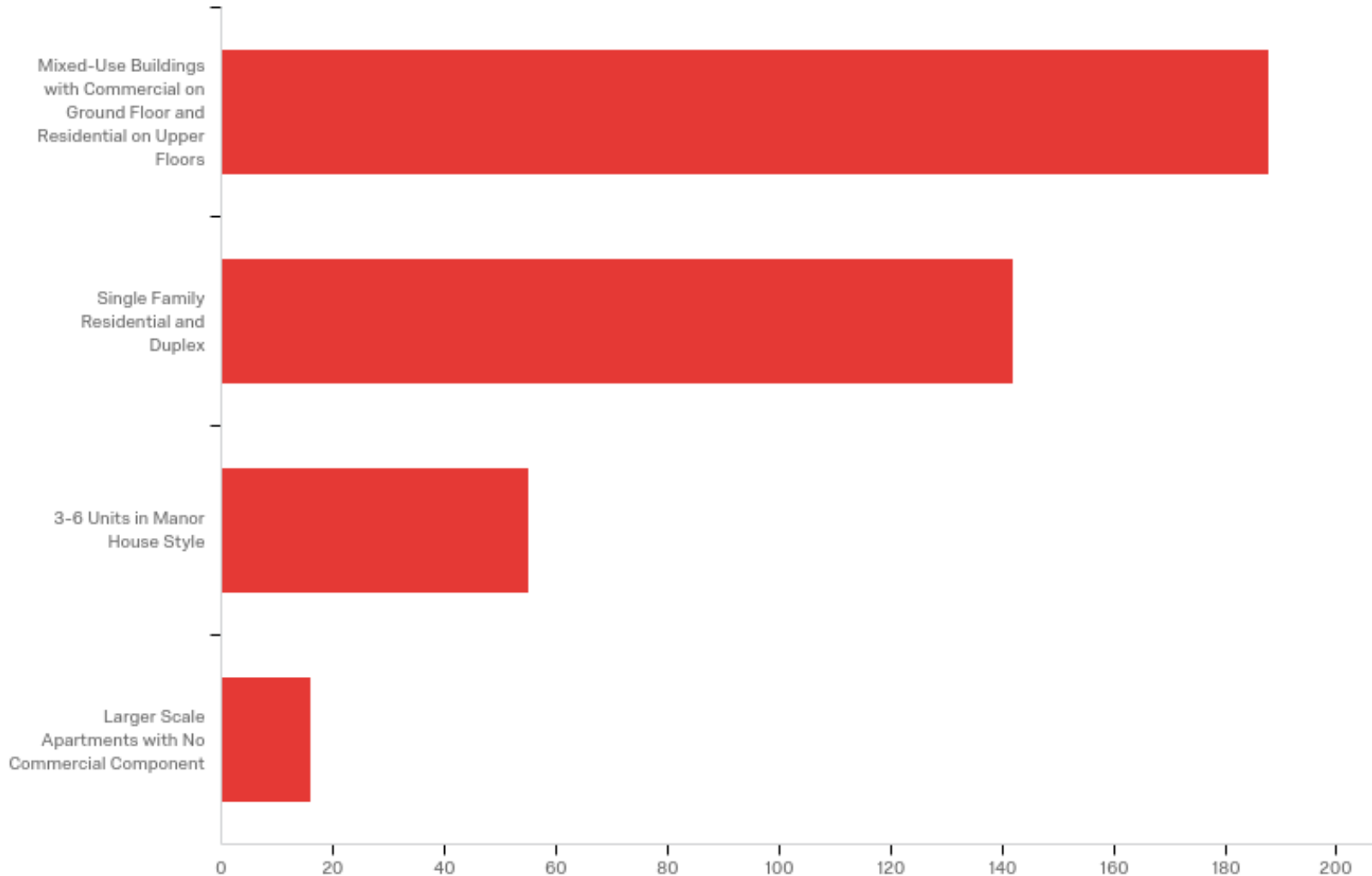
Q16 - Mixed-use and commercial buildings along Main Street are currently allowed to be 45 feet in height or three stories, whichever is greater. Building heights along Main Street should be:



Q16 - Mixed-use and commercial buildings along Main Street are currently allowed to be 45 feet in height or three stories, whichever is greater. Building heights along Main Street should be:

#	Answer	%	Count
4	About the same	66.42%	271
2	Moderately higher	9.31%	38
3	Slightly higher	7.60%	31
5	Slightly lower	6.37%	26
1	Much higher	3.92%	16
7	Much lower	3.43%	14
6	Moderately lower	2.94%	12
	Total	100%	408

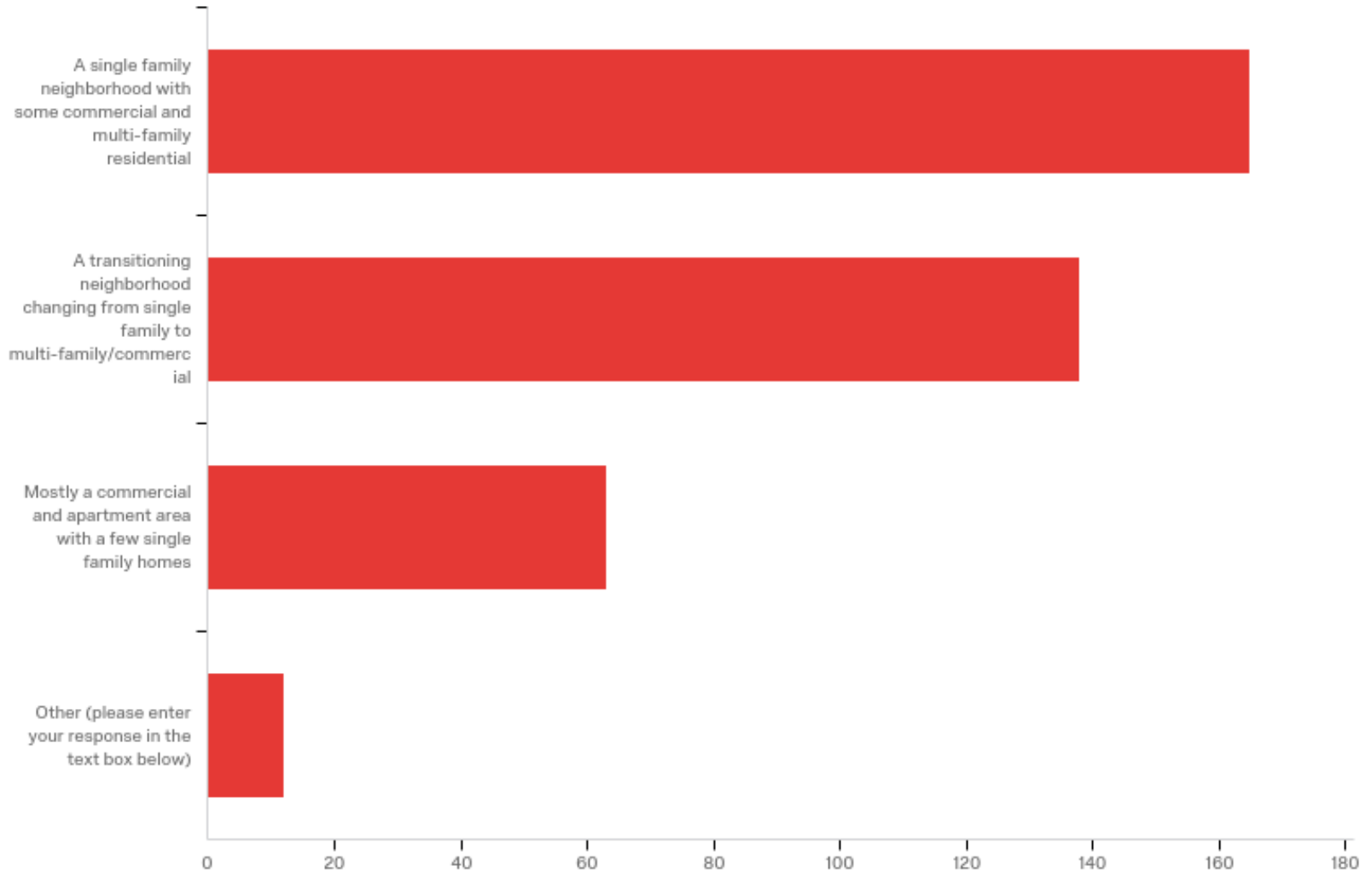
Q19 - Which of the following illustrations best describes how the area between Main Street and 100 West should develop in the future? Click on the picture to select.



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#	Answer	%	Count
3	Mixed-Use Buildings with Commercial on Ground Floor and Residential on Upper Floors	46.88%	188
1	Single Family Residential and Duplex	35.41%	142
2	3-6 Units in Manor House Style	13.72%	55
4	Larger Scale Apartments with No Commercial Component	3.99%	16
	Total	100%	401

## Q22 - In your opinion, which best describes the area between 100 West and 200 West as it exists today?



Q22 - In your opinion, which best describes the area between 100 West and 200 West as it exists today?

#	Answer	%	Count
1	A single family neighborhood with some commercial and multi-family residential	43.65%	165
2	A transitioning neighborhood changing from single family to multi-family/commercial	36.51%	138
3	Mostly a commercial and apartment area with a few single family homes	16.67%	63
4	Other (please enter your response in the text box below)	3.17%	12

Q22 - In your opinion, which best describes the area between 100 West and 200 West as it exists today?

#	Answer	%	Count
	Total	100%	378



Q22 - In your opinion, which best describes the area between 100 West and 200 West as it exists today?

**Other (please enter your response in the text box below)**

Some streets are all single family, second west is a mix of business & multi, I believe developers want it to be high density. Please only 2 story max & lower density housing.

200 west is already highly commercial. South end of block contains several commercial uses now.

Im not certain

A strip of housing and other conglomerate that desperately needs updating and direction. Multifamily housing, while needed, is a deterrent to more affluent persons who would want to choose location because schools are perceived to be worse, likely more petty crime, and potential for home invasion seems higher.

I don't know

Just a single family neighborhood.

A mix of everything, commercial, residential, and multi-family

Again, no more apartments please!

No more Multifamily units or commercial period. Over built already in this small area

Q22 - In your opinion, which best describes the area between 100 West and 200 West as it exists today?

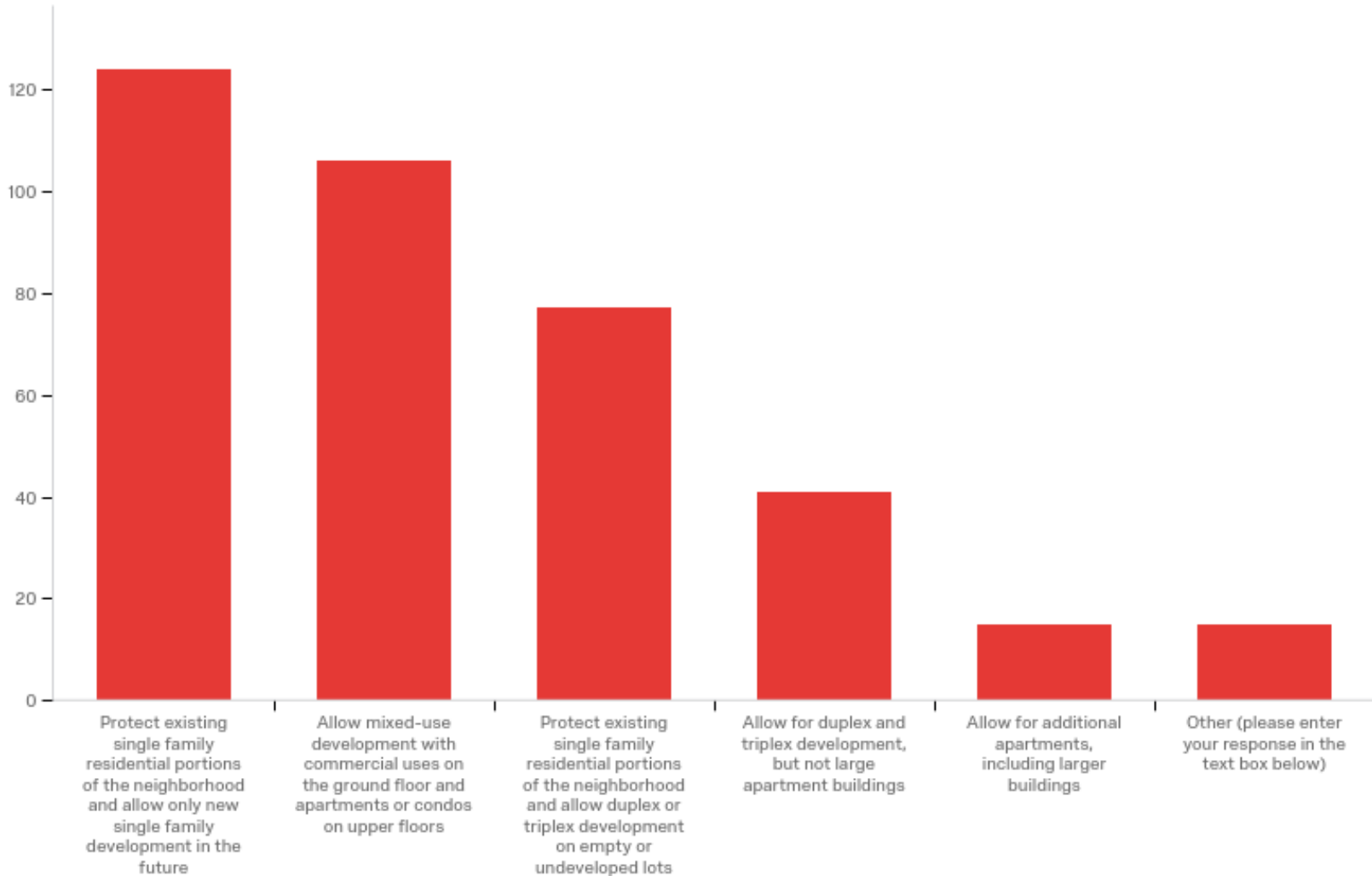
**Other (please enter your response in the text box below)**

Not sure

Single family only or commerical

Senior Stand alone affordable cottages 🏡🏠

# Q23 - Which of the following statements best describe how the area between 100 West and 200 West should develop in the future?



Q23 - Which of the following statements best describe how the area between 100 West and 200 West should develop in the future?

#	Answer	%	Count
1	Protect existing single family residential portions of the neighborhood and allow only new single family development in the future	32.80%	124
2	Protect existing single family residential portions of the neighborhood and allow duplex or triplex development on empty or undeveloped lots	20.37%	77
3	Allow for duplex and triplex development, but not large apartment buildings	10.85%	41

Q23 - Which of the following statements best describe how the area between 100 West and 200 West should develop in the future?

#	Answer	%	Count
4	Allow for additional apartments, including larger buildings	3.97%	15
5	Allow mixed-use development with commercial uses on the ground floor and apartments or condos on upper floors	28.04%	106
6	Other (please enter your response in the text box below)	3.97%	15
	Total	100%	378

Q23 - Which of the following statements best describe how the area between 100 West and 200 West should develop in the future?

**Other (please enter your response in the text box below)**

Whatever the market will support.

Whatever the market will support

What the market wants

single family only or commercial only. No duplex or multifamily.

Senior affordable stand alone cottages!

Protect existing single family portions of the neighborhood and allow only new single family and duplex development on empty or undeveloped lots.

Please no large apartment, protect the single family homes.

If you guys build apartments which is what I think you might want to do please make them nice large and expensive

I believe that it's fair for mix development and commercial use as well as triplex and duplex housing to build on empty land and undeveloped and unused land.

Encourage single Family reinvestment and allow for medium scale apartment. This will create the best community in that area. Also I do not think you can blanket 400 N to 500 South. You need to also split it the other way, single family has better chance of success North

Q23 - Which of the following statements best describe how the area between 100 West and 200 West should develop in the future?

**Other (please enter your response in the text box below)**

depends where in this area as there already exists pockets of commercial and higher density apartments

Depends on if upscale or not. If upscale, and market will bear, may have positive influence on the neighborhood.

As long as it doesn't hurt existing values

Allow for mixed use development along 200 West, but only allow for duplex and triplex development on empty/undeveloped/previously commercial lots along 100 West and the North/South streets. DO NOT allow existing single family homes to be turned into duplex/triplex rentals.

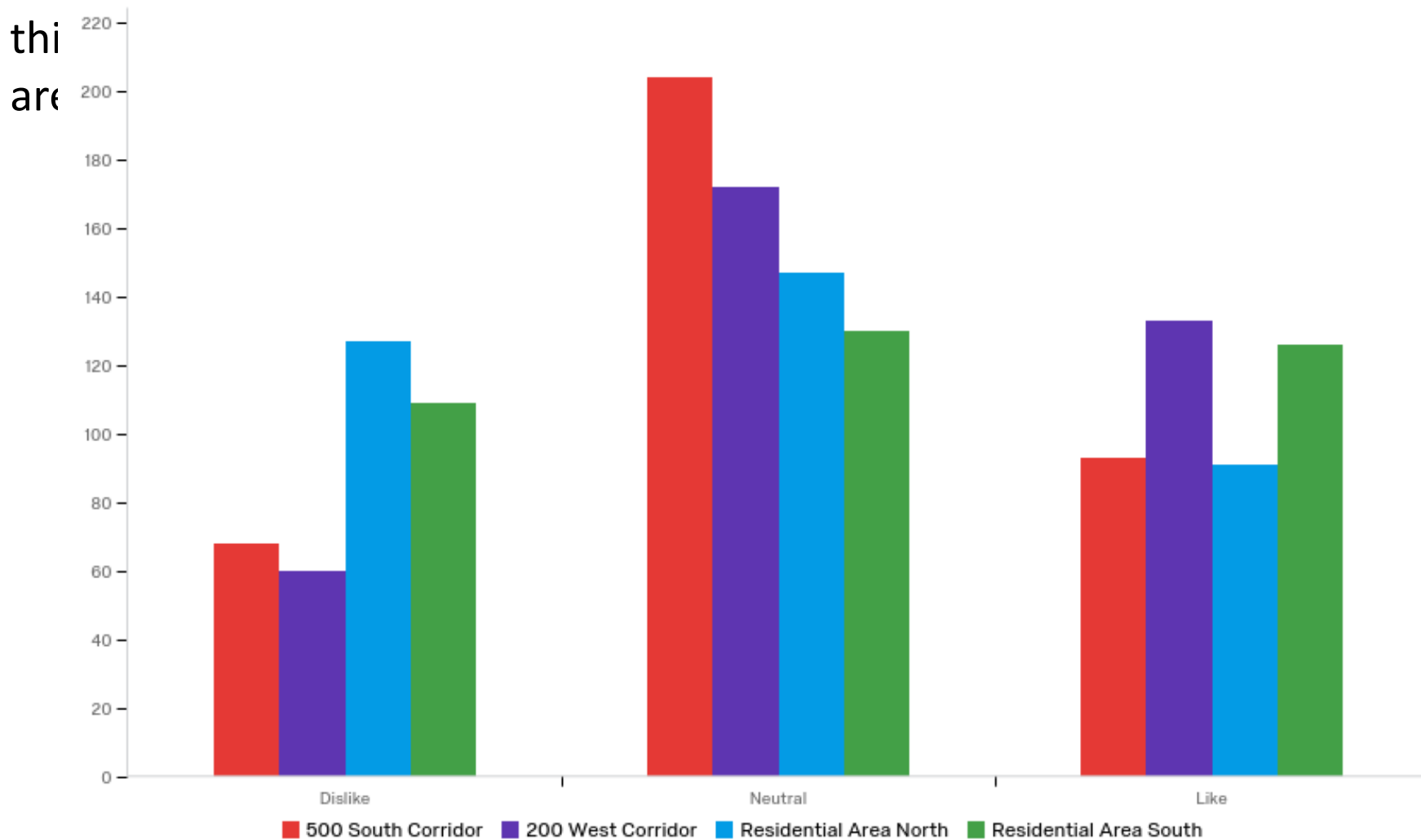
ALL new construction must match the historic nature of the original blocks or they will lose value in the future.

Q24 - If additional multi-family (apartment, condo, townhome) development were to be allowed in this neighborhood, where would that development be most appropriate? Please click once on areas you think would be appropriate for multi-family development and twice on areas where

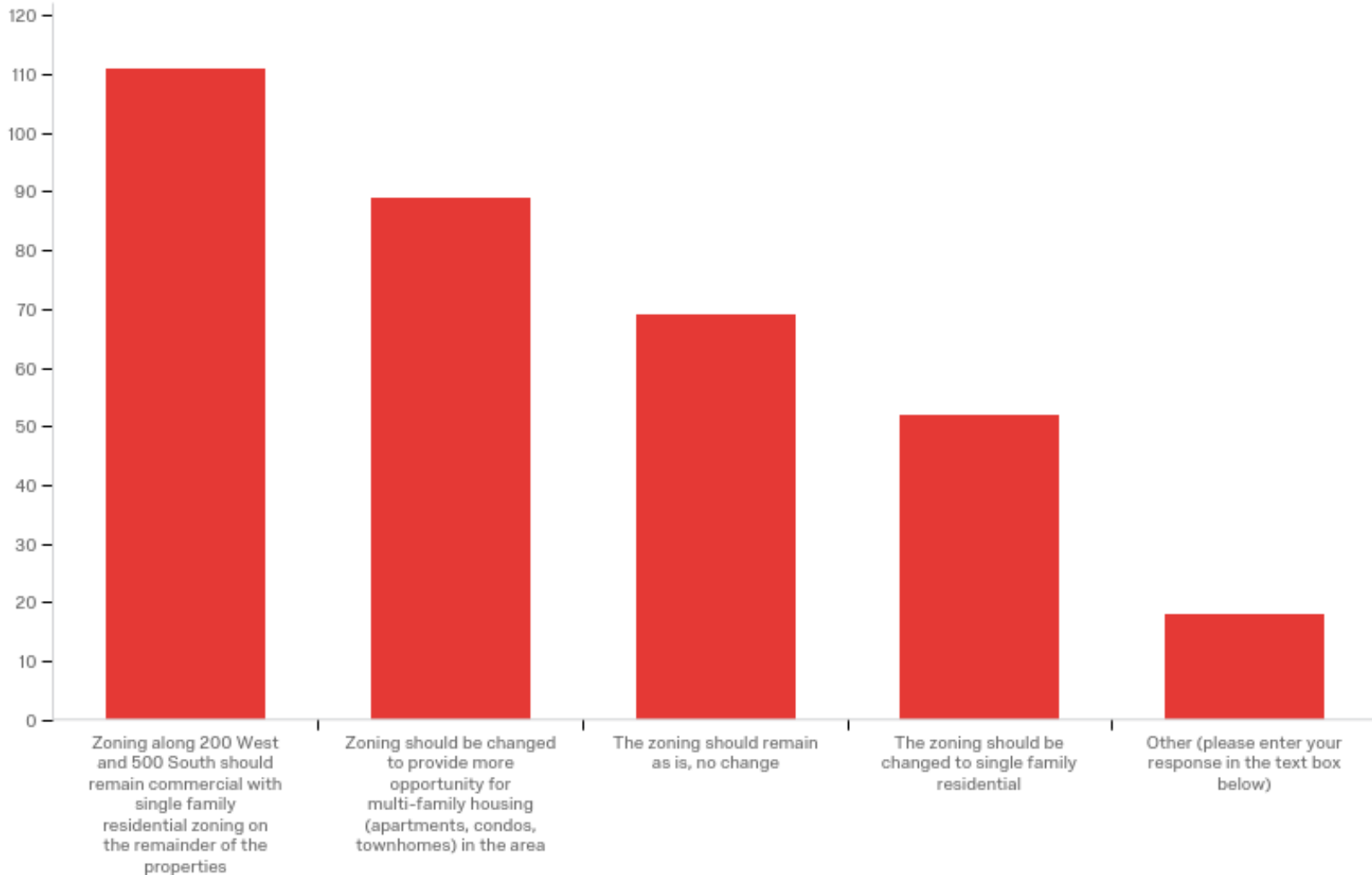
#	Question	Dislike		Neutral		Like	
6	500 South Corridor	18.68%	68	31.24%	204	20.99%	93
7	200 West Corridor	16.48%	60	26.34%	172	30.02%	133
8	Residential Area North	34.89%	127	22.51%	147	20.54%	91
10	Residential Area South	29.95%	109	19.91%	130	28.44%	126
	Total	Total	364	Total	653	Total	443



Q24 - If additional multi-family (apartment, condo, townhome) development were to be allowed in this neighborhood, where would that development be most appropriate? Please click once on areas you



## Q27 - In your opinion, what should the future zoning be in the area between 100 West and 200 West?



Q27 - In your opinion, what should the future zoning be in the area between 100 West and 200 West?

#	Answer	%	Count
3	Zoning along 200 West and 500 South should remain commercial with single family residential zoning on the remainder of the properties	32.74%	111
4	Zoning should be changed to provide more opportunity for multi-family housing (apartments, condos, townhomes) in the area	26.25%	89
1	The zoning should remain as is, no change	20.35%	69
2	The zoning should be changed to single family residential	15.34%	52

Q27 - In your opinion, what should the future zoning be in the area between 100 West and 200 West?

#	Answer	%	Count
5	Other (please enter your response in the text box below)	5.31%	18
	Total	100%	339

Q27 - In your opinion, what should the future zoning be in the area between 100 West and 200 West?

**Other (please enter your response in the text box below)**

No opinion

One of the problems I see in the area is that some current multi-family housing is run down. It is hard for residents to want more when some are not in good repair. In general, I support a mixed approach where there is opportunity for single family, multi-family, and mixed use. Being flexible and responsive to the specific requests is vital. Using a one-size fits all approach will not allow for a growing community.

It would be nice to lower the number of units per acre in half & limit the number & size of commercial buildings, this I believe would be protecting single family homes & keeping the flavor of the neighborhood.

Also 200 West needs zoning for mixed use.

Zoning should allow for multi-family housing as well as single family housing mixed with business use.

I agree to allow commercial on 500 S & 200 W, mixed use is great. Limit multi-family to 4 plexes within the balance, not large apartment complexes we see being built now.

I don't really know.

Q27 - In your opinion, what should the future zoning be in the area between 100 West and 200 West?

**Other (please enter your response in the text box below)**

I think the zoning between 5th south and center street should be changed to general commercial and/or multi family. I also thing the area between center street and 4th North should be single family zoning

Zoning should allow any of these types

H

I do not have a problem allowing multi family housing as I can see this is where you are going but I would emphasize NO LOW INCOME HOUSING...

What do those that live there think?

Zoning lines should be clean, residential and commercial separate. With the exception of apartments with commercial.

Zoning should be changed to provide more opportunity for multi-family housing of duplex triplex only.

Stand alone affordable senior housing

For properties close to the borders of commercial/residential change the property to be either so there is more flexibility for a home business

Q27 - In your opinion, what should the future zoning be in the area between 100 West and 200 West?

**Other (please enter your response in the text box below)**

Condos and town houses - no large apartment buildings.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

The one acre minimum needs to be reduced to .5 acre for high density multi family. Bringing in multi family developments in the last approximately 8 years has revitalize a trouble main street and surrounding areas, and has transformed plat A into a highly desirable place to live. To inhibit this in ANY way ie: back door rezoning disguised as " architectural restrictions " is more behavior that does nothing but weaken the good faith partnership between developer and city. Once this relationship has become soiled, it takes many years to begin to repair trust, and these are years that the city or the citizens will not get to enjoy the many benefits of such development.

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.



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.

**What other issues do you see impacting the Plat A area? Are there additiona...**

High Density Housing only tends to bring in the rif-raf 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.

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.

**What other issues do you see impacting the Plat A area? Are there additiona...**

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

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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

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.

**What other issues do you see impacting the Plat A area? Are there additiona...**

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 whenpossible 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.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.

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.

**What other issues do you see impacting the Plat A area? Are there additiona...**

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.

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.

**What other issues do you see impacting the Plat A area? Are there additiona...**

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?

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.



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.

**What other issues do you see impacting the Plat A area? Are there additiona...**

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

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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 we'll 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.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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 prooerties 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 down town.

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

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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" apartments that tend to lead to more issues.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.



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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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. Theses 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.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.

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.

### What other issues do you see impacting the Plat A area? Are there additiona...

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.

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.

**What other issues do you see impacting the Plat A area? Are there additiona...**

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

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

I have been a home owner at my current address since 1995 and my ex husband from 1989. I love the quaint and safe and quiet feel of our neighborhood and the accessibility and quality of library, walking, recreation, community events, government, judicial and law enforcement facilities. I shop mostly second hand and grocery stores but frequent main street shops and galleries regularly if not to use, to windowshop and just enjoy strolling with friends or pets!!!! I do NOT want to see increased apartments if it will result in higher crime problems. I love how SAFE I feel here! And peaceful. What about an all day Saturday openhouse and discussion of issues and concerns and ideas.....with transparency as to who will be most affected or benefited and in what ways.

You didn't mention once, or refer to the extensive study that already exists.

If new businesses and forms of housing will increase the value and economic of the area it should be allowed and change should be accepted because it is our reality.

The ideas for improving the downtown area are best when you have the property owners and business owner working together with the residents to improve and better the overall area. Not everyone will always agree but better ideas come from us working together

Plat A provides the opportunity for children, of Bountiful residents who were the parents, to be first time home buyers here in the community where they grew up. Please leave that possibility open by not tearing out existing single family homes to provide for high density housing.

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

I have lived on Main ST and just west of Main for many years. I would love to see more restaurants come in so there is more life in the evenings. I enjoy the retail stores and believe they should also be supported. I enjoy all the events on Main Street and hope they will continue.

Also, I don't think we should bring more office space to Main Street. I don't support building a new town hall in hopes of fostering more street traffic. Any large changes should be done in the proper way with asking for citizen input early in the process. Thank you for sending this out to better understand what the citizens of Bountiful want and need.

Since Plat A is our one designated historical area, let's focus on how we can keep the area historically interesting. Small restaurants, not big box shops, not large apartment complexes, a gathering place that is simple in design & brings others together for good clean healthy fun, a place that can be used year round. I'm afraid the splash pad idea will be a maintenance nightmare & only be working less time than more, much like the fountain at the post office & the drinking fountains on main. Thank you for asking for input from the citizens.

Traffic stinks. Fix the traffic flow

I feel strongly that the area should not see excessive growth of multi-family units. There are already a lot of apartments in this area. That is always hard on neighborhoods and brings about much movement and less stability to a neighborhood. Let the Plat A area stay "home-town" like and don't let developers get hold of every ounce of property to put as many people as possible on!

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

I do think it would be good to have additional retailers and eating establishments in the Main Street area.

any building on block of Stoker School should look like the original building. Do not close any streets. All changes need disclosure and ability for feedback. More public restrooms. Trees hide business signs along roads. Signs should be able to be lower, below the tree branches.

stop bringing in multi family building into single family areas

Open space would be great. A park or space for the many people walking and walking their dogs would be great. Improve the sidewalks is required.

I feel that single family homes and family focused commercial services (restaurants, grocery, etc) will increase value to client property tourneys in the area

Thank you for asking my opinions.

So tired of all the multi-family developments springing up in this area. Downtown Bountiful has enough transient residents. We need more single family and we need the City to demand all residents in this area maintain their properties rather than selling to slum lords that don't care about anything but the income stream. There has been a large rat infestation this summer due to un-kept rental units.

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

What did you tell the community when you placed the moratorium: Obviously the answer is that the City fathers do not like what they see downtown, and the community should not support downtown. When you have a potential localized issue that is from 100 W to 200 W, study only that area, do not close all your downtown for 6 months and impact the current businesses. Also, this seems to directly contradict the "commitment to the County people" on RDA that was so widely used as an excuse to build City Hall

Last year we visited a little town in Tennessee called Franklin. It's about the size of Bountiful, with about the same demographics, just outside of Nashville. They had done an amazing job at revitalizing their downtown area and creating a quaint walking downtown with local shops and restaurateurs and just a few high end chain shops as anchors. The shops were open until 9, as were the restaurants so we could walk down from our lodging in the evening. They had a central gathering point where they had local bands playing in the evening. All of this while maintaining the historic value of this town. They had also put their revitalization funds into the homes surrounding the main street area several blocks in each direction. We found it to be so charming and enjoyable. We envisioned Bountiful doing something similar and making our main street a gathering place for the community and destination for others to come and enjoy what our quaint community has to offer. We need to keep main street alive and historic. We are one of the few places left in Utah that still have one!

People are being vocal about resurfacing the streets lately. What is under the roads is more important. The water & sewer lines are very old and have had issues for decades already. It was good to see some of the hydrant water lines get upgraded last year. Keep it going, but not just on the surface.



## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

Please continue/increase Main Street activities such as the farmers market, food trucks, parades, etc.

The idea of attracting business to mainstreet is flawed. Bountiful main street is too far from the freeway for business to attract customers. People don't want to drive this far into town. Keep Bountiful residential.

I want to see Main Street become more of an evening attraction. More restaurants with some retail - no professional offices

I have given my opinion, but I know others feel much more strongly about the amount of multi-family dwellings in this area, and that sometimes the crowd living in multi-family dwellings isn't the most optimal crowd to have in a downtown area because of their socioeconomic status and the transitory nature of these tenants. I don't think architecturally there is anything wrong with building these dwellings in this area, but I know sometimes people are alarmed or less comfortable to this crowd.

Good luck

I would support community development long before bringing in more commercial development...and when commercial development is considered, there should be scrutiny and focus towards small/local businesses rather than franchises or big chains.

Otherwise, just keep it residential

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

I don't like all the apartment/ condos that allow slum lords to potentially happen. Part of Bountiful's charm has been neighborhoods taking pride in their surrounding.

The charm and interest of old Bountiful are the older homes/buildings. I live in Bountiful in part because of that. Otherwise, I'd move to Riverton or some other generic, any-town USA

4 way stop between the Legacy House and LDS church on 100 East.

I guess it is too late to do anything to save Stoker. It is a shame the second oldest city in Utah has so few buildings left from its early years.

Focus on the HORRIFYING state of the roads in that area BEFORE even thinking of development, first of all. Second of all I don't understand this want for apartments everywhere, Bountiful is at capacity, I can barely make it through the store. It's traffic full time, everyday all day, WHY are we encouraging more of that? My water runs yellow, check water pipes. Fix our failing infrastructure before bringing in even more people, its beyond me why that isn't the focus here. We don't need a bunch of apartments and franchises in Bountiful we just don't! We need single family neighborhoods, beautiful parks and community gathering areas, not commercial buildings! This is no longer the city I grew up in and loved, its being gentrified for no good reason and it breaks my heart.

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

Maintaining small town feel should be its top priority, large buildings and structures should not be located over shadowing the gem/center of our city the Bountiful Tabernacle.

I do frequent main street a lot, mainly for the post office. I have a PO box there for my business. I usually drive on the street west of Main street because it is less busy. I always worry that I will hit a pedestrian on main street. It can be very busy and hard to see everything sometimes.

I wish that the restaurants on main street were a little bigger seating wise and maybe larger chain types.

I really like the look of the new zions bank builing and I like the look of the redcon and IHC buildings.

Going back to the mainstreet pedestrian traffic that worries me (I am only 28 btw), I wish there there was less on street parking, and more strip mall type stores that have their own parking lots.

How about encourage a Zupas or Panera Bread to build a new spot??

Keep the building style similar. Please don't mix and match architecture. Having an area that is beautiful and seamless and eye appealing with similar colors with multi use is such a great additional to our city.

Rebuild downtown area with shops and restaurants to attract new business. Leave the single family homes alone. Rebuild or redevelop vacant multi family buildings.

## Q29 - Please share any additional thoughts you have about the Plat A area.

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Shut down Main street to cars most of the time. Or, give it a Regent Street feel like downtown SLC. Shops/restaurants open to the street for walking etc.

Plat A space needs to be focused more around Bountiful families and less around business. Realistically the area is too far off the freeway to be any sort of draw to those out of city so the main goal should be to make an area of use to residence of the city. Open green space, shaded parks, shorter structures that better fit the surrounding area, and only small commercial that fits the area (no more business offices).

What about the 5 points area??? Big business has concentrated on the lower end of Bountiful 500 W for years and we are just now beginning to see the area blight with the loss of Shop KO and businesses on the south west end of 500S 500W.

We talk of new eateries, housing and business but they are closing almost as fast as they open. I am not sure what is the solution but I think a good look of surrounding communities to see what works per demographics may be the key.

TheCenter Street and 5th South intersection is very diificult to use. There should be a street light there.

It has been made even worse since the light was placed a block or so past this intersection. It is much used but not very safe anymore at all.

The last thing the residents in the Plat A area need is another huge development to swallow up their neighbor's house. It puts the value down on their homes, and it causes a sense of disunity in the neighborhood with new people and their families consistently moving in and out of the apartments and units. The traffic any commercial buildings would bring would only further the

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Plat A area will self-evolve without changing the rules, retail will replace retail and single family dwellings eventually give way to newer homes, this is part of the desired culture developed here for decades. Look closely at the small minority who are trying to change the landscape, and why.

Would be glad to share one-on-one with city officials.

I think it's a travesty that you're wanting to tear down Stoker School. What is this need to get rid of our historical landmarks in Bountiful? My grandparents went to that school my father, my aunt and most of the long term Bountiful residents went to that school . Even actor Curtis Keene went to Stoker. Stoker school is a beautiful building that's part of Bountiful history. Why reduce that bldg to just a memory.... to just a picture in the Bountiful historical museum?

Downtown Bountiful should be left as is. With the new multi-family areas which have been built in recent years I feel it is a good mix. Adding more multi-family building will only add more congestion to the area, limit parking even more, and take that small town feeling away.

My wife probably disagrees with the above, so please don't inform her of my opinion.

It does not need to be changed. I think people like it the way it is.

## Q29 - Please share any additional thoughts you have about the Plat A area.

### Please share any additional thoughts you have about the Plat A area.

There are too many multifamily apartment/condo complexes and businesses in Plat A. The area is becoming too population dense. The complexes may be "nice" now, but how will they be in 10 years? Some of the complexes were slapped up fast without proper notification of neighbors affected by the developments. Some of those complexes are already falling apart due to cheap materials and workmanship. We are losing many charming homes to the wiles and greed of developers.

We need a wonderful park area with places for children to play, families to picnic, maybe a few food trucks and area for special occasions. The park by the rec center is not centrally located. Please keep the space open but developed with park areas. Would love a park that would be special needs friendly, and family friendly.

Plat A Auto Traffic has been getting progressively more congested as apartments are built. We don't need more apartments and more congestion.

I would love a splash pad or something on Main Street or something. I also don't think there enough upscale restaurants. I think Main Street should have businesses similar to the 9th and 9th area in SLC.

I think we should export some commercial zoning up on the bench. Also put speed bumps and stop signs everywhere, someone is going to run over with more traffic down here

## Q29 - Please share any additional thoughts you have about the Plat A area.

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N/A

Lets keep Plat A an area where people can move into homes, raise families and become life long citizens of Bountiful.

Lets stop turning this great area into a transient neighborhood where people are moving in and out in an on going basis. Which is the nature of rental units. The only person profiting is the one collecting the rent.

Lets continue to encourage single family home ownership first over other considerations. Lets try to remember this is the Heart of Bountiful City and take good care of it.

SINCE MAIN STREET HAS PRACTICALLY BECOME A CIRCUS, WITH ALL DIFFERENT COLORS AND TYPES OF BUILDINGS, NOTHING IS COHESIVE, ESPECIALLY TO THE HISTORY OF AREA. DONOT PUSH OUT THE SMALL HOMEOWNERS AND SMALL BUINESSES, WHILE TRYING TO BECOME "MODERN" BEING QUAINIT IS GOOD.

Would love to see a reason to gather in the area other then the car show and the chalk art festival. Having a community splash pad would be awesome! Some bike/ walking paths would be cool too. Add some things that make people want to come down and get out of the car and walk around.

I plan to move away from the Plat A area because of the congestion and noise of city events on Main Street.

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

As a Plat A home owner and resident, I'm saddened to see the City Hall relocation did not materialize. I see a downtown Bountiful as alive and thriving with restaurants and shops that are helped in their success by a local business presence. Maybe we could even see a small movie theater on main street.

I worry that no change will threaten the livelihood of the area as we watch professional businesses, shops, restaurants [aka people] take their business to West Bountiful / Woods Cross.

I really like the changes being made to revitalize Main street; as well as keep the historic feel. My children regularly go down to main street to shop at the stores there. I'd love to see more of that; i.e. get rid of dumpy RV storage place.

I live on 2nd south, also own an apt across the st, which we maintain very well, however not all landlords are concerned about keeping their rentals looking good, So I am opposed to changing the code from residential to multiple dwellings anywhere above main st. There are some very nice remodels of houses along 300 East that I 've noticed when I walk and not too much traffic. Please lets preserve this historic area that we treasure by encouraging single dwellings.

The roads in this area are in terrible shape and desperately need attention.

Keep it simple and beautiful. It doesn't need to be stuffed with apartments, condos, etc.



## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

I would love for families to purchase historic homes, take care of them and create nice neighborhoods.

100 W and 200 W definitely needs some cleaning up. It seems old and worn down.

The City should not make development MORE expensive. Let private property owners and Developers come up with good ideas and allow more innovative uses of land to attract more people to this area.

In my opinion there is a serious aesthetic problem with the Plat A area. Historic Bountiful doesn't quite know what it wants to be. From about 300 South to 400 North on Main Street it is absolutely lovely. I think that same visual idea should be extended to 500 South on south side and to 200 west. It makes it lovely, but when you get a block away it is no longer the quaint city Bountiful is striving to be. If there is concern about businesses being able to come into Downtown Bountiful I think the best solution would be mixed commercial and residential buildings all around downtown Bountiful. Ideally with parking in the back to keep the same quality as Main Street in the aforementioned blockage. It is a great idea to work on developing Plat A. After that, I would say work on making 500 South more welcoming/less trashy.

Specify what restrictions are associated with the commercial zoning. High density? Low density? That would have helped with some of my answers.

In general I don't feel like this was focus on Plat A. I feel like it was more a focus on Main Street to 200 west. Instead of all of Plat A which includes a lot of commercial on 500 south and 400 north. While all of this area is Plat A, I feel like it's not doing Plat A a lot of good to discuss without

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I'm somewhat happy with the efforts made to bring more economic impact downtown. However, I believe this is unsustainable for our town if the current offering of food and recreation continues to dwindle due to a concerted effort to bring lower-income families to the multi-family dwellings flooding the downtown area. There is a reason quick-loan businesses are flourishing far more than restaurants and useful local businesses.

Just stop developing it. Leave it be. Worry about all the areas of Bountiful that are abandoned & hideous. Stop tearing down beautiful houses just to build business that fail, or housing no one can afford. Worry about the areas of Bountiful that are empty lots with dead grass. Spend the money on building parks, or fixing roads.

As a lifetime resident, I feel it is a shame that Stoker school can't be saved. I know it is old and needs new infrastructure but it is part of Bountiful's rich heritage. Why can't it be turned into the city library or another useful building? There are loans and grants available to restore old structures. So sad to see it go and that you don't see the value in saving it.

Form-based requirements for buildings based on street types should be used. Parking should be side or rear parking only in mixed use development. Certain architectural styles and materials should be required to make future development more conducive to a "Historic Area" feel.

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Multi family units such as apts. may bring in more revenue, but over time starts becoming trashy looking, rundown & unkept. Single family dwellings for the most part influence a cleaner, more upscale area that keep property values higher and neighborhoods more appealing. Keep Bountiful Beautiful.

THANK YOU for involving all of us who will ultimately be affected by zoning decisions!!

I really love living in this neighborhood as a younger family. The charm of living in such an area is very appealing to the younger generations. That should be the focus when making decisions for this neighborhood in the future.

I would over to see it become a lively family type neighborhood. We have enough apartments and commercial properties that are not occupied. I believe Main Street would be utilized more if more families lived near by.

What can be done to help the struggling commercial on 5th South (north side of the street between Main Street and 200 West)?

The area of plat a east of 100 East should stay as it is.

This is not the best location for high density housing. I know that the city has a desire to make Main street something other than it is, but increasing congestion is not the answer. High density housing is better suited for areas closer to the freeway with streets that can accommodate additional traffic. 500 South and 400 North area already very busy.

## Q29 - Please share any additional thoughts you have about the Plat A area.

Please share any additional thoughts you have about the Plat A area.

There are way too many apartments within Plat A. Period. As a resident of the same home for 49 years, it sickens me to see multi-family residences cropping up everywhere. Bountiful has a small town feel - that's why people want to live here. So please stop trying to change it!!

Someday maybe someone in that City will provide incentive for investment in the downtown area.

The feel an atmosphere of a historic district should be maintained, but diversifying Main Street.

I'm deeply disappointed

"squeaky wheels thwarted plans for a new city hall. Without forward planning, the Bountiful I love will miss the opportunity to continue to attract young families who love walkability and interesting shops, restaurants and the like. I want us to have a center like 9th and 9th, Sugar House and the like. Without working more to become the charming neighborhood I and others want we'll become more like Kerns or South Salt Lake.

I'm 80 years old and have lived in Bountiful more than 40 years.

Let's NOT become the city of smooth roads, cheap storage units, used car and RV lots. Charm and good landscape goes along way in keeping Bountiful a delightful place to live near Salt Lake City.