

Plat A – Question 29 – Public Comments Received

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.

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!

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

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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.

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.

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 attrarct 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 restauarants 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

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rather than franchises or big chains. Otherwise, just keep it residential

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.

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 building 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.

It should not allow any new multi family. Only single family. Bountiful is a bedroom community. Trying to develop this as a business district is a joke. I do live in bountiful and own a business in bountiful just outside of this area on 500s

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).

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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.

The Center Street and 5th South intersection is very difficult 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 disgruntlement of the residents.

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.

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 are enough upscale restaurants. I think Main Street should have businesses similar to the 9th and 9th area in SLC.

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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

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 BIUNESSES, WHILE TRYING TO BECOME "MODERN" BEING QUAINT 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.

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.

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.

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Please share any additional thoughts you have about the Plat A 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 including the whole Plat instead of one little portion of it.

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 if 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.

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

Plat A – Question 29 – Public Comments Received

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already very busy.

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.