

WESTERN WEBER FUTURES SURVEY #2

This survey, in tandem with all other public comments we've received through this process, will be used to explore common desires of residents in Western Weber County. Please complete as much of it as you can so we can ensure accurate representation of the public's will. Please return this survey to the Weber County Planning Division, 2380 Washington BLVD, Ogden UT 84401, or email it to cewert@co.weber.ut.us. An electronic version of this survey can be received by request. Thank you.

1. Do you live in the unincorporated area of Western Weber County? (check one)

☐ YES ☐ NO

2. What is your generation?

<input type="checkbox"/> Generation "Z"	6-23 Years Old
<input type="checkbox"/> Generation "Y" (Millennials)	24-38 Years Old
<input type="checkbox"/> Generation "X"	39-53 Years Old
<input type="checkbox"/> Baby Boomer Generation	54-72 Years Old
<input type="checkbox"/> The Greatest Generation	73+ Years Old

3. How many acres do you currently own in the unincorporated part of Western Weber County? (check one)

___ Less than two acres. ___ Two – five acres. ___ 5-20 acres. ___ More than 20 acres.

4. How long have you lived in Western Weber County? (check one)

___ 1-5 Years
___ 10-20 Years
___ 20+ Years
___ I don't

5. How long to intend to live in Western Weber County? (check one)

___ 1-5 Years
___ 10-20 Years
___ For the rest of my able-bodied life
___ I don't

Continued on next page →

Land Uses

Western Weber County is currently predominantly agricultural or large-lot residential. Under existing zoning rules, one house can be built every acre. This will result in approximately 16,000 dwelling units at future build-out. The following questions will help us determine whether this build-out scenario is desired, and if not, what should be done to avoid it.

6. Would you favor downzoning land (significantly reducing development rights by increasing the minimum lot acreage) in your neighborhood? (check one)

☐ **YES** ☐ **NO** ☐ **UNDECIDED** ☐ **NEITHER**

Please explain:

7. Would you rather development be clustered into smaller lots if it preserves open space and agriculture? (check one)

☐ **YES** ☐ **NO** ☐ **UNDECIDED** ☐ **NEITHER**

Please explain:

8. Are there areas in your community that are better suited for residential uses than others? (check one)

☐ **YES** ☐ **NO** ☐ **UNDECIDED** ☐ **NEITHER**

Please explain:

9. Would you favor a transferable development right (TDR) program? A TDR program treats development rights similar to water rights, where they can be bought/sold/transferred between properties. This may allow the County to designate areas that are more desirable to remain open as the "selling" or "sending" areas, and designate areas more appropriate for more density as the "buying" or "receiving" areas. (check one)

☐ **YES** ☐ **NO** ☐ **UNDECIDED** ☐ **NEITHER**

Please explain:

10. If 16,000 new future dwelling units end up being unavoidable then there will need to be services for them. Which of the following commercial development types would you favor? (Mark all the apply):

Continued on next page →

☐ **MIXED USE COMMERCIAL AND RESIDENTIAL VILLAGES IN A COMPACT FOOTPRINT AND NOT SPREAD OUT.**

☐ **STRIP-MALL STYLE COMMERCIAL LINING MAJOR STREETS.**

☐ **BIG-BOX RETAIL STORES SETBACK FAR FROM THE STREET.**

☐ **DOMINATELY AUTOMOBILE ORIENTED COMMERCIAL, LIKE DRIVE-THROUGHS AND RETAIL THAT REQUIRES BIG PARKING AREAS.**

☐ **COMMERCIAL BUILDINGS THAT ARE CLOSE TO THE STREET AND CLOSE TO EACH OTHER, STREET PARKING AND REAR-BUILDING PARKING; WALKABLE STREETS WITH PUBLIC GATHERING PLACES.** *Continued on next page →*

☐ **NONE. MAKE EVERYONE DRIVE SOMEWHERE ELSE.**

11. The manufacturing areas at Little Mountain is currently removed from quality transportation systems and other services. Would you favor more manufacturing or industrial areas elsewhere in Western Weber County? (check one)

☐ **YES** ☐ **NO** ☐ **UNDECIDED** ☐ **NEITHER**

Please explain:

12. Would you favor a tech park or other office park elsewhere in Western Weber County? (check one)

☐ **YES** ☐ **NO** ☐ **UNDECIDED** ☐ **NEITHER**

Please explain:

Transportation

13. If 16,000 new future dwelling units end up being unavoidable, how would you like to see the future transportation systems? (Check all the apply).

☐ **Expand the existing street grid network using section line and quarter section lines for the streets.**

☐ **Widen existing streets for shoulders and turning lanes.**

☐ **Add more public transportation options.**

☐ **Allow developers to choose where to locate future streets and make future street connections first, then the County can fill in the gaps when travel demand warrants.**

☐ **Other ideas:**

14. If 16,000 new future dwelling units end up being unavoidable, how would you like to see the future active transportation (pedestrians and bicycles) systems? (Check all that apply).

☐ **People should always drive. There is no need for pedestrian or bicycle infrastructure.**

☐ **Only provide sidewalks/pathways along popular school routes.**

☐ **Build enough shoulder so that cyclists have a safe place to be.**

☐ **Every MAJOR street should have a sidewalk or adjacent pathway to keep people out of the road.**

☐ **Every street, including local neighborhood streets, should have a sidewalk or adjacent pathway to keep people out of the road.**

☐ **Developers should build pathways in each subdivision that allows pedestrians to connect without using the street.**

☐ **Other ideas:**

15. How would you like to see streets built? (Check all that apply).

☐ **With high-back curb and gutter. Image of high-back curb:**



☐ **With rolled curb and gutter. Image of rolled curb:**



☐ **Without curb – let the drainage flow into open ditches**

☐ **With sidewalk.**

☐ **With a multi-use pathway.**

☐ **With a park strip between the curb and the sidewalk or multi-use pathway.**

___ With low profile trees planted in the park strip for shade and aesthetics.

___ With bike lanes.

___ With extended shoulders to make space for farm implements and other non-traditional road users.

___ With on-shoulder parking.

___ Other ideas:

16. Do you support a second access to the manufacturing operations at Little Mountain? (check one)

___ YES

___ NO

___ UNDECIDED

___ NEITHER

Please explain:

Recreation

Pathways—

There are concerns about pathways being built (or proposed to be built) on people's property against their will. Under state law this is not possible. Eminent domain cannot be used for a pathway. The only way a pathway can be created is with land owner consent or as part of new development. With that in mind, the following questions are intended to gauge public interest in pathways.

17. The current subdivision ordinance requires sidewalks along streets. In a subdivision, would you rather see a ten-foot-wide asphalt pathway instead of sidewalks running parallel to a street? (check one)

☐ **YES** ☐ **NO** ☐ **UNDECIDED** ☐ **NEITHER**

Please explain:

18. Community-wide pathways help connect neighborhoods, help get children to school safely, and offer a local recreational amenity. Some of the easiest places to build community-wide pathways (provided landowner consent is given) are along permanent features such as rivers, streams, canals, railroad tracks, etc. Assuming new growth cannot be avoided, would you favor building community-wide pathways along or adjacent to:

- a. Major canal rights of way? (check one)

☐ **YES, BUT ONLY IF LANDOWNER CONSENTS; WITH REASONABLE SAFETY MEASURES.**

☐ **NO. EVEN IF THE AREA GROWS, CANAL TRAILS ARE NOT DESIRED.**

☐ **NO. REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.**

☐ **UNDECIDED**

Please explain:

- b. The Weber River? (check one)

☐ **YES, BUT ONLY IF LANDOWNER CONSENTS; WITH REASONABLE SAFETY MEASURES.**

☐ **NO. EVEN IF THE AREA GROWS, RIVER TRAILS ARE NOT DESIRED.**

☐ **NO. REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.**

☐ **UNDECIDED**

Please explain:

- c. The Little Weber River? (check one)

☐ **YES, BUT ONLY IF LANDOWNER CONSENTS; WITH REASONABLE SAFETY MEASURES.**

☐ **NO. EVEN IF THE AREA GROWS, RIVER TRAILS ARE NOT DESIRED.**

Continued on next page →

☐ **NO. REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.**

☐ **UNDECIDED**

Please explain:

- d. Existing rail lines or old rail beds? (check one)

☐ **YES.**

☐ **NO. EVEN IF THE AREA GROWS, RAIL TRAILS ARE NOT DESIRED.**

☐ **NO. REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.**

☐ **UNDECIDED**

Please explain:

Parks—

As the community grows there will be an increased demand for parks and recreation land. Children will need a place to play and parents will need a place to let them. The following questions will help us assess the desire for public parks and recreation land in Western Weber County.

19. Many communities have determined that parks have a "level of service" based on how many people live in the community. As the population grows, would you favor more acreage being devoted for park uses in proportion to the population? (check one)

☐ **YES**

☐ **NO**

☐ **UNDECIDED**

☐ **NEITHER**

Please explain:

Continued on next page →

20. A regional park is a park that serves an entire community. A local park is a park that serves a local neighborhood. What sort of amenities should be in a **REGIONAL** park in Western Weber? (Check all that apply)

☐ **SOCCER FIELDS**

☐ **PLAYGROUND AREA**

☐ **BASEBALL DIAMONDS**

☐ **PUBLIC ART**

☐ **BASKETBALL COURTS**

☐ **CONCESSIONS**

☐ **TENNIS COURTS**

☐ **BOWERY OR PAVILION**

☐ **OPEN GRASSY AREAS**

Continued on next page →

☐ **AMPHITHEATER**

☐ **SHADE TREES**

☐ **PICNIC AREAS**

☐ **SKATE PARK**

☐ **CAMPGROUNDS**

☐ **RUNNING PATHS OR TRACK**

☐ **NO PARKS**

☐ **OTHER:** _____

Please explain:

21. A regional park is a park that serves an entire community. A local park is a park that serves a local neighborhood. What sort of amenities should be in a **LOCAL** park in Western Weber? (Check all that apply)

☐ **PLAYGROUND**

☐ **OPEN GRASS AREAS (LARGE ENOUGH FOR SOCCER AND OTHER FIELD SPORTS)**

☐ **BOWERY OR PAVILION**

☐ **PICNIC AREAS**

☐ **WALKING TRAILS**

☐ **OTHER:** _____

Please explain:

22. Should parks and neighborhoods be connected by pathways and/or sidewalks? (check one)

☐ **YES, WE WANT TO WALK TO THE PARK**

☐ **NO, WE CAN DRIVE TO THE PARK**

☐ **NO PARKS**

☐ **UNDECIDED**

☐ **NEITHER**

Continued on next page →

This image shows a full page of blank handwriting practice paper. It features approximately 28 evenly spaced horizontal black lines across the entire page, providing a guide for letter height and placement. The background is plain white, and there are no margins, text, or other markings present.

End of survey.