



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

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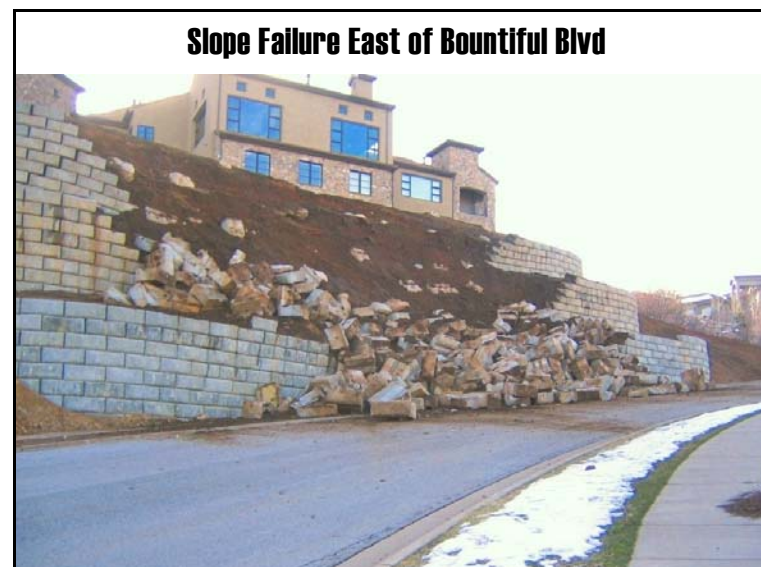
Concept and Background

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,



Slope Failure East of Bountiful Blvd



Mountain Area East of Bountiful

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.

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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

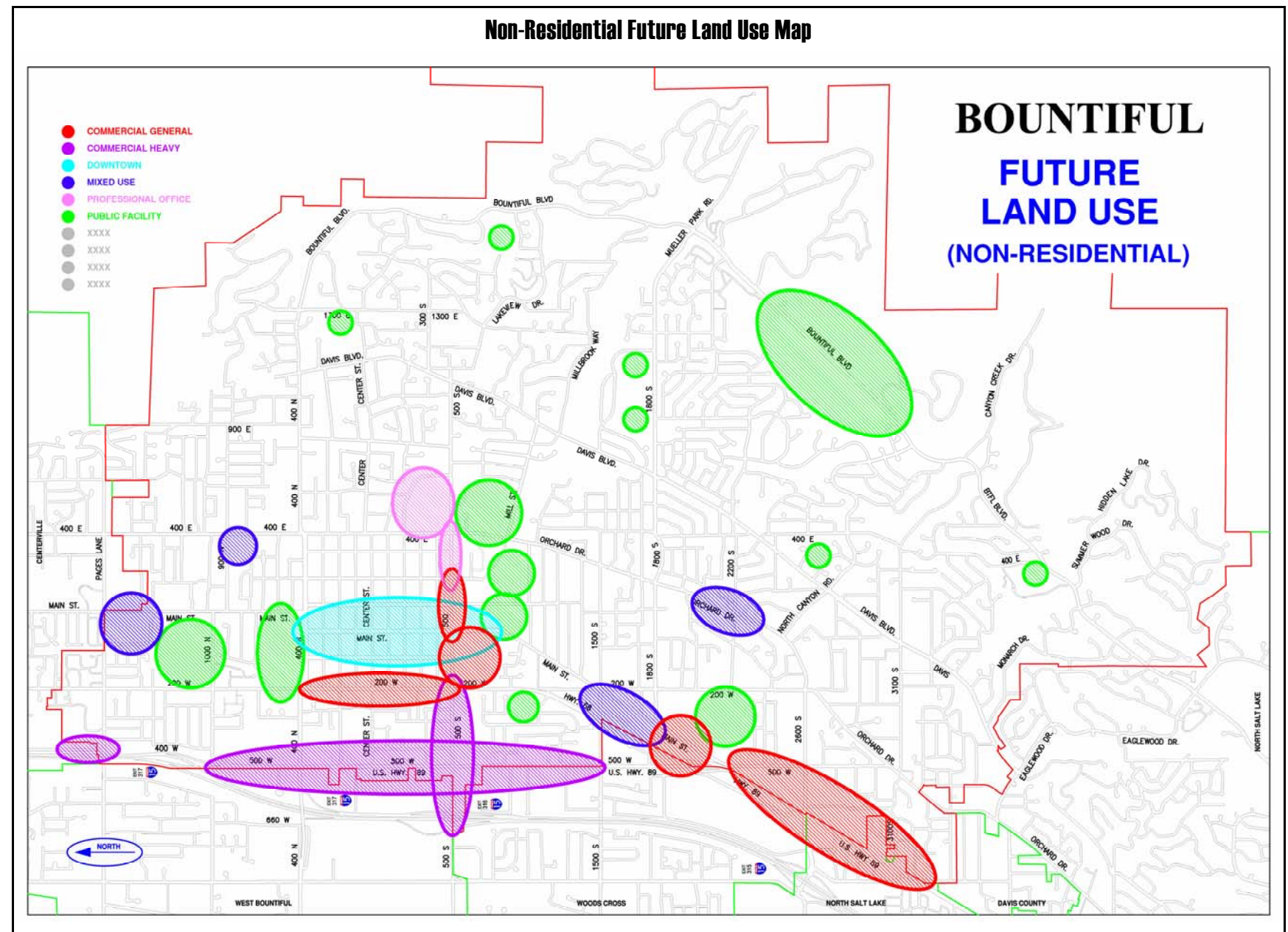
Goal: Create a redevelopment plan for the area near Orchard Dr. and 2200 South.

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



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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.

Example of Design Standards

HIGHWAY 99 SUB-AREA: Commercial & Multifamily Development
 Building Design Standards
 (See Chapter 6 in Draft Standards)

Façade Articulation
 INTENTION: To reduce the scale of large buildings and add visual interest.
 Commercial: This building and street corner pattern... This building is designed to feel the street...
 COMMERCIAL FAÇADES: Incorporate 2 or 3 articulation features from a list of options at no more than 40' intervals (Storefronts) and 60' intervals for all other façades.
 Multifamily: This building is designed to feel the street...
 MULTIFAMILY FAÇADES: Include 3 articulation features from a list of options at no more than 30' intervals. See page 78 for details.

Maximum Façade Width Checklist
 INTENTION: To break up massing of large scale building and add visual interest.
 Façades wider than 120 feet shall incorporate at least one of three design features to meet the standards.
 Maximum façade width standards.

Building Details
 INTENTION: To encourage the incorporation of design details and small-scale elements into building façades that are attractive at a pedestrian scale.
 The façades of non-residential and mixed-use buildings shall employ at least one detail element from each of three categories for each façade facing a street and containing a public entry:
 • Window and/or entry treatment
 • Building elements and façade details
 • Building materials and other façade elements

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,

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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.

