



Bountiful City
Planning Commission Agenda
Tuesday, December 19, 2023
6:30 p.m.

NOTICE IS HEREBY GIVEN that Bountiful City Planning Commission will hold a meeting in the Council Chambers, Bountiful City Hall, 795 South Main, Bountiful, Utah, 84010, at the time and on the date given above. The public is invited to attend. Persons who are disabled as defined by the Americans with Disabilities Act may request an accommodation by contacting the Bountiful City Planning Office at 801-298-6190. Notification at least 24 hours prior to the meeting would be appreciated.

1. Welcome and Roll Call
2. Consideration to Approve the meeting minutes from December 5, 2023
 - Review
 - Action
3. Zone Change for four adjacent properties at 92 W Center Street, 68 North 100 West, 72 North 100 West, and 94 North 100 West from R-4 (Single-Family Residential) and P-O (Professional Office) to DN (Downtown) Zone
Senior Planner Corbridge
 - Review
 - Public Hearing
 - Recommendation to City Council
4. 2024 Planning Commission Election of Chairperson and Vice-Chair
 - Review
 - Action
5. Planning Director's report, update, and miscellaneous items
6. Adjourn



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Bountiful City
Draft Planning Commission Meeting Minutes
795 South Main Street, Bountiful UT 84010
Council Chambers City Hall
Tuesday December 05, 2023

Commissioners in attendance: Chair Lynn Jacobs, James Clark, Krissy Gillmore, Beverly Ward, and Cecilee Price-Huish

Commissioners absent: Sean Monson and Alan Bott

Ex Officio: Planning Director Francisco Astorga
Senior Planner Amber Corbridge
City Engineer Lloyd Cheney
Recording Secretary Sam Harris

1. Welcome and Roll Call

Chair Lynn Jacobs called the meeting to order and welcomed everyone at approximately 6:30 p.m.

2. Consideration to Approve the Planning Commission meeting minutes from November 7, 2023

Motion: Commissioner Clark motioned to approve the Planning Commission meeting minutes from November 7, 2023.

Second: Commissioner Price-Huish seconded the motion.

Vote: The motion passed unanimously (5-0).

3. Conditional Use Permit for a Construction Sales Business -299 North 200 West

Amber Corbridge: Good evening. So, before you, we're looking at a conditional use permit and the preliminary final architectural and site plan review for construction sales and services without outdoor storage at 299 North 200 West. The applicant is here tonight requesting that the property be zoned general commercial, where this proposed use is listed as a conditional use. They are proposing to build a new addition to the existing structure on the site. There will be about 5000 square feet added that could be used for indoor storage for

1 *the use. They will be also adding some new parking landscaping traffic flow as shown on the*
2 *site plan. Here's a rendering showing what it would look like. So, in the analysis for the*
3 *conditional use, permit the planning commission shall consider if it relates to the*
4 *surrounding uses, if it impacts the existing surrounding developments and if it's if it's*
5 *appropriate buffering of uses and building's proper parking and traffic circulation and the*
6 *use of building materials and landscaping which are in harmony with the area. The staff feels*
7 *that it would be compatible with the surrounding properties along 200. West there are diverse*
8 *types of zoning and uses along 200 West the property to the north is also general commercial*
9 *the property across the street is a professional office which has a professional office building*
10 *with dental financial and law services and the neighboring building. Across the street shows*
11 *about a 20-foot setback from the street has a broken exterior and parking is located on the*
12 *side and rear. Here's a picture of that building across the street and the site. Just to give you*
13 *an idea of how that's laid out. And here's the zoning map showing those properties*
14 *surrounding the proposed property here. The southern property and the Western properties*
15 *are zoned multifamily are in 13 which has a church and single-family dwelling. So, there are*
16 *certain characteristics with this proposed use that help mitigate these potential negative*
17 *impacts to the residential type uses to the south and west. They would screen the property*
18 *with a six-foot-tall vinyl fence and they would add some landscaping setbacks. And provide*
19 *all storage inside. The parking lot has light fixtures that meet the code requirements of no*
20 *more than point one-foot candles at the adjoining residential property boundary. Also, the*
21 *exterior building materials and colors of the addition would complement the style of the*
22 *existing structure. This the existing structure here in red, CMU, and the proposed would be*
23 *similar materials and complement with neutral colors. Also, you can see the landscaping that*
24 *will be around the building and parking lot. Here's another view from near the street. This is*
25 *200 West over here. So, this would be the front of the building with the awnings and Windows*
26 *fronting the streets. And so in the architectural and site plan review that permission shall*
27 *determine if the proposed architectural and site development plans submitted are consistent*
28 *with the purpose and objectives of the code which are to determine compliance with the code*
29 *to promote the orderly and safe development of land in the city to implement the policies and*
30 *goals established in the bountiful general plan to promote the orderly layout of buildings*
31 *landscaping, walkways, lighting and other site improvements. The architecture of site plans*
32 *have been reviewed by staff where the setbacks height landscaping, screening, parking,*
33 *loading, lighting, and all other applicable standards are reviewed for compliance and comply*
34 *with all department-reviewed comments. We see that it does meet a safe adequate pedestrian*
35 *and vehicle access which is an improvement of the existing site. The new addition and*
36 *parking and landscaping are also improvements to the site and surrounding area. There are*
37 *photos in the packet that show what the existing site looks like. And so, with that, we wanted*
38 *to note that there aren't any significant impacts. With this proposal. There's existing*
39 *infrastructure that will support this development. And so, there will be two motions that need*
40 *to be made tonight one for the conditional use and to a recommendation to council for the*
41 *architectural and site plan application. So Staff recommends versus at the planning*
42 *commission hold a public hearing and approve the conditional use permit for construction*
43 *sales and services at the property address listed subject to approval by city council and*
44 *comply with all department staff reviewed and second, Staff recommends the planning*
45 *commission review the preliminary final architectural and site plan application for new*

1 *construction sales and services, addition and site changes and forward a positive*
2 *recommendation to city council subject to compliance all staff review comments. Any*
3 *questions for staff?*
4

5 **Lynn Jacobs:** *Applicant, is there anything that we've missed that you'd like to add? Okay,*
6 *well, this is a conditional use permit which in this case we are in the deciding box for that.*
7 *And then the architecture on-site plan review watch after the city council. So, we are required*
8 *and would like to open up a public open public hearing for this matter. If you'd like to make a*
9 *comment we would love for you to come up to the podium, state your name, your address and*
10 *share your comment with us. So, at this time, anyone is welcome to come share a comment,*
11 *please.*
12

13 **Resident:** *My name is Lorenda Lafever. My address is 335 North 300 West in Bountiful. It's*
14 *going to sound silly. My biggest concern is that I don't think it's very cute. Not to me, visually*
15 *pleasing. I know it's not landscaping like that, but I wish the brick was matching with the*
16 *original structure and that kind of matches the title of that form. Is that, can you tell me is*
17 *that the original structure? They probably got us historically.*
18

19 **Resident 2:** *It's gone down.*
20

21 **Resident:** *The historical is torn down, that's awesome but you know anyway, that's, that's my*
22 *biggest concern.*
23

24 **Lynn Jacobs:** *Thank you for your comments. Were there any additional comments? Please.*
25

26 **Resident 2:** *Good evening, I'm David McMillan. 338 North 300 West and lived in the*
27 *neighborhood for a few years. 64 and I've been there 62 years, so I've seen the neighborhood*
28 *change a lot over the years. And my concerns tonight aren't really, I want to make sure I*
29 *don't want you to know that or feel like I'm speaking against this particular project. But I do*
30 *want to share observations that I think you need to know as a planning commission for a city*
31 *that I love and that I feel like in many ways is squandering its very inheritance with the way*
32 *we plan. Particularly in the neighborhood where I have lived there the last 62 years. Many of*
33 *my neighbors to in particular both in their 90's they're widowed they're not coming out and*
34 *saying tonight, but I feel a bit of an obligation to represent them as well. Their properties as*
35 *well as mine bordered all of the businesses that are long, 200 West and if you were to simply*
36 *take some time during the daylight to go down the walk those businesses, you'd find some in*
37 *compliance. Fortunately for me, one that backs up against me it's been great neighbor for*
38 *decades now. I should move south. There are all kinds of buildings that are right up against*
39 *the property line that were temporary in nature and been there for 20 years or more. Very tall*
40 *in some cases 15 feet all right on a property line. So, I just feel like in many cases as I look*
41 *down 200 North, we've got all these multifamily units, some faces East, some face West, some*
42 *face South, and we just feel like such a terrible lack of master planning that dates back long*
43 *before I'm sure any of you were on the planning commission. So, in terms of this particular*
44 *project, based on what I received in the mail, I have very, very little to go live but I was*
45 *grateful to be able to come and see what was planned. I simply would ask that we require*

1 *that what is done stay with within existing zoning that would not grant exceptions, that if*
2 *there are laws and ordinances on the books about distance from property lines that*
3 *everybody be held to the same distance guidelines that I've been held to over the years, which*
4 *is frankly precluded me from building anything on my on my own side, including the garage*
5 *because you have to get an exception and I haven't wanted to ask for that. So those are my*
6 *thoughts and my feelings I simply share those with you with complete respect for the role that*
7 *you're in and grateful that you're willing to serve in that role and hope that as we move*
8 *forward in this particular part of Bountiful, which sometimes can be a little bit neglected, in*
9 *my opinion, that we that we stand tall we stand firm and recognize that we have our greatest*
10 *asset is that we still feel like a little community, a safe community. And we're 10 minutes*
11 *away from the big city. And that's what all the talking about. I hope you can keep it that way*
12 *and not let our plans for the future impede or infringe on what has been a long-standing*
13 *pleasure about the city. Thank you.*

14
15 **Lynn Jacobs:** *Thank you. Do we have any other comments tonight? Well with that we will go*
16 *ahead and close the public hearing at 6:45 pm. And free it back and commission for*
17 *discussion. Any questions for staff any comments, any discussion? I'd just like to make a*
18 *comment, I want to take these two neighbors who came tonight and gave your comments and*
19 *your concerns and thoughts about your neighborhood. This area of town I had for a long*
20 *time and shared a lot of your same feelings and thoughts. There is a lot of potential in this*
21 *area to be intentional and direct growth through our master plan update, which are a general*
22 *plan update, which we're in the process of doing right now still, but I agree with you I think*
23 *that it can seem as though that there has been a lack of master planning in an area where I*
24 *think there is a lot of potential and it does have a lot of excuses which we've seen from the*
25 *math and you will be neighbors. I think it just really behooves us as a planning commission*
26 *in the city to really hustle there we can to get our update to our general plan because I know*
27 *this is an area that a lot of people have commented on to see the potential decline,*
28 *architectural standards and things like that in the area. So, I understand your concern*
29 *because I share your concerns and also I really shared the sermon and think that we as a*
30 *state should always be held accountable to giving assurance to the universe that we are all*
31 *property owners, to the to our code. And so, I appreciate that you're sharing that and mostly I*
32 *just wanted to share that comment because when we look at what we that the planning*
33 *department has done a great job on giving us information and making sure that what we're*
34 *looking at tonight complies with our land use code, then we are bound by your land use code.*
35 *And I truly hope that as we move forward, we will give ourselves a hard task of being more*
36 *intentional and with master planning. I too was a little disappointed that the brick building*
37 *can't be seen from the street. The remaining brick buildings because it's really cute. And has*
38 *some architectural value and is assuming you're going to continue to use it because you're*
39 *not tearing them down. But it is a little bit of a shame that architecture is not this is just more*
40 *of an aside in mind, I mean it is unlike some things that are there on to your left. It's not your*
41 *right. So that's where we need to be a little more intentional. As we move forward. So, thank*
42 *you*

43
44 **Krissy Gillmore:** *My comments very much echo what Cecilee was saying but I actually just*
45 *moved last year my home was on the 200 West border same as you my backyard borders 200*

1 *West and some of those businesses. And I completely agree and that's one of the reasons I*
2 *wanted to be on the planning commission. So, I hope we can get a better vision. I have some*
3 *concerns about the design of the building. And this might be not much related to this project*
4 *in particular, but maybe something that the Planning Commission stat we can look into the*
5 *future but, I would prefer to see more engagement on the street. So, like maybe requiring*
6 *entrances to a street, that the entrance actually is clearly an entrance because I feel like you*
7 *can't really tell what the super does is the entrance which gives me more that's something to*
8 *consider maybe adding some design centers and code out. But on this particular project and*
9 *you're telling us the specific use case are harder, and then I'm glad that you're saving the*
10 *building. It's good news, but I also wish we could see a little better.*

11
12 **Lynn Jacobs:** *I think it's important to know what our role is in this conversation. And have a*
13 *conversation about we as a planning commission can and can't do. This is a conditional use*
14 *permit application. So, by this thing, traditionally, it's a use that's allowed within themselves.*
15 *And we have a unique ability to look at it and say, do we need to impose a conditions on this*
16 *Development and then comply with the things is stated in the packet? But since it's an*
17 *allowed use, we can't really just deny the permit on some people feel frustrated about that. I*
18 *think that's something that we've seen in the past. It's a bit of an administrative action in*
19 *terms of like looking at does comply with our zoning rules, does it meet setbacks, does it meet*
20 *the landscaping requirements and through the review that our planning department has done*
21 *it it does, it does meet those zoning requirements as you may recall. So, I think it's just*
22 *important for us to remember that right. I agree completely. I don't live on 200 West by about*
23 *two blocks away. And I think 200 West needs a lot more love. I think it has a lot of great*
24 *potential, but it's definitely not reached its potential and there's a lot of unsightly things that*
25 *have happened on that roadway. It could be so much more. And I wish I wish we could do*
26 *more to do that. I would encourage you to engage with our general plan update for sure. As*
27 *that is probably the most effective way that we can make change happen. So, with that, any*
28 *additional comments,*

29
30 **Beverly Ward:** *Some of the same things that I already mentioned, but one thing I did want to*
31 *say moving on at least is I went down and looked at the site. And the pictures in the packet*
32 *show it currently looks like it doesn't look good right now. I do think that what this applicant*
33 *has done does look better than what's there and looks well cared for unintentionally. And so,*
34 *I do like that. There may be concerns about the architecture not matching or some of the*
35 *things like that, but I do think it's definitely an improvement. In what's currently there. And*
36 *additionally.*

37
38 **Jim Clark:** *Well, I voiced the same concerns about when I look at that site plan and then I*
39 *look at the adjacent parking you know, I always wonder about spilled over there. I don't*
40 *know how many employees you have. And the cars are going to be parked there. You've got*
41 *service tickets booked coming and going. And so, you I don't speak for the church or*
42 *anything like that. But when I see something like that, always it kind of sets off a warm, you*
43 *know, maybe we're going to have work and go that's not really authorized. And so, I bring*
44 *that up so that you know, those living from here can voice that concern, that doesn't happen.*
45 *So that's all I have to say.*

1
2 **Lynn Jacobs:** *Amber, do the number of parking stalls meet our standards and requirements?*
3 *As a traffic engineer, that's my background experience is I really liked a few things that we've*
4 *done here. That there used to be two driveways that were really close together, consolidated*
5 *into one, just that just a safer configuration for people, especially people on sidewalk. So, I*
6 *appreciate that. Personally, I think that's a really good way to share the same concerns*
7 *parking standards and be good neighbors right I think that's part of this, but that's not really*
8 *condition. Right, per se. I think the church could impose that condition by restricting their*
9 *parking as needed.*

10
11 **Jim Clark:** *Well, yes, I understand.*

12
13 **Lynn Jacobs:** *Very good conflict. Yeah. Any other discussion? Is it appropriate for us to*
14 *dictate color?*

15
16 **Amber Corbridge:** *If you feel that would be more compatible with this CUP.*

17
18 **Francisco Astorga:** *Any condition that you can consider needs to be related to the*
19 *conditional use standards on page seven there are four listed items that Amber wrote in the*
20 *report. Has to be related to the code indicates first and foremost is compliance with the code.*
21 *And we haven't found compliance, you get to find compliance. We have we are recommending*
22 *what we analyze it, we find that a complies and then it relates to 1234 which is 1) relates to*
23 *the surrounding uses 2) impacts this existing impacts the existing surrounding environment 3)*
24 *appropriate buffering of uses and buildings, proper parking and traffic circulation and the*
25 *use of building materials and landscaping, which are in harmony with the area. I said four*
26 *it's actually three so. Yeah.*

27
28 **Amber Corbridge:** *But Conditional Use it does say use of building materials.*

29
30 **Lynn Jacobs:** *And I think there's a little to say what kind, its brick which we like, right? We*
31 *like brick.*

32
33 **Amber Corbridge:** *You could say match the existing structure.*

34
35 **Francisco Astorga:** *It has to be related to one of these criteria that's in the code.*

36
37 **Lynn Jacobs:** *Would that match with building materials?*

38
39 **Amber Corbridge:** *That would be harmony with the area.*

40
41 **Francisco Astorga:** *Collectively, it will be in harmony, and if the always great conditions,*
42 *applicant as well as they can make it happen. You can post conditions regarding that. We*
43 *think it's fine, but we're not religious authority. Yeah, you are.*

44
45 **Lynn Jacobs:** *Yeah.*

1
2 **Krissy Gillmore:** *I can't really express why but I don't.*

3
4 **Cecilee Price-Huish:** *Can we just ask a question, Travis?*

5
6 **Lynn Jacobs:** *Would you be willing to come up?*

7
8 **Travis Shupe:** *Travis Shupe.*

9
10 **Cecilee Price-Huish:** *Just and I think that my colleagues are probably stressing the thing*
11 *that was there. The brain to prepare a financial or reason why.*

12
13 **Travis Shupe:** *A picture doesn't do justice to what you're going to see. This is a hone walk.*
14 *It's going to look much like Granite, which is very expensive. Upgrade and very limited this*
15 *it's not going to look like this was worth exploring. Because we want to see a sample that we*
16 *have and it's very natural birth tone. Yeah, that doesn't...*

17
18 **Lynn Jacobs:** *Doesn't quite do justice.*

19
20 **Travis Shupe:** *It doesn't. Those doors are going to be the overheads traditional burning*
21 *science over George Washington class, in my mind, so we're going to lose the warehouse*
22 *which is what you see on the right side is going to be consistent with those two.*

23
24 **Amber Corbridge:** *What about this middle?*

25
26 **Travis Shupe:** *That result for whatever. We don't know if that's a way to bring up the block,*
27 *which is what the architect was trying to go for rather than just a solid block. We're happy to*
28 *build in with block. We're happy to. On a minor architecture to allow flexibility to come for*
29 *analysis out our attention to a beautiful piece of rock.*

30
31 **Lynn Jacobs:** *Cecilee, did that answer your question?*

32
33 **Cecilee Price-Huish:** *Yes, and I really appreciate that answer. I also just want to say from a*
34 *different standpoint, I personally am really glad you're bringing your business to Bountiful.*
35 *So, I very just wanted to express that I think you're, you know, you're going to contribute to*
36 *our community. And that is a wonderful thing. So, thank you for that. And I'm happy to see*
37 *you coming. And that did answer the question. And I do question about vertical lock. Yeah. Is*
38 *it too small to the parking or you just decided this would be you have sufficient parking; this*
39 *would be a central area. You anticipate graphs or landscaped areas?*

40
41 **Amber Corbridge:** *Existing vegetation, my pasture isn't that grass right now? With the*
42 *walkway.*

43
44 **Travis Shupe:** *Grass and concrete.*
45

1 **Lynn Jacobs:** *I drove by the sight of myself today and if it's grass it's probably weeds at this*
2 *point.*

3
4 **Travis Shupe:** *There's a bunch of concrete.*

5
6 **Lynn Jacobs:** *I actually would weigh in on that the accent that there is adequate parking on*
7 *the side probably for your business. These are standards, I would rather not see us over-*
8 *supply parking, especially creating more asphalt more impervious surface in the landscape.*

9
10 **Travis Shupe:** *To answer your question on the view there's three vehicles parked outside my*
11 *office right now. Mine to have an office employees overnight park as well. The vans do those*
12 *vans are employees. So yeah, well we fill up three or four stalls.*

13
14 **Cecilee Price-Huish:** *Still wanting to kind of clarify this. So, in the on page six, it says*
15 *operated construction salesman services without outputs. So does that mean that... I want to*
16 *just clarify what that term means because it might mean it might be technical term. But then I*
17 *don't know what that specifically outdoor storage.*

18
19 **Lynn Jacobs:** *You can probably, your good Amber do you want to take that one?*

20
21 **Amber Corbridge:** *Ok, so you're wondering what that is, what the uses?*

22
23 **Cecilee Price-Huish:** *Well, where it says outdoor storage with that includes, like Vans*
24 *parking overnight, or does that mean like candy sheds that are put on the property? I don't*
25 *know what outdoor, is because it's specifically saying that it's requesting to operate*
26 *construction services without outdoor storage.*

27
28 **Amber Corbridge:** *So, the code says, so there are two types of uses in the code that are*
29 *similar. It's the construction sales and services with storage and without. And so, one is*
30 *conditional and one is not allowed. So this is the conditional use where anything that they*
31 *need to store for the use needs to be stored inside. And so, it doesn't specify vehicle storage.*

32
33 **Lynn Jacobs:** *I think we had this discussion when the Cal Ranch came in, because they have*
34 *that exterior yard area.*

35
36 **Amber Corbridge:** *So that would not be allowed. Right. It can't have exterior storage like*
37 *Cal Ranch.*

38
39 **Lynn Jacobs:** *Like spools of wire as an electrician, right? You shouldn't have that outdoors.*

40
41 **Amber Corbridge:** *Contractor materials or construction materials need to be inside, which*
42 *is why they have the 5000 square foot areas being added on.*

43
44 **Lynn Jacobs:** *But like I can imagine a company vehicle being parked in the parking lot.*
45

1 *Amber Corbridge: I think the vehicle is not considered outdoor storage.*

2
3 *Lynn Jacobs: Company business is up and down 200 West have their company vehicles*
4 *parked outside.*

5
6 *Francisco Astorga: Yeah, in my role as code enforcement supervisor, I guess I would*
7 *interpret exactly what you are as a commission and Amber are saying that a vehicle is*
8 *allowed to park there overnight but the spools of wire and whatnot need to be inside. And I*
9 *think you want them inside we hear a lot of these copper wire missing from here and there.*
10 *That would be my interpretation. And I'd say enforcing the code in a vehicle should be okay.*
11 *This another similar use of put anything that's actual material has to be in.*

12
13 *Lynn Jacobs: Is there comments or questions? I did want to say that I think I'm with Krissy*
14 *on the color comment it feels like an overreach to me for us to dictate that. I mean, I wanted*
15 *to ask the question, so I'm glad to have the conversation. It does feel like a bit of an*
16 *overreach.*

17
18 *Beverly Ward: And I wonder when I look back from page seven talks about those three*
19 *things to consider, with number three at the end it says buildings that are in harmony with the*
20 *building that it's attaching to or is in harmony with the next door neighbor looks like it's*
21 *made out of the aluminum siding. So, I do think that it's much too much micro-managing. We*
22 *want it to look nice.*

23
24 *Krissy Gillmore: I'm wondering, are we done with the conditional use and move on*
25 *preliminary?*

26
27 *Lynn Jacobs: Yeah, I think we need two motions. We'll make a motion for a conditional use*
28 *permit and then if we want to have additional conversation on the Architectural and Site*
29 *Plan. We can do that. And then we can have a motion on that.*

30
31 **Motion:** Commissioner Gilmore that the Planning Commission approve a Conditional Use
32 Permit for a Construction Sales Business. At 299 North 200 West subject to Preliminary and
33 Final Architectural and Site Plan approval by the city council and combined with all
34 departments staff for your comments.

35
36 **Second:** Commissioner Ward seconded the motion.

37
38 **Vote:** The motion passed unanimously (5-0).

39
40 **4. Preliminary/ Final Architectural and Site Plan Review for a Construction and Sales**
41 **Business- 299 North 200 West**

42
43 *Lynn Jacobs: Do we need any further comments about the architecture site plan review? I*
44 *feel like we've had a lot of discussion already. But if anyone has anything else to add or*
45 *someone recommend a motion.*

1
2 **Motion:** Commissioner Gilmore motioned that the Planning Commission for a positive
3 recommendation to the city council, for the Preliminary and Final Architectural and Site Plan
4 application for the new construction, sales and service additional site changes subject to
5 complying with all staff review.

6
7 **Second:** Commissioner Price- Huish seconded the motion.

8
9 **Vote:** The motion passed unanimously (5-0).

10
11 **5. 2024 Planning Commission Meeting Calendar**

12
13 *Francisco Astorga: Yeah, you need to approve the Public Notice so we can go ahead. The*
14 *one in your packet is a draft Public Notice. If you approve it tonight, we'll put it up on the*
15 *appropriate website. So we're going to be doing the first and third Tuesdays at 6:30 pm. We,*
16 *Staff, would love it if you could change that to 6 pm, you might want to consult when you*
17 *have everyone here. In that, we're already here at 6 pm.*

18
19 *Lynn Jacobs: We prefer to hold this item until two weeks from now. Cecilee, we didn't get a*
20 *chance to ask you before the meeting. Are you going to be here on the 19th?*

21
22 *Cecilee Price-Huish: Yeah.*

23
24 *Lynn Jacobs: We will have a full commission on the 19th that everyone will be here. So, if*
25 *we would like to wait and have that conversation on the 19th that would be appropriate?*

26
27 *Francisco Astorga: I think...*

28
29 *Lynn Jacobs: Or do we need to notice that?*

30
31 *Francisco Astorga: We still have time to notice it after the 19 but for this, I'd recommend*
32 *that you take action tonight and if we need to amend it mid-year. We could always do that.*
33 *Kinda like. All I'm saying, all I'm implying is get this one over with, I'll notice it and then you*
34 *could have a follow-up discussion once all members are here. On this, that's my, that's what I*
35 *recommend on this.*

36
37 *Lynn Jacobs: Would someone like to make a motion on this?*

38
39 **Motion:** Commissioner Price-Huish motioned that we approve the Public Notice of
40 Bountiful City Planning Commission 2024 meetings to be on the first Tuesday of the month.

41
42 **Second:** Commissioner Clark seconded the motion.

43
44 **Vote:** The motion passed unanimously (5-0).

1 **6. 2024 Planning Commission Election of Chairperson and Vice-Chair**

2
3 *Lynn Jacobs: I would propose that we move to the next agenda item for when everyone is*
4 *here. Is anyone?*

5
6 *Francisco Astorga: Do we need a motion for that?*

7
8 *Cecilee Price Huish: Can somebody serve in consecutive terms?*

9
10 *Francisco Astorga: There is no restriction on the Chair. Our code doesn't have any term*
11 *limits on your appointment of your chair or vice chair.*

12
13 **Motion:** Commissioner Gilmore motioned that we postpone item six, the election of the
14 Chair and Vice-Chairperson.

15
16 **Second:** Commissioner Clark seconded the motion.

17
18 **Vote:** The motion passed unanimously (5-0).

19
20 **7. Planning Director's Report/ Update**

21
22 *Francisco Astorga: I could simply report back in that General Plan, we're working on it but*
23 *we're slowing down. We're having some discussion with council. We, at one time, said that we*
24 *wanted to set up a public hearing for December. We didn't, we're slowing down, we're taking*
25 *a look at what the state legislature is doing. And we want to be very cautious.*

26
27 *Lynn Jacobs: January 15 for the legislative session.*

28
29 *Francisco Astorga: I believe so but we don't have a specific date of when we are going to*
30 *schedule anything in the near future. So, we'll get there when we get there. We're not stopping*
31 *working on it or just slowing down so we can get it right.*

32
33 *Lynn Jacobs: There is no reason to rush this.*

34
35 *Francisco Astorga: There isn't. If you think about it.*

36
37 *Lynn Jacobs: Part of the consultant's budget.*

38
39 *Francisco Astorga: That's all I have.*

40
41 *Lynn Jacobs: Okay.*

42
43 *Beverly Ward: Is there anything specifically that their wanting to take longer on?*
44

1 *Francisco Astorga: No, not necessarily generally waiting but more so taking a more,*
2 *spending more time on thorough look at the goals and policies that that council was involved*
3 *in. Just a more thorough look.*
4

5 **8. Adjourn**
6

7 Chair Jacobs adjourned the meeting at 7:14 pm.

DRAFT

Planning Commission Staff Report



Subject: Zone Map Amendment from Single-Family Residential (R-4) and Professional Office (PO) Zone to Downtown (DN) Mixed Use Zone at approximately 92 West Center Street

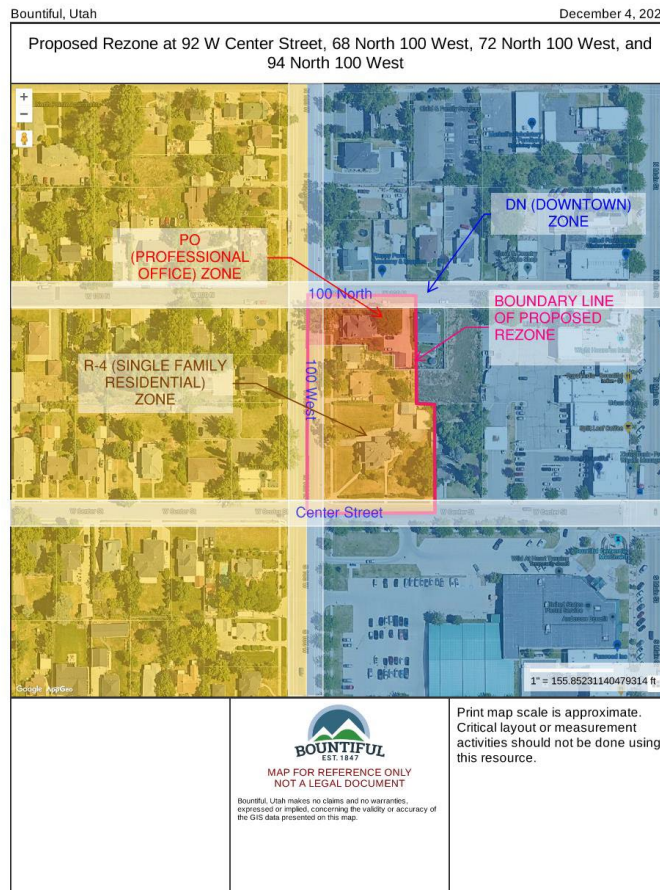
Author: Amber Corbridge, Senior Planner

Department: Planning

Date: December 19, 2023

Background

The applicant Dave Higginson, property owner of 92 West Center Street, requests a zone map amendment of the property and three (3) adjacent properties, all between Center Street and 100 North along 100 West, from Single-Family Residential (R-4) and Professional Office (P-O) to Downtown Mixed Use, as shown in the zoning map below. The owners of all properties involved in the proposed amendment authorized this application.



Analysis

The applicant stated the purpose for the petition is to “bring the zoning of this parcel into line with the surrounding DN zoning...and benefit the general welfare” meeting Bountiful’s goals and objectives (See attached Application). The property on the corner of Center Street and 100 West is currently being used as a duplex. The property on the corner of 100 North and 100 West is currently a professional type use, Hearthstone Design. The parcels in between this property and the duplex appear to be single-family dwellings. There are no proposed changes to the properties in question.

Historically, the properties in question were zoned commercial beginning in 1954. The properties between 100 West and Main Street were also zoned commercial, with some residential zoning near 200 West. The properties between Center Street and 100 North along 100 West remained commercial until about 1993 when the area was rezoned to residential R-3-16:

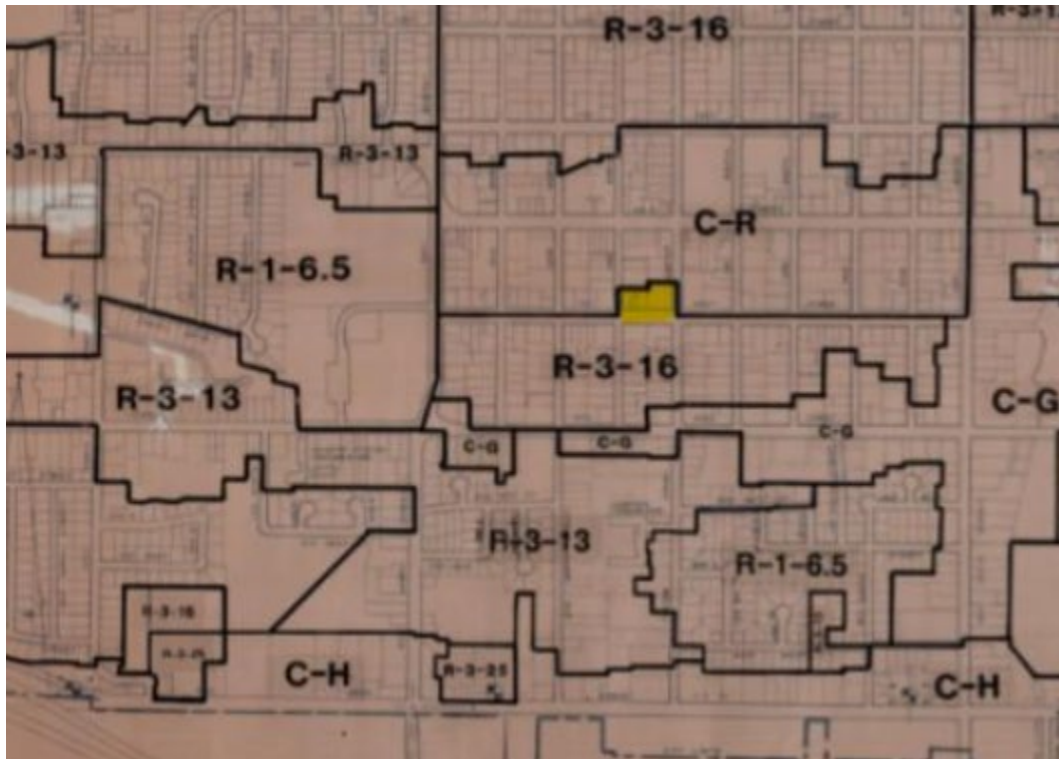


Figure 1: 1993 Zoning Map

The Planning Commission will need to consider:

1. If the proposed zone map amendment is necessary,
2. If the amendment is in the interest of the public, and
3. If the amendment is in harmony with the objectives and purposes of the Bountiful General Plan and Land Use Code.

The City's Land Use Master Plan intends to encourage revitalization, including the downtown area (See attached Master Plans). The 2009 Land Use Map and Downtown Master Plan support the proposed rezone, as the land use map and downtown boundary show the proposed properties to be in downtown:

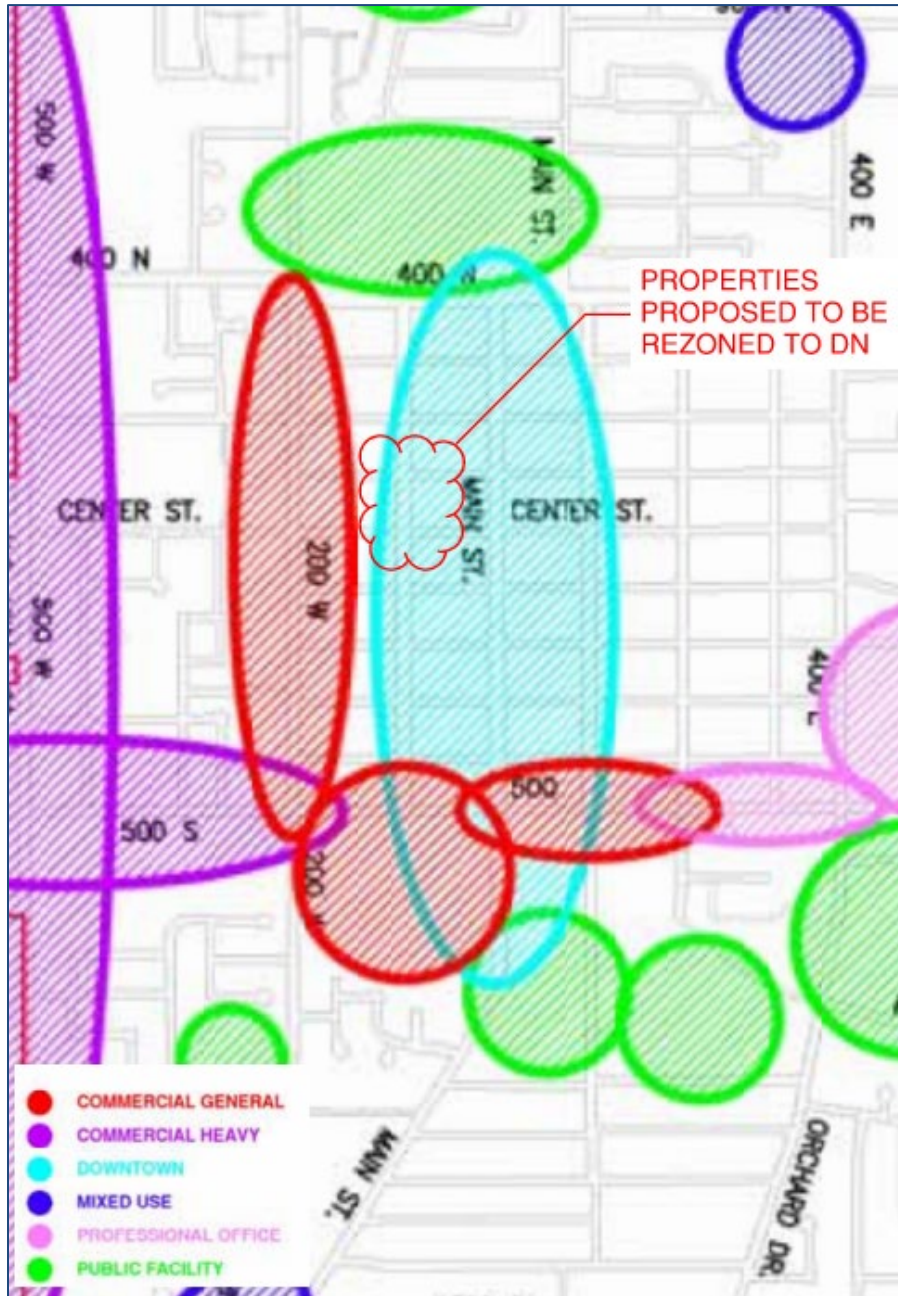


Figure 2: Bountiful City 2009 General Plan - Land Use Master Plan – Page 2

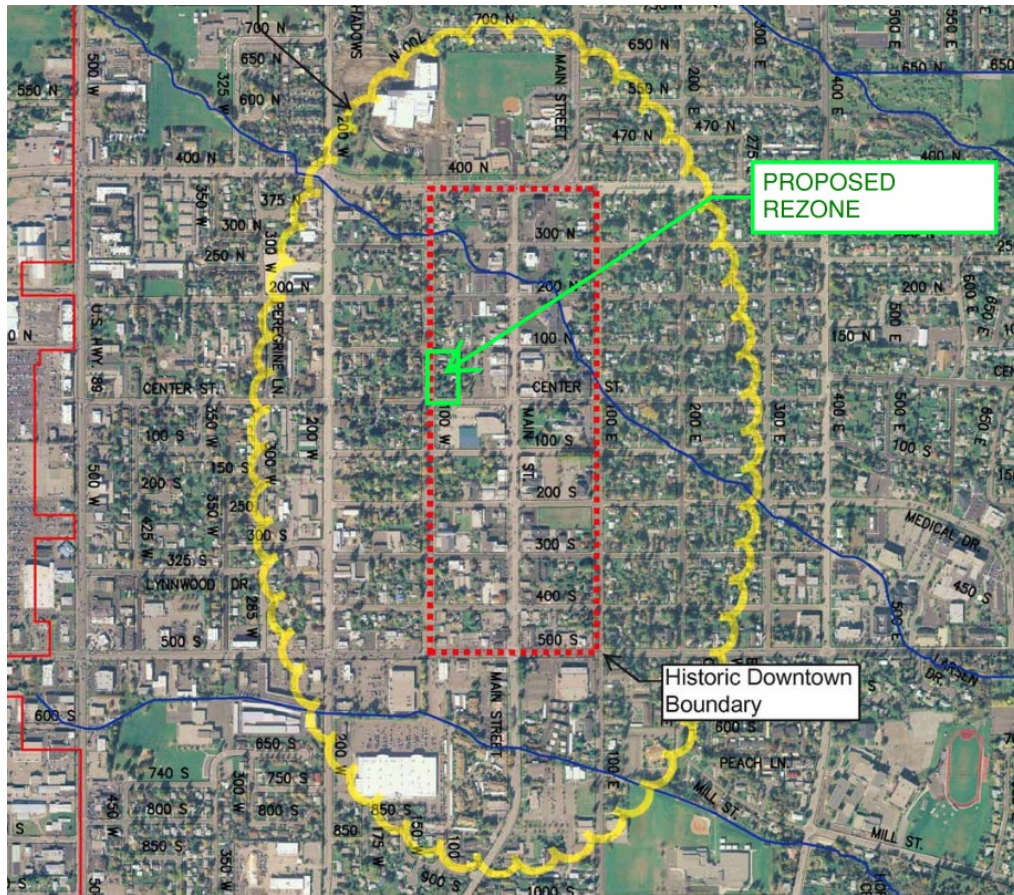


Figure 3: 2009 Downtown Master Plan - Aerial Photo and Map of the Historic Downtown Area and the Secondary Influence – Page 1

The Downtown Master Plan also includes a conceptual layout of the properties, including building footprints, landscaping, and parking:

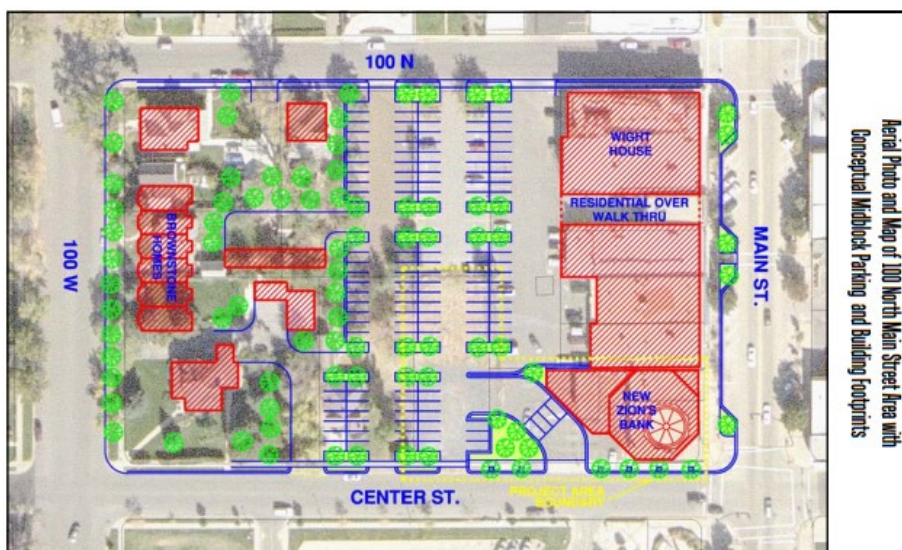


Figure 4: Bountiful City 2009 General Plan - Downtown Master Plan – Page 2

Staff completed a general inventory of the area where the neighborhood along 100 West, between 200 North and 200 South, which includes a mix of different uses, such as a triplex, apartments, post office, professional offices, and vacant lots (see table below). The proposed zone change would increase potential uses of the properties to include a variety of residential and commercial uses, which is consistent with the area, and may encourage revitalization.

Direction	West Side of 100 West	East Side of 100 West	West Side of Main Street
200 North to 100 North	Residential (SFD)	Residential (SFD; Triplex); Commercial (1 property)	Residential (Multi-family); Professional Office; Retail
100 North to Center Street	Residential (SFD); Commercial (1 property; Professional Office)	Residential (SFD); Professional Office (1 property)	School; Retail; Bank
Center Street to 100 South	Residential (SFD); Vacant (1 lot)	Public Facility (Post Office)	Public Facility (Post Office); Retail
100 South to 200 South	Residential (SFD)	Residential (Multi-family); Vacant Lot	Residential (Multi-family); Retail; Restaurant; Professional Office

Additionally, the proposed zone change would harmonize the properties to be consistent with the surrounding Downtown Zoning. For example, the property on the corner of 100 North and 100 West is zoned both Professional Office and Downtown:

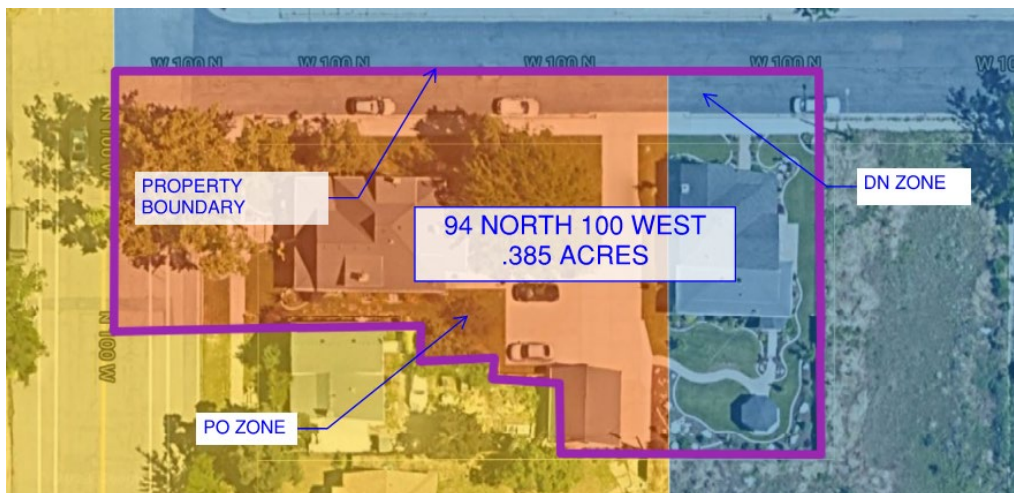


Figure 5: Bountiful Interactive Web Zoning Map

Department Review

This staff report was written by the Senior Planner and was reviewed by the City Engineer and Planning Director.

Significant Impacts

Currently, there are minimal impacts to rezoning the properties along the east side of 100 West between Center Street and 100 North. The properties are already developed, and no changes are being proposed with this rezone proposal. The DN Zone would allow for these properties to develop commercial and residential uses adjacent to the Main Street downtown area. New construction would be reviewed through the Site Plan Approval process, where the site would need to comply with current engineering, building, fire, power, and planning requirements.

Recommendation

Staff recommends the Planning Commission review the proposed Zoning Map Amendment, hold a Public Hearing, and forward a positive recommendation to the City Council to approve the proposed rezone of four (4) parcels east of 100 West, between Center Street and 100 North.

Attachments

1. Draft Ordinance
2. Application Responses
3. Bountiful City Land Use Master Plan
4. Bountiful City Downtown Master Plan
5. Photos of Surrounding properties along 100 West



BOUNTIFUL

MAYOR
Kendalyn Harris

CITY COUNCIL
Kate Bradshaw
Richard Higginson
Cecilee Price-Huish
Jesse Bell
Millie Segura Bahr

CITY MANAGER
Gary R. Hill

DRAFT Bountiful City Ordinance No. 2024-01

An ordinance amending the Bountiful City Zoning Map changing the zoning designation of four (4) adjacent parcels, 1.341 acres total, from Single Family Residential (R-4) and Professional Office (P-O) to Downtown (DN) Zoning.

It is the finding of the Bountiful City Council that:

1. The Bountiful City Council is empowered to adopt and amend zoning maps and ordinances pursuant to Utah State law and under corresponding sections of the Bountiful City Code.
2. As required by Section 14-2-205 of the Bountiful City Land Use Ordinance this zone map amendment is found to be in harmony with the objectives and purposes of the Land Use Ordinance.
3. After a public hearing, the Bountiful City Planning Commission recommended in favor of approving this proposed zone map amendment on **December 19, 2023**.
4. The Bountiful City Council held a public hearing on this proposal on **January 9, 2024** and finds that the requested zone map amendment is in harmony with the City's General Plan and in the best interests of the health safety and welfare of the City.

Now therefore, be it ordained by the City Council of Bountiful, Utah:

Section 1. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**92 W Center Street
Parcel #030290022**

BEG SW COR OF LOT 2, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; TH N 10 RODS; TH E 10 2/3 RODS; TH S 10 RODS; TH W 10 2/3 RODS TO BEG. CONT. 0.666 ACRES

Section 2. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**68 North 100 West
Parcel #030290023**

BEG AT SW COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; E 8.5 RODS; N 60 FT; W 8.5 RODS; S 60 FT TO BEG. CONT. 0.20 ACRES.

Section 3. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**72 North 100 West
Parcel #030290021**

BEG ON W LINE LOT 3, AT PT 62.95 FT S 0°14' W FR NW COR SD LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; N 89°58' E 55.0 FT; S 0°14' W 10.6 FT; N 89°58' E 26.65 FT; S 0°14' W 7.4 FT; N 89°58' E 21.75 FT; S 0°14' W 25.65 FT TO S LINE GRANTORS LAND; S 89°58' W 103.45 FT TO W LINE SD LOT 3; N 0°14' E 43.4 FT, M/L, TO BEG. CONT. 0.09 ACRES.

Section 4. The official Zoning Map of Bountiful City is hereby amended to designate the zoning for the following property as Downtown (DN).

**94 North 100 West
Parcel #030290149**

BEG AT A PT WH IS S 89°40'15" W (RECORD = WEST) 64.45 FT ALG THE S LINE OF 100 NORTH STR FR THE NE COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY, SD NE COR BEING N 89°40'15" E 310.09 FT ALG THE CENTER LINE OF 100 NORTH STR & S 0°02'16" E 24.75 FT FR THE BOUNTIFUL CITY MONUMENT MARKING THE INTERSECTION OF 100 NORTH & 100 WEST STREETS; & RUN TH S 0°02'16" E 76.50 FT; TH S 89°40'15" W 59.30 FT TO THE W LINE OF THE PPTY CONV IN E# 2986888; TH N 0°02'16" W (RECORD = NORTH) 76.50 FT ALG SD LINE TO THE S LINE OF A STR; TH N 89°40'15" E (RECORD = EAST) 59.30 FT ALG SD LINE TO THE POB. ALSO, BEG AT THE NW COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY & RUN TH N 89°58' E 140.25 FT; TH S 0°14' W 106.6 FT TO THE N LINE OF A TRACT OF LAND BELONGING TO WALLACE W. MUIR & BETH K. MUIR (1951); TH S 89°58' W ALG THE N LINE OF SD TRACT 36.80 FT; TH N 0°14' E 25.65 FT; TH S 89°58' W 21.75 FT; TH N 0°14' E 7.4 FT; TH S 89°58' W 26.65 FT; TH N 0°14' E 10.6 FT; TH S 89°58' W 55.05 FT; TH N 0°14' E 62.95 FT TO THE POB. CONT. 0.344 ACRES ALSO, BEG AT A PT WH IS S 89°40'15" W 64.45 FT ALG THE S LINE OF 100 NORTH STR & S 0°02'16" E 76.50 FT FR THE NE COR OF LOT 3, BLK 32, PLAT A, BOUNTIFUL TS SURVEY; SD NE COR OF LOT 3 BEING N 89°40'15" E 310.09 FT ALG THE CENTERLINE OF 100 NORTH STR & S 0°02'16" E 24.75 FT FR THE BOUNTIFUL CITY MONU MARKING THE INTERSECTION

OF 100 NORTH & 100 WEST STREETS; & RUN TH S 0^02'16" E 30.34 FT; TH S 89^40'15" W 59.30 FT; TH N 0^02'16" W 30.34 FT; TH N 89^40'15" E 59.30 FT, M/L, TO THE POB. THE BASIS OF BEARING FOR THIS DESCRIPTION IS S 89^40'15" W ALG THE CENTERLINE OF 100 NORTH STR BETWEEN THE MONU AT 100 WEST STR & THE MONU AT MAIN STR. THE NAD83 BEARING OF THIS STREET CENTERLINE IS CALCULATED TO BE S 89^45'29" E. CONT. 0.041 ACRES TOTAL ACREAGE 0.385 ACRES

Section 5. This ordinance shall take effect immediately upon first publication.

Adopted by the City Council of Bountiful, Utah, this 9th day of January 2024.

Kendalyn Harris, Mayor

ATTEST:

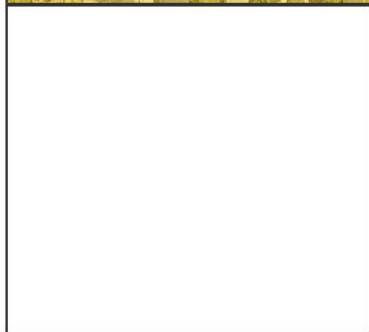
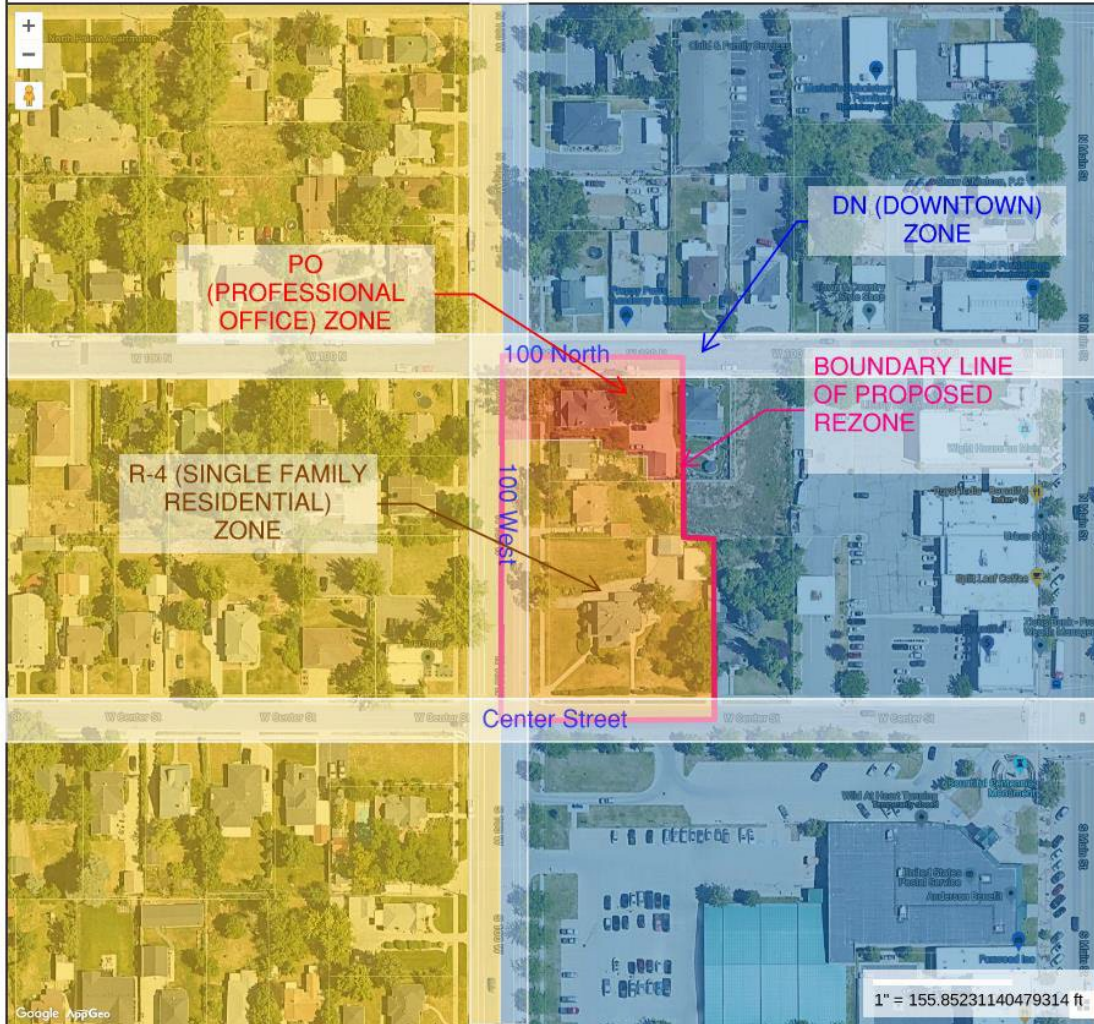
Shawna Andrus, City Recorder


Zoning Amendment

Bountiful, Utah

December 4, 2023

Proposed Rezone at 92 W Center Street, 68 North 100 West, 72 North 100 West, and 94 North 100 West




BOUNTIFUL
 EST. 1847
MAP FOR REFERENCE ONLY
NOT A LEGAL DOCUMENT
Bountiful, Utah makes no claims and no warranties, expressed or implied, concerning the validity or accuracy of the GIS data presented on this map.

Print map scale is approximate. Critical layout or measurement activities should not be done using this resource.

Explain how the intended zone change will not be detrimental to the health, general welfare or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vicinity:

A zone change to this parcel will, in now way, be detrimental to the health, general welfare or safety of persons working or residing in the vicinity, or injurious to property or improvements in the vicinity because there is no change of use planned for the parcel.

A zone change will benefit the general welfare as it will bring this parcel into compliance with the Bountiful General Plan and Bountiful's downtown goals.

Why is the intended zone change necessary at this particular location to provide a service to the community?

A zone change from R-4 to DN will bring the zoning of this parcel into line with the surrounding DN zoning and will-with the other 2 parcels in this request-remove the remaining R-4 from the East side of 100 West Street between 400 North and 500 South.

A zone change for this parcel is in harmony with the Bountiful General Plan as well as the Bountiful Downtown Plan.

Explain fully the timetable for development as well as financing available:

There is no development currently planned for this parcel.
This continuation of the current use does not require financing.

Explain fully the timetable for development as well as financing available:

There is no development currently planned for this parcel.
This continuation of the current use does not require financing.

Introduction

The 2009 Land Use Master Plan is a subset of the 2009 Bountiful City General Plan, which was initiated by order of the Bountiful City Council in March of 2008. The Master Plan was created by a steering committee composed of representatives from the City Council and Planning Commission, and members of the community at large. It is due to the hard work and commitment of these people that this Plan came to fruition.

**Steering Committee
Picture Not Available**

STEERING COMMITTEE CHAIRPERSON

David Taylor — Citizen

COMMITTEE MEMBERS

Richard Davies — Citizen
Beth Holbrook — City Council
Clark Jenkins — Planning Commission
Fred Moss — City Council

PROJECT MANAGER

Aric Jensen — Bountiful City Planner

PROJECT STAFF

Joseph Alsop
Heidi Eyser
Dustin Wright
Douglas Howard

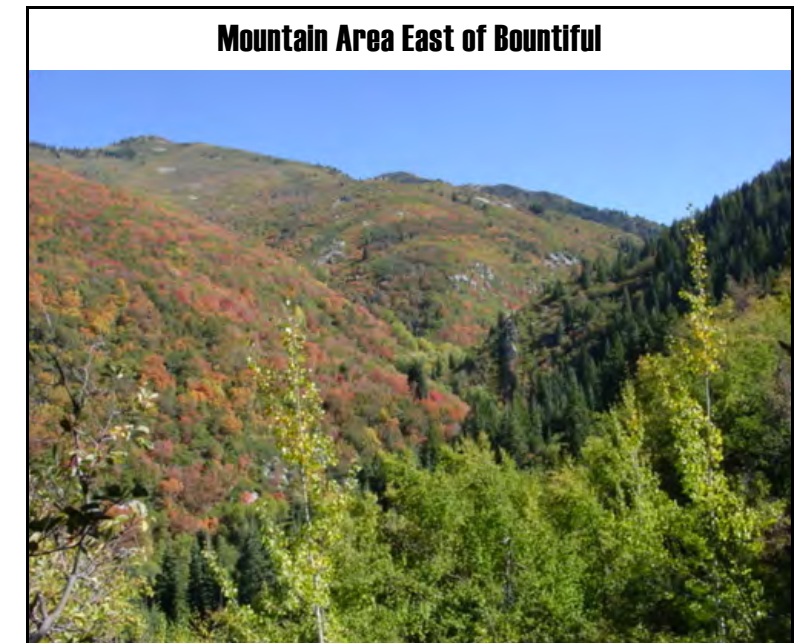
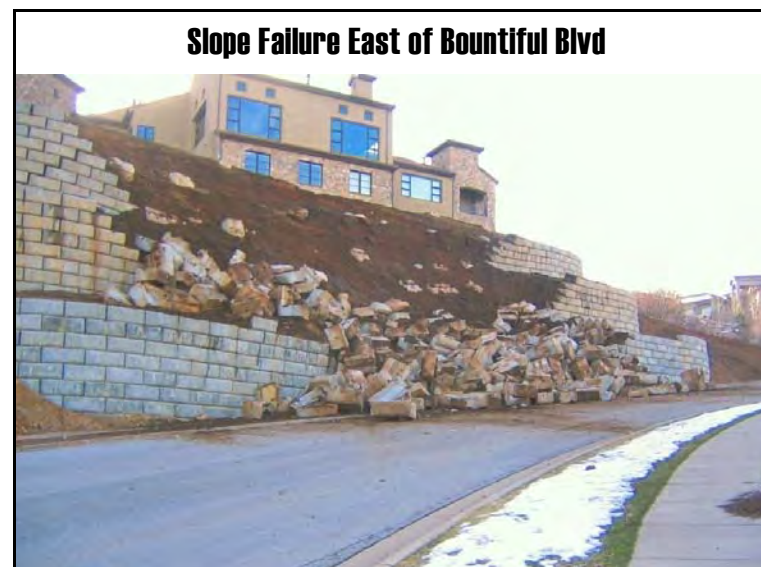
Concept and Background

The land use policy of a municipality is generally the single most important factor in determining the physical attributes of a community. However, if the land use plan does not incorporate the key elements from other plans, such as transportation, recreation, affordable housing needs, etc., it will never achieve its full potential. As such, the Land Use Master Plan was the last of the four Master Plans created in the 2009 General Plan revision process.

In creating the Land Use Master Plan, the committee members reviewed the work of the other committees, and then made their recommendations based on that work. As a result, the Land Use Master Plan incorporates concepts and issues from the other three plans, but addresses those issues in a land use context.

Issues, Goals, and Policies

Issue: Development of land in mountain areas. Most of the easily developable land in the areas above the Bonneville Bench has already been developed. The remaining privately owned parcels have challenges such as: limited buildable areas, poor access, lack of water and/or low water pressure,



high costs to provide services, poor building soils, etc.

Goal: Conduct a study of privately owned lands and their development feasibility within the next 2 years.

Action: Revise the RF (Foothill) Zone requirements based on the feasibility study .

Goal: Create a plan to preserve as open space areas with poor or marginal development potential.

Action: Amend the general plan to identify potential areas for open space preservation based on the development feasibility study.

Goal: Conduct a feasibility study for implementing a transfer of development rights (TDR) program within the next 2 years.

Action: Based on the open space and TDR feasibility studies, designate in the general plan areas that could be density sending and receiving sites.

2009 Land Use Master Plan

Action: Amend the Bountiful Land Use Ordinance to implement the proposed TDR program.

Action: Adopt an ordinance to limit large hillside developments to PUD's within 1 year.

Issue: Changes in development patterns and population. The Bountiful City population is aging significantly, which has a direct impact on development patterns and land uses. There is a growing need for elderly living developments, and a trend of older residents moving from east bench single-family homes to condominiums and apartments in the lower, flatter areas of the City.

Goal: Study and identify areas that could be developed with mixed housing types that would attract people of all ages, within 2 years

Action: Amend PUD ordinance to require 2 acre minimum

Action: Rezone appropriate areas to the RM-7 zone which could be used to create mixed single-family/multi-family developments

Goal: Construct 200 new senior friendly housing units within the next 5 years

Action: Work with developers to identify and construct age restricted units that are either single level or with elevators

Goal: Mix senior friendly housing units within existing neighborhoods in the areas west of Orchard Dr.

Action: Identify areas within single-family zones that are dilapidated and that would benefit from redevelopment

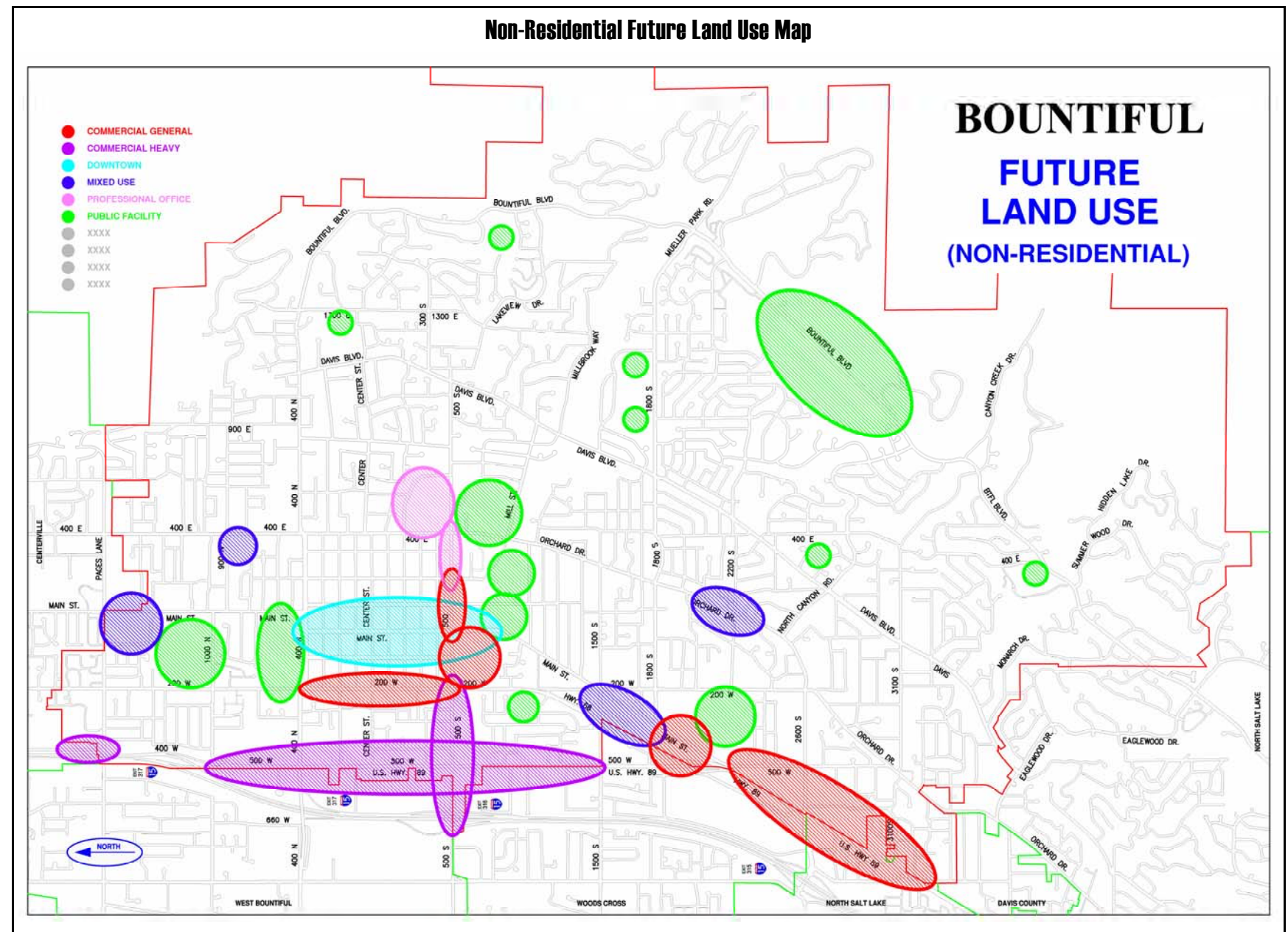
Goal: Create a redevelopment plan for the area near Orchard Dr. and 2200 South.

Action: Establish a committee consisting of property owners and potential developers to discuss and create plan.

Issue: Commercial areas are old and need to be redeveloped. Much of the existing commercial development in Bountiful originally occurred in the 1960's

and 70's, and is located on old residential lots that fronted onto 500 West/Hwy 89, 500 South, and 200 West. As a result, many of the developments suffer from functional and physical obsolescence.

Goal: Identify properties that have substantial challenges and could be redeveloped within the next 1 year



2009 Land Use Master Plan

Goal: Create a plan for redeveloping these properties within the next 2 years



Issue: The costs of redeveloping existing properties is very high. When redeveloping existing properties, there is an added cost associated with the residual value of structures, the demolition of existing structures and improvements, and the relocation of existing occupants. As such, it is usually much more expensive to redevelop existing properties than it is to do greenfield development. This makes it difficult to compete with adjoining communities that have large parcels of undeveloped land.

Goal: Study and identify new redevelopment areas within the next 1 year

Action: Create a committee composed of property owners, real estate professionals, and developers

Goal: Establish at least one new redevelopment area within the next 3 years

Issue: Bountiful City has a less than average amount of commercial development. The South Davis area has a primary trade area of about 90,000 resi-

dents, and is within 10 miles of downtown Salt Lake City, which it makes it difficult to attract a lot of commercial development. Many retailers won't open stores in Bountiful because they believe that they will cannibalize sales at their existing stores in Salt Lake City and Layton. In addition, most of the commercial land in Bountiful consists of small parcels that do not meet the requirements of developers and national retailers.

Goal: Increase residential densities as necessary to boost population levels within the core area of the City

Action: Identify areas that could benefit from increased density and rezone them as appropriate



Issue: Some areas of existing commercial development are a less attractive mix of buildings and designs

Goal: Rewrite the existing commercial design standards within the next 2 years

Action: Create a committee composed of architects, engineers, and developers to establish appropriate design standards.

Goal: Establish individual design characteristics for each development corridor/area in the City (500 South, 500 West, Downtown, etc.) within the next 2 years.

Action: Create a committee composed of architects, engineers, and developers to establish appropriate design standards.



Issue: Non-conforming agricultural uses in the Val Verda area. Portions of the Val Verda area were originally platted as 1 acre lots for the purpose of creating an urban agricultural community. When these properties were annexed into Bountiful City,

2009 Land Use Master Plan

they were rezoned single-family because an urban agricultural zone didn't exist within City ordinances. Over time, some of the properties have lost their non-conforming status due to abandonment (lapse of use), creating a hodge-podge of uses. Current residents of the Val Verda area would like to reestablish the agricultural rights that they had before becoming part of Bountiful City.

Goal: Establish a uniform policy for agricultural uses in the Val Verda area.

Action: Create a committee composed of residents and City officials to create a plan for reestablishing certain agricultural rights within a defined portion of the Val Verda area.

Issue: Development near transit stops. Fixed transit routes can be powerful economic engines. In order to take advantage of the proposed South Davis Transit Line, Bountiful City should designate certain areas near transit stops for transit oriented development.

Goal: Create a transit oriented development plan for each proposed stop along the proposed South Davis Transit route.

Action: Organize committees composed of property owners near transit stops and formulate a development plan unique to each area.

Issue: Land costs and other development challenges. There are several major development challenges facing Bountiful City, due primarily to the fact that the easily developable ground has already been developed, leaving only the more challenging parcels of land.

Goal: Find ways to allow a reasonable amount of development in areas that are less than 30% slope but that can't be subdivided using traditional standards.

Action: Revise the Planned Development ordinance to allow smaller PUD's than currently permitted.

Conclusion

Bountiful City is a mature and stable community, which makes it a desirable place to live. However, it also makes it difficult to adapt to change and to take advantage of new development opportunities. The intent of this plan is to provide a framework for City officials, residents, property owners, developers, and others to rejuvenate Bountiful City while maintaining its desirable characteristics.



2009 Downtown Master Plan

Introduction

The 2009 Downtown Master Plan is a subset of the 2009 Bountiful City General Plan, which was initiated by order of the Bountiful City Council in March of 2008. The Master Plan was created by a steering committee composed of representatives from the City Council and Planning Commission, and members of the community at large. It is due to the hard work and commitment of these people that this Plan came to fruition.

**Steering Committee
Picture Not Available**

STEERING COMMITTEE CHAIRPERSON

Tom Smith — Planning Commission

COMMITTEE MEMBERS

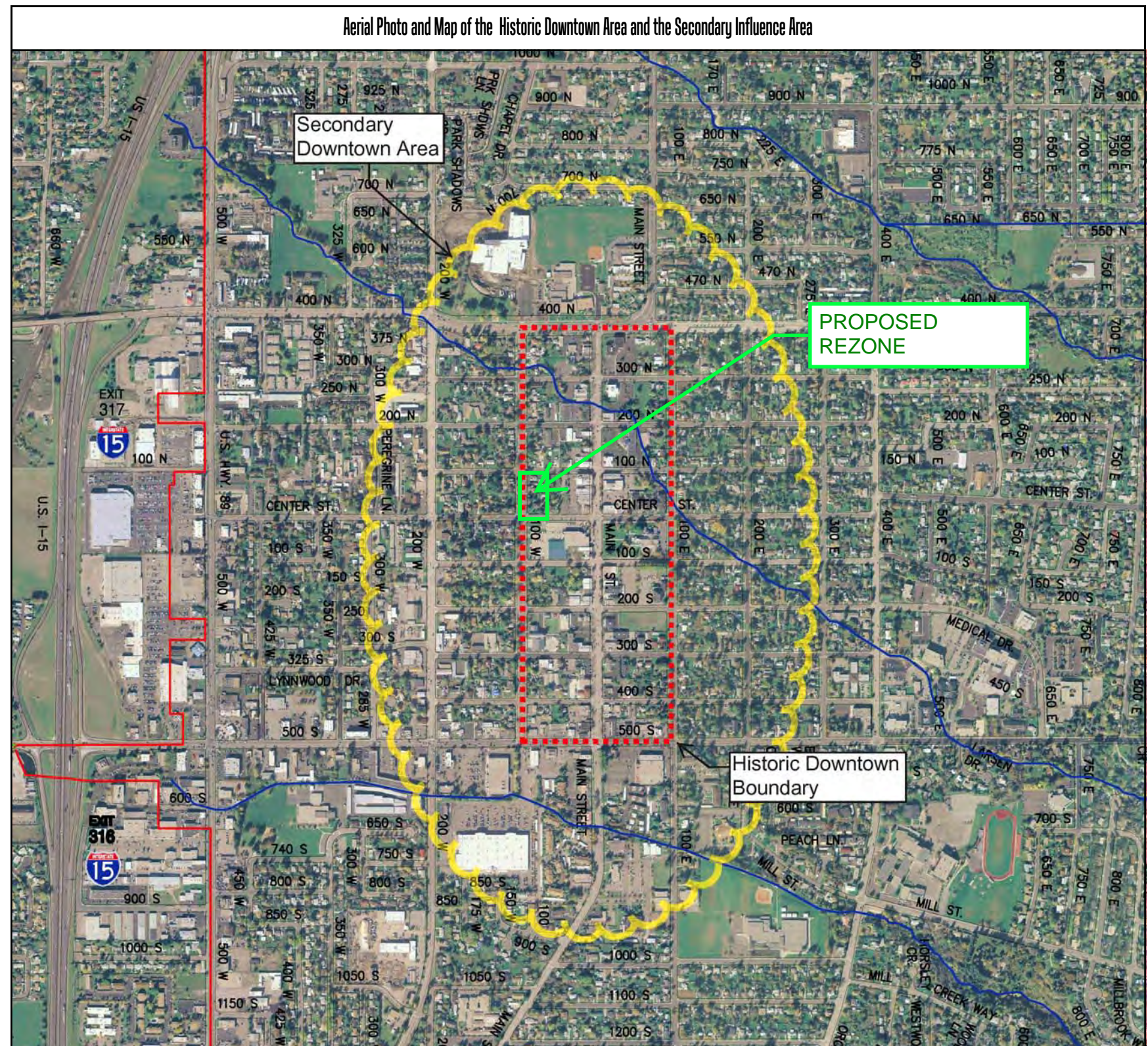
Lynne Bennett — University of Utah Bountiful Campus
Von Hill — Resident/Hill and Argyle Engineering
Tom Tolman — City Council
Kim Woodbury — Resident

PROJECT MANAGER

Aric Jensen — Bountiful City Planner

PROJECT STAFF

Joseph Alsop
Heidi Eysler
Dustin Wright



2009 Downtown Master Plan

Concept and Background

Historic Downtown Bountiful, which is generally defined as the area encompassed by 400 North, 100 East, 500 South, and 100 West, is the only pioneer settlement in Davis County that still retains much of its original configuration. The focal point of Downtown is the Bountiful Tabernacle. Located on the eastside of Main Street between Center Street and 100 South, it defines the street grid system for Bountiful, West Bountiful, and Woods Cross, just as Temple Square defines the Salt Lake City grid system. The Tabernacle was dedicated on March 14, 1863, and is the oldest continuously used meetinghouse in the LDS Church.

Up until the late 1960's, Downtown Bountiful was the commercial center of South Davis County. However, over the next 10 years the Five-Points Mall and other automobile oriented development occurred, and Downtown began to lose much of its vibrancy. In the late 1970's, the City Council formed the Bountiful Redevelopment Agency in an effort to revitalize the area.

One of the limiting factors in Downtown was scale. The new "big box" stores in shopping malls were able to stock a wider variety of goods and at lower prices than the small, individual shops along Main Street. Even if a business had the desire and fiscal ability to expand and compete, there simply wasn't sufficient space to do it. As a result, Main Street businesses either moved to larger properties near Hwy 89 and the new I-15 Freeway, or they simply closed up. In an attempt to reduce the hemorrhaging, the RDA acquired almost the entire block west of the Tabernacle for a new commercial development. This project never materialized, primarily because the site was not adjacent to a major highway, and because a full downtown block is only 4 acres in size and shopping centers at the time required a minimum of about 10 acres. As a result, the property was eventually sold to the United States Postal Service for a regional facility, which, while not revenue producing, is the single largest trip generator in the downtown area.

Issues, Goals, and Policies

Issue: The Decline of Main Street – Main Street between 500 South and 400 North is the only prototypical turn of the 20th century downtown left in Davis

County. However, over time it has fallen into decline and lost much of its original appeal.

Goal: Revitalize Downtown Bountiful.

Action: Conduct a study to determine which buildings are worth preserv-



ing and which should be redeveloped.

Action: Identify destination type uses that don't need to be located in high traffic areas to succeed.

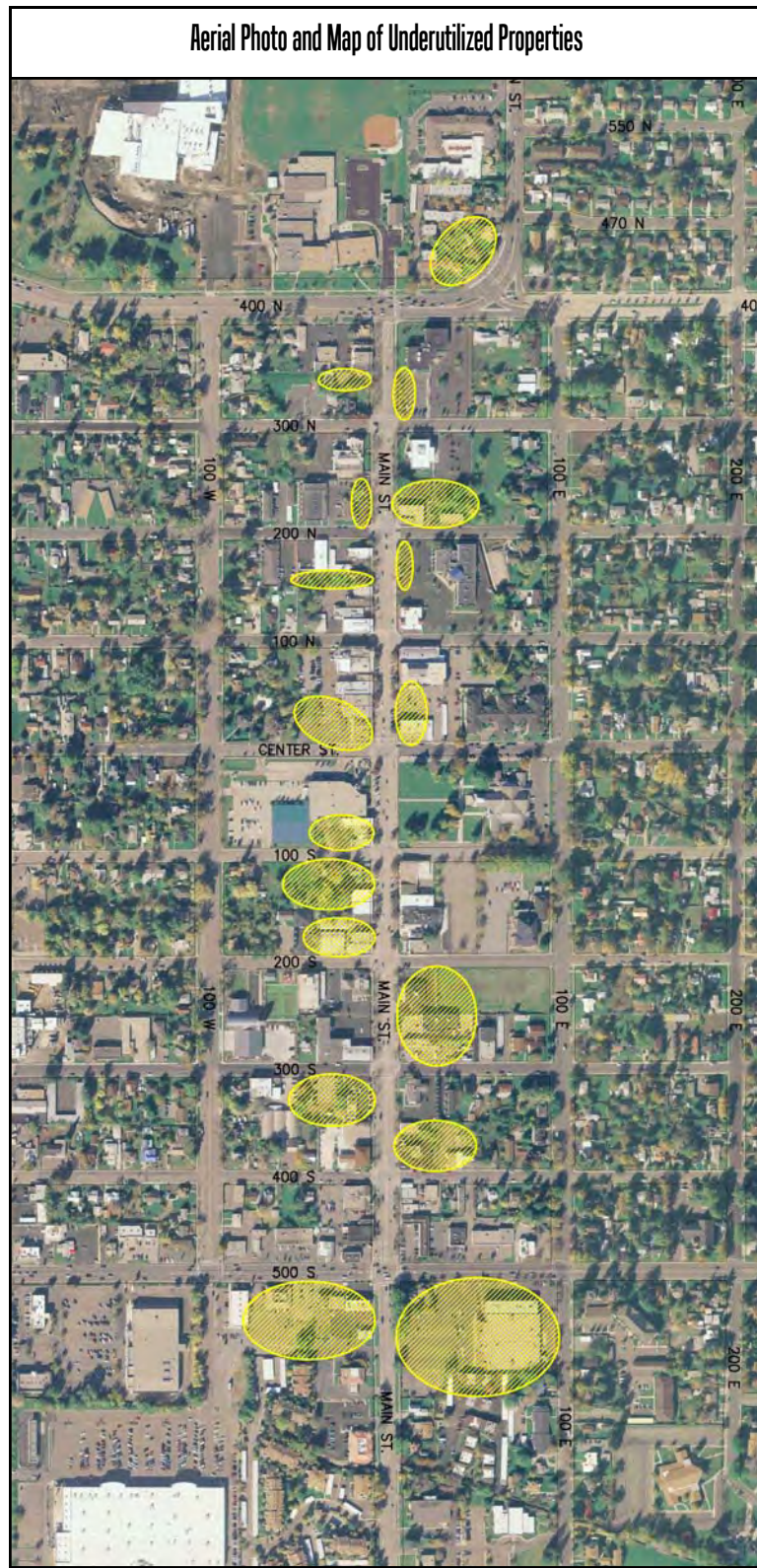
Action: Create architectural standards and a building massing plan.

Action: Create midblock public parking areas.

Issue: Underutilized and Non-compatible Uses – There are many existing developments and uses in the Downtown Area that are either underutilized and/or are not compatible with the objective of restoring Downtown to its glory days. These businesses may be successful in their own right, but they don't contribute to the critical mass necessary for a successful downtown.

Ironically, but not coincidentally, most of the non-contributory uses are located on former service station sites. Service stations were an integral part of Downtown because they provided a basic service that brought people to the area on a weekly basis. When 500 West and I-15 became the main automobile corridors in the area, the automotive service stations followed. As a result, the vacant service stations along Main Street eventually became used vehicle sales lots and/or vehicle repair facilities, which only generate a fraction of the visitor trips that the original service stations generated. Furthermore, the few visitors that do come to these businesses are more likely to visit just that site, and to not patronize the other downtown businesses. I.e., when the service stations were in operation, people would visit on weekly basis to get gas or to leave their cars for a tune-up, tire change, oil change, etc, and then visit Carmacks, Service Drug, Barton Shoes or some other business. As such, the service stations were activity centers, while their successors are activity "holes" in the fabric of downtown.

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Goal: Relocate the businesses that don't enhance Downtown to other viable sites within their trade area

Action: Establish a business relocation fund using RDA monies.

Action: Actively search for and identify properties that could be used for relocation.

Goal: Bring in new businesses and/or uses that will contribute to the critical activity mass necessary for a vibrant downtown.

Action: Identify the missing or underrepresented uses.

Action: Create an incentive strategy to encourage the development of those uses.

Issue: Unique Aspects – While the Downtown area lacks the parking lots and other amenities of a large shopping center, it does have unique aspects that can't be reproduced. Most of these items, such as the Bountiful Tabernacle block, are underutilized and underappreciated.

Goal: Enhance the existing, unique characteristics and uses in the Downtown area

Action: Create a list of the unique features/uses in Downtown

Action: Work with property owners to create a vision of what their unique asset could become

Action: Help property owners to develop cost analysis and implementation plans



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Issue: Insufficient Daytime Customers – Bountiful residents want a variety of retail and restaurant experiences on Main Street, however, there are currently insufficient daytime customers in the area to support these businesses. The major sources of daytime population in Bountiful include: professional office buildings, medical buildings, retirement communities, schools, and government buildings. One of the key ways to enhance Downtown Bountiful is to fill the activity “holes” with residences and professional offices, which will in turn support the expansion of retail shops and restaurants. As discussed previously, the challenge is in relocating the non-contributing businesses to other sites within their trade area in such a way that it doesn’t negatively impact the business, which in turn would create opportunities for new office and residential uses downtown.

Goal: Create additional demand for restaurants and retail uses.

Action: Relocate non-contributing businesses and replace them with residential and professional offices.



Issue: Insufficient Dining, Entertainment, and Shopping Opportunities – One of the more frequent comments made by both residents and visitors is that there is “not a lot to do” in the South Davis area. The Downtown Business Owners Association and the City have already partnered on successful activities such as the Farmer’s Market, however, there are many other things that could be done. The following is a list of some of the venues/activities that have occurred or that are ongoing in the Downtown area, and that have the potential of being expanded and/or enhanced:

- Tabernacle Block
 - Concerts
 - Family activities
 - Benches for eating lunch
- Plaza/Fountain
 - Street artists
 - Eating lunch
- Temporary Street Closings
 - Car show
 - Farmers Market
 - Parades
- Sidewalks
 - Food carts
 - Chalk art
 - Benches
 - RDA Public Parking Lots
 - Special activities and/or event parking

Goal: Establish the Downtown area as a place people go to for entertainment and dining

Action: Encourage/enhance existing, successful activities



Action: Modify City ordinances to allow expanded use of sidewalks and other public areas

Action: Work with LDS Church to allow additional activities on the Tabernacle lawn

Issue: Redevelopment and Downtown Improvements – There is an old axiom that you only get one chance to make a first impression, i.e., An appealing and inviting appearance is extremely important in attracting first-time patrons. However, the Downtown area consists of multiple properties and multiple owners, each with a vision of what is appealing and attractive. The challenge is to create a common vision of what Downtown should look like, and a mechanism for achieving that goal.

One of the most common techniques, frequently employed in shopping centers, is to create a rigorous, homogenous design standard that every building must follow. This is commonly called project “branding”, and is as much a marketing tool

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Example of Art Deco Design and Vertical/Horizontal Massing
(The Former *Bountiful Theater*, Main Street, Bountiful)



for developers as it is a feature for patrons. Another frequently used option is to create an architectural review board and a set of flexible design criteria that specifies building massing, setbacks, and related standards, but that does not mandate a specific style or period.

There are pros and cons to each method. The first is frequently used in shopping centers and themed venues, such as Main Street Disneyland and Colonial Williamsburg. The objective is usually to capture the attention of the visitor and to create distinct divisions between the development and adjacent, unaffiliated properties, so that the visitor will be discouraged from leaving the project area. The upside to this approach is that it is easy to do and it frequently works as intended. The downside is the “vanilla” factor, meaning that people over time lose interest because of the lack of variety. To combat this problem, retail developments typically do a minor remodel every six years, and a major remodel every fifteen to twenty years, to try and keep things fresh.

The second method is commonly used in developing new mixed-use developments, where the emphasis is on the interaction of the buildings with the streetscape/pedestrian, and not the architectural style of the buildings. This approach is especially useful in redevelopment areas because it allows an eclectic combination of both new and old buildings from various design periods. Also, it typically creates the feel of a naturally developed community setting instead of an artificial strip mall. The downside is that takes much more work to create and administer the more flexible design criteria, and there is no guarantee that the mix of building styles will work.

Goal: Create a Downtown Architectural Review Board

Action: Draft an Ordinance creating the Review Board and giving them specific duties.

Goal: Create a Downtown Development Standards document.

Example of Storefront Windows and Colors
(Main Street, Bountiful)



Example of Balconies and Residential Units Over Retail
(Athens, Georgia)



Action: Draft a Downtown Development Standards document.

Action: Draft an Ordinance to adopt the Downtown Development Standards as part of the City Land Use Ordinance.

Parking and Traffic

Mid-block Parking with Walkways

Textured Walkways

Defining Pedestrian Space

Slow traffic using larger pop-outs at corners.

Density

Improve efficiency of Space

Land Consolidation

Residential

Mixed-Use

Living Units above retail and Office Space.

Multi-family housing close proximity to down-

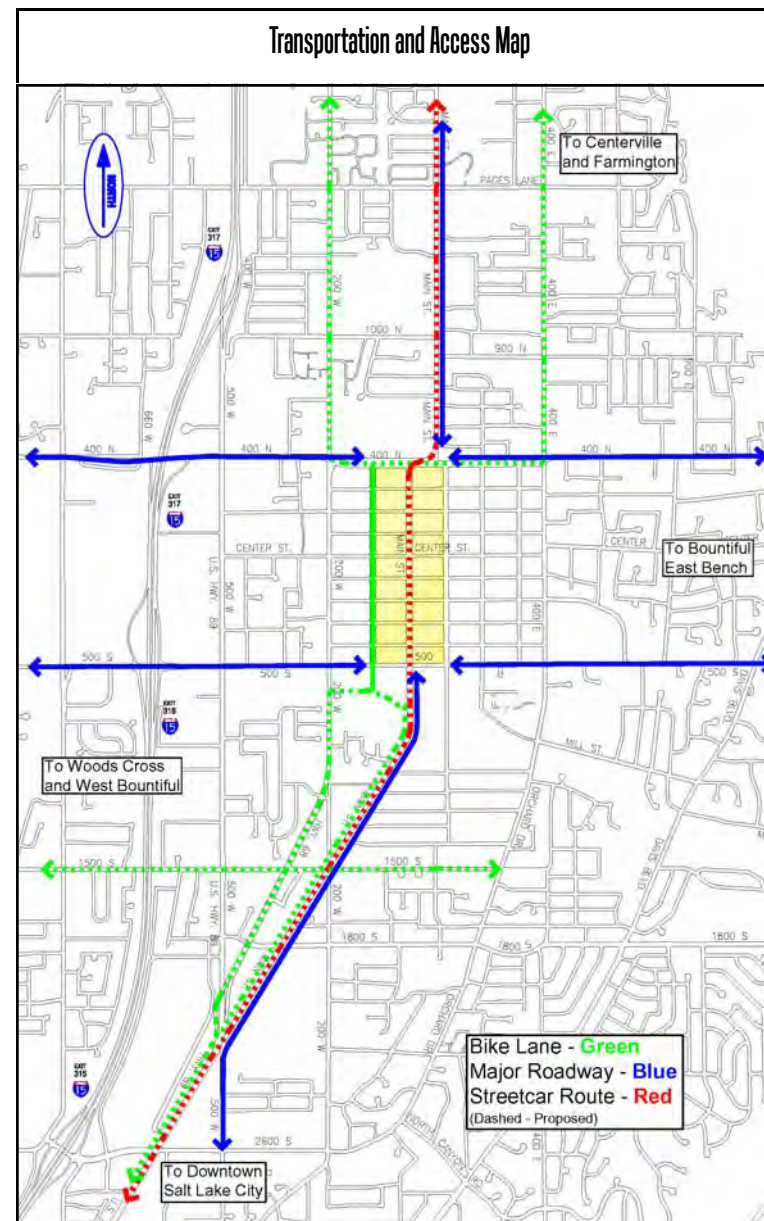
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- town.
- Commercial
 - Walkable Community
 - Store Fronts
 - Buildings facing the Street
 - Parking in the rear
- Definitive style of development
 - Example of how this is done
 - Resort Communities
 - Park City
 - Durango
 - Jackson Hole

Issue: Transportation and Access - One of the most important aspects in establishing any kind of activity center is providing multiple forms of transportation and access. Currently, the Downtown area can be accessed primarily by automobile, bus, and walking. (No dedicated bicycle lanes currently provide access to the Downtown Area)

For practical purposes, most people who come to the Downtown area drive there, for the primary reason that transit, biking, walking are not viable options. Buses currently run mostly north/south and do not provide access to the surrounding residential areas. Furthermore, they do not run at consistent intervals and are a confusing mix of express and local routes. Walking is an option only for the few that live within a quarter mile of Downtown, and there are no dedicated bicycle lanes providing access to the Downtown area. As such, if the Downtown is to grow and flourish, the City needs to expand the accessibility options to the area.

Bountiful City is currently working with UTA, UDOT, and adjacent municipalities to plan a community oriented rail transit route from Salt Lake City to Parrish Lane in Centerville. The current version of the draft Environment Impact Statement



(EIS) identifies streetcars as the preferred mode, which would allow automobiles and rail vehicles to operate within the same traffic lane or within separate lanes. As such, this makes possible a streetcar route down Main Street. Ironically, between approximately 1910 and 1930, a trolley car line ran on Main Street through the middle of Downtown. (On a side note, during street reconstruction in the 1980's, construction workers uncovered the old trolley car rail bed.) In Downtown Salt

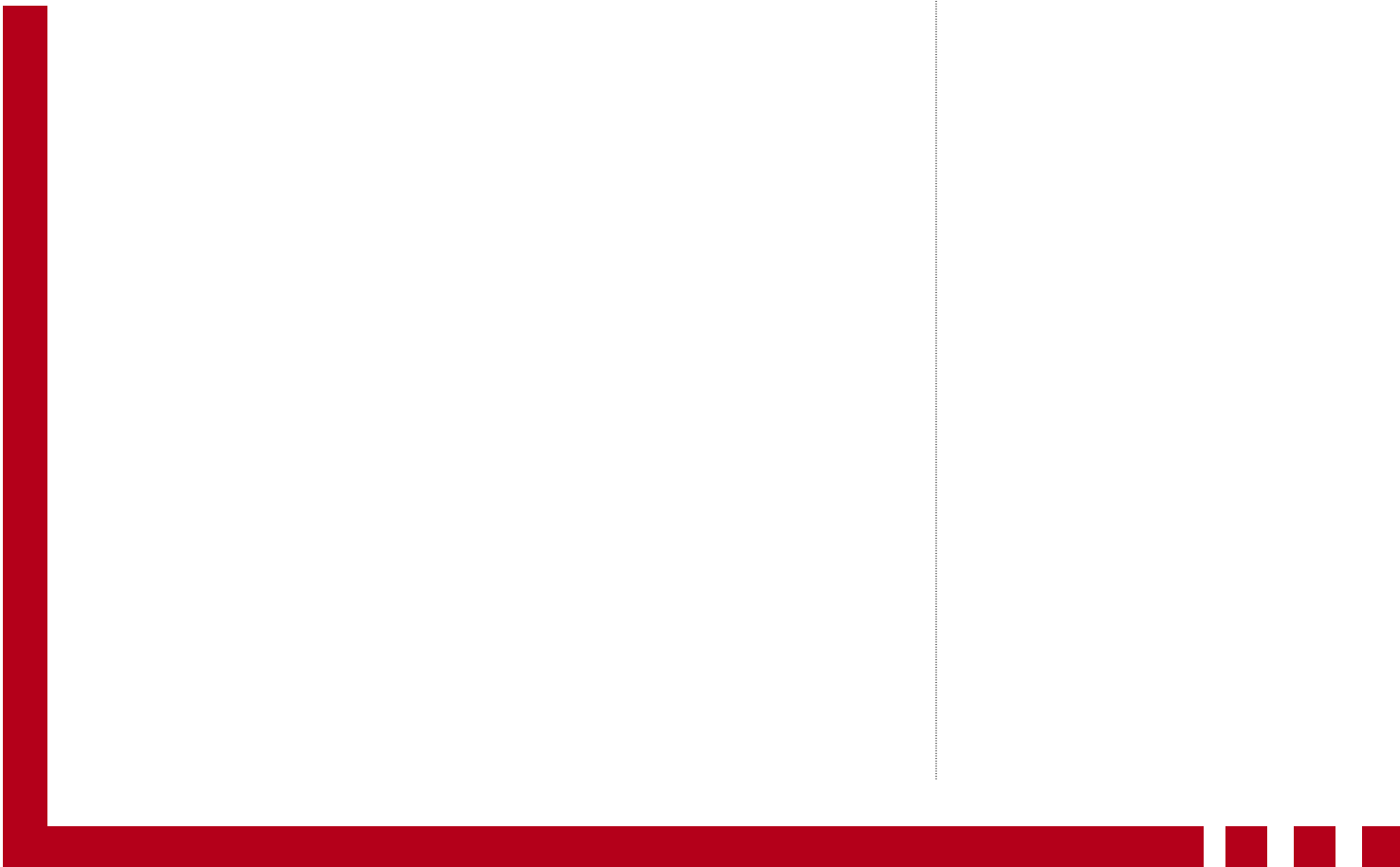
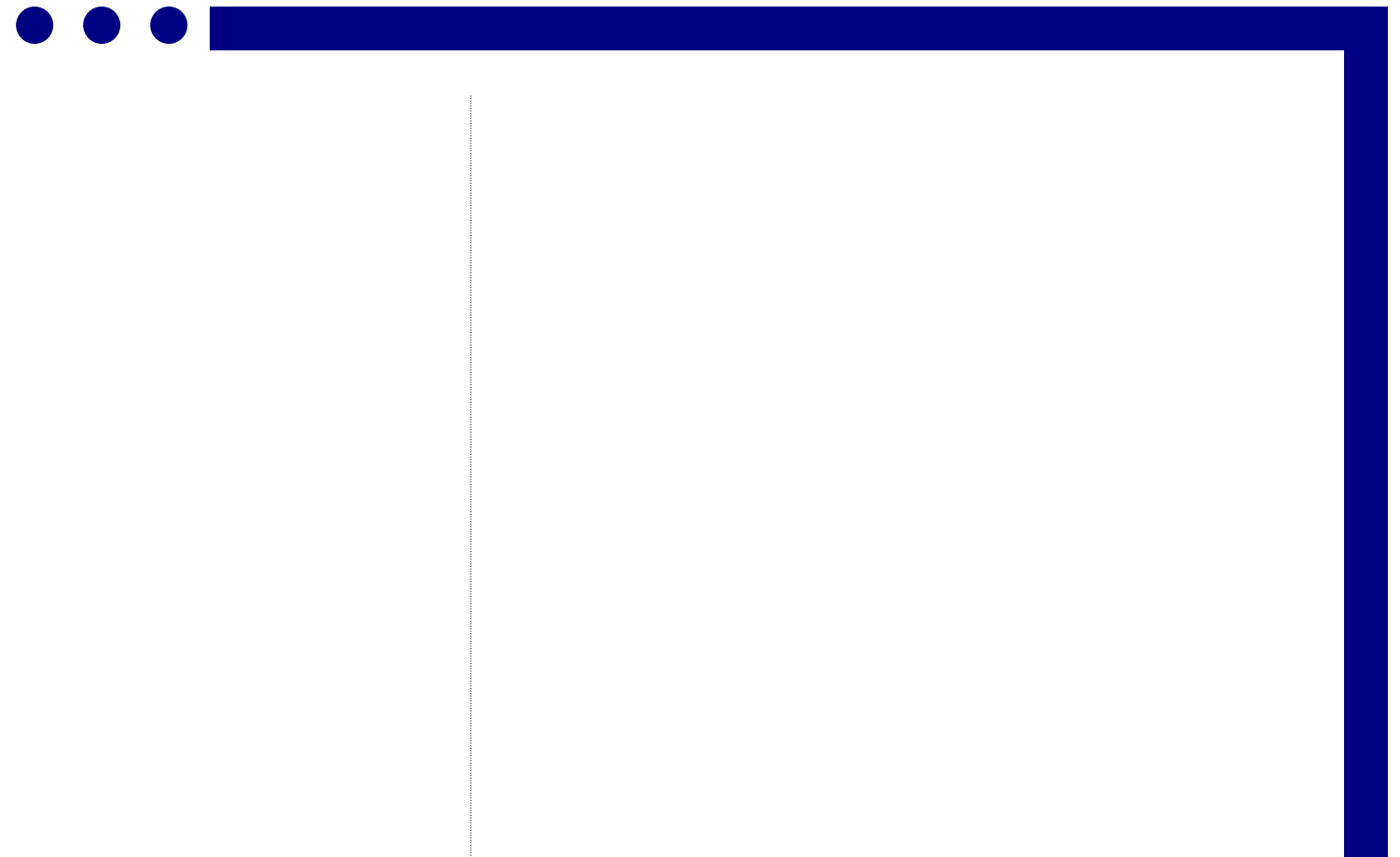
Lake City, there is a free fare zone that allows people to ride Traxx or City Buses for free within a designated area. A similar arrangement could benefit Downtown Bountiful. The City could create a free fare zone from City Hall/the Library to the Junior High/Rec Center on the north. This would allow people to park once and then circulate through the Downtown area without having to move their vehicle.

- Goal:** Increase centrally located parking opportunities
- Action:** Create/expand mid-block public parking areas
- Action:** Create more mid-block pedestrian accesses between parking lots and Main Street
- Goal:** Expand access options to Downtown
- Action:** Work with UTA and others to create a streetcar route along Main Street
- Action:** Work with UTA and others to locate streetcar stops in front of the Library, between 100 South and 200 South, and near Bountiful Jr High/ the South Davis Rec Center
- Action:** Create a free fare zone between the Rec Center and the Library
- Action:** Construct bike lanes from surrounding neighborhoods to the Downtown area, and bike racks along Main Street
- Action:** Work with UTA to establish circulating bus routes between the residential areas to the east and Main Street

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Conclusion

Historic Downtown Bountiful is the only pioneer settlement in Davis County that still retains much of its original configuration. Up until the late 1960's, Downtown Bountiful was the commercial center of South Davis County. The 2009 Downtown Master Plan acknowledges that Downtown Bountiful will probably never again become the commercial hub that it once was. However, the Plan provides a framework for re-inventing the Downtown into a unique, destination area that would be a positive amenity to the community.











Planning Commission Staff Report

Subject: Election of Planning Commission Chairperson and Vice-Chair
Authors: Francisco Astorga, AICP, Planning Director
Date: December 19, 2023

Background

Under Bountiful City Land Use Code Section 14-2-102(C)(1) below, the Planning Commission elects a chairperson and vice-chair that serves for one (1) year.

C. Organization and Procedure. The Planning Commission shall be organized and exercise its powers and duties as follows:

- 1. Members of the Planning Commission shall select one (1) of its members as chair to oversee the proceedings and activities of the Planning Commission.*
 - a. The chairperson shall serve for a term of one (1) year.*
 - b. Members of the Planning Commission shall select one (1) of its members as vice-chair to act in the absence of the chair. The chair and vice-chair may be re-elected for successive terms.*

Analysis

It is now time to select the 2024 Planning Commission chairperson and vice-chair as their appointments expire at the end of this year.

Significant Impacts

There are no significant impacts from this procedural action.

Recommendation

It is recommended that the Planning Commission select a Chairperson and Vice-Chair via motion, second, and vote.

Attachment

1. None