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WEBER COUNTY
PLANNING DIVISION

MEMO

FROM: **Charles Ewert, AICP**

TO: **Weber County Board of Commissioners**

RE: **Western Weber Futures Public Involvement Process**

DATE: **September 13, 2018**

Summary

This report is regarding the public outreach and involvement process that the commission tasked staff to conduct in the Western Weber Planning Area. Over the course of four public meetings and hundreds of comments, we have assembled the attached maps and the recommendations below. With this new information, staff are suggesting that the County Commission consider an update to the general plan applicable to the entire Western Weber Planning Area. The recommendations contained herein are a good start for that process, but may not come from a broad enough cross section of the public that a general plan update processes would.

Purpose.

This public involvement process was conducted at the request of the Weber County Commission to explore public sentiments about ways in which the Western Weber Planning area might evolve over time given existing conditions and projected future needs. A series of four public meetings were held. Each with a specific and different meeting format intended to help facilitate collection of information necessary as well as offer the education and information needed to move to the next step.

Public Involvement Process.

This process consisted of four public meetings intended to garner public sentiment about current and future development trends in the unincorporated area of Western Weber County.

The first public-comment meeting was held at the West Weber Elementary on March 28, 2018. Approximately 80 people attended. It was an informal open house that introduced this process and provided current trends. It also included a loosely guided charrette in which the public were given blank maps and comment cards on which to draw specific geographic concerns or write comments. A six question survey was collected at this meeting that helped staff understand the public's current understanding and expectations for development and development regulations. We received 36 comment cards.

The second public-comment meeting was also held at the West Weber Elementary on May 15, 2018. It was attended by about 40 people. It began as a more formal meeting setting in which staff presented current trends. The first drafts of the consolidated public comment maps were presented and explained. The maps were created based only on the comments drawn on maps or written on comment cards in the first meeting. The meeting then included an exercise where the public were asked to review the maps and mark items that they cannot live with or that they love. They were also given the chance to write and draw on the maps additional comments or concerns. In this meeting Survey #2 was disseminated. Survey #2 was also disseminated online to folks not in the meeting. One concern staff discovered about this is folks who were present in the meeting and received all of the information tended to answer survey questions through the view of market-driven forces and current trends in the context of existing private property rights. In contrast, folks who took the survey online – who were asked but not required to review the meeting material – tended to lean heavily toward a no-growth future regardless of what rights already exist or what development trends are already occurring. There were a total of 107 survey responses. 28 of them were meeting attendees, and the other 79 were online respondents. It is difficult to determine how the online responses would have shifted if the questions were answered through the same mindset of those who were present in the meeting. Despite the differences, there were still a number of similarities to help document a majority desire on a few subjects. Staff documented both types of survey responses, both separately and together, and used the survey information as well as any new information written in the meeting on the maps to adjust the draft maps in anticipation of the third meeting.

The third public-comment meeting was held in the Weber Center on May 29, 2018. It was attended by about 40 people and consisted of a presentation from staff, with an informal question and answer period. The survey responses from the second meeting were presented, as were visuals on how one-unit-to-the-acre density really appears at full build-out. Also presented were the new draft maps that accommodated the comments from the second meeting participants as well as the online survey respondents. In this meeting staff disseminated Survey #3, which was a quick eight question survey designed to flesh out whether downzoning is understood well enough to be supported by the attendees. With the information collected here, staff were able to hone in on a final set of maps that represent a general vision of the future of unincorporated Western Weber County. These maps were presented to the public in the fourth and final meeting.

The fourth public comment meeting was also held in the Weber Center on June 19. It was attended by about 25 people. In it, staff presented the final draft of the maps and presented how they were created through consideration of all comments offered in this process. Staff's presentation covered the political and social risks of mandating larger lot sizes and presented a couple of tools, like transferable development rights and purchase of development rights, as a method to help promote the desire of keeping open spaces without the challenges of downzoning property. An informal review of the maps and discussion was then held between staff and the public. There was not uniform desire for the proposed maps, with comments both in favor and against certain subjects. While unanimous approval may not be possible, the concerns expressed may underlay the need for more public engagement prior to any possible future adoption of new general plan maps.

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Future Land Uses

As was documented in the 2003 West Central Weber County General Plan, there remains a dichotomy between large land owners and small land owners regarding the desired future density of the area.

Large Land Owners.

Generally, large land owners are a minority voice in unincorporated Western Weber County, but represent the majority of the open-land that creates the area's rural charm. Most large land owners who participated in this public process expressed their appreciation and support for their current rural way of life, but desire to retain their land/development rights offered by existing zoning. One reason for this desire is to plan for their financial future (and for the future of their posterity). Some large land owners have expressed a desire to *never* develop their property, but about 62% of large land owners – those owning more than 20 acres – would rather not have their development potential reduced.

Values of large land owners:

- We need to protect our property rights.
- We need to protect our ability to subdivide lots for our posterity to live here.
- We need to protect our ability to subdivide lots to supplement farm income.
- We need to find a balance between the needs of future populations and our current desire to remain a rural community.

Small Land Owners.

Generally, the small land owners were a vocal majority in this public process. Many of them have a heritage from the area and would rather not see it developed. Others have moved to the area for the rural character and loyally defend it.

Small land owners, who generally have little or no development potential on their own land under existing zoning rules, would rather not see the area developed any more than it currently is. They enjoy the benefits of their smaller-lot and its proximity to other owner's agricultural lands.

One of the greatest points of confusion that was primarily expressed by small land owners was a perception that development is sponsored by the County. A common sentiment was bitterness toward the county for "changing the rules" of development without public consent in a manner that makes developing the area easier. One element that has fueled this misconception is the modification of the cluster subdivision regulations in 2014. A number of folks believe that it is this modification that has led to the new development that is now occurring.

It does not appear to be widely understood that some version of the cluster subdivision ordinance has been in Weber County Code for at least the last 40 years. It is not a common conception that the developments currently being platted in the area are a result of a strong housing market in tandem with loss of developable acreages in surround cities – not a change in development rules.

Regardless, there remains a strong distaste for cluster subdivisions. It is not apparent that the majority are aware that the cluster subdivision code was changed earlier this year in order to permanently preserve agriculturally viable farmland. When some were informed of the changes they shifted their perception. Some even became strong advocates of clustering. However, many are still unaware and a few who became aware were unmoved in their desire for lots sizes no smaller than once acre.

Based on a host of public comments received from this process, many people are just beginning to understand how much development potential is entitled throughout their communities by the existing one-acre zoning development rules. When asked in Survey #2 whether they would support a government taking of development/property rights from large landowners (through downzoning) in order to preserve their rural community, the majority of small-lot survey respondents – about 60 percent of those owning less than five acres – favored doing so.

After a little more education regarding the significance of removing land rights from large land owners, Survey #3 found less respondents favoring a downzone. In its place there appears to be a strong desire to defend the community's current overall zoning density of one-dwelling-unit-per-acre of land, with about half supporting clustering dwellings onto smaller lots in return for permanently preserved agricultural open space and minimal bonuses, if absolutely necessary, to preserve farmland.

Values of small-land owners:

- We need to protect the farmland.
- We need to preserve our rural way of life.
- We need to reduce development potential.
- We do not want the total buildout potential of existing one-acre zoning or the suburban problems that it will bring, but we do like the existing one-acre lots intermingled with large farm-lots or other open spaces.
- We do not like density increases over that allowed by the existing one-acre zoning. If bonus density has to be used, it should only be used to enhance or support the rural nature of the community.

Staff Recommendation for Land Uses:

- Create a new Western Weber Future Land Use Map that designates small mixed use commercial areas (villages) at primary transportation intersections in Western Weber area, including:
    - The intersection of 900 South (12th Street) and the planned West-Weber Corridor (see also transportation recommendation to lobby UDOT and legislators to realign the West-Weber Corridor further west to border the currently-zone manufacturing area).
    - The intersection of 2550 South and/or 2200 South and the planned West-Weber Corridor.
    - The intersection of 1150 South (12th Street) and 4700 West. ***Staff editorial note: the original mapping showed a commercial center that focused on all four corners of this intersection. Throughout this public process we kept hearing that the landowners on the west side of 4700 West will <u>never</u> be interested in converting their land to***

commercial. This resulted in maps that excluded their land from a future commercial center. However, on September 9, 2018, Staff had a conversation with at least one of the two landowners on the west side of the intersection who clarified that they are interested in a small neighborhood oriented commercial village for their property and others at this intersection and are supportive of a plan and zoning that would allow it. The attached maps have been updated to reflect that.

  - Work with Plain City to determine their future annexation desires to the west and determine how to better plan for the intersection of 2700 North and the planned West-Weber Corridor, if any connection is desired in the foreseeable future.

- Do not allocate any more density rights to the Western Weber County area, except those reasonably necessary to preserve or enhance the rural feel of the area in contrast to the existing development potential of one unit to the acre density.
- Create a new Western Weber Future Land Use Map that prioritizes areas within 1000 feet of sewer for primarily large-lot (one acre) residential, or clustered residential that offers little impact on existing density allowances.
- Create a new Western Weber Future Land Use Map that prioritizes land not within 1000 feet of sewer as primarily agriculture, with some large lot residential.
  - Encourage the creation of a local land trust that can help implement a Purchase of Development Rights program wherein rights are purchased from existing farm land then permanently retired. The land may continue to be farmed.
  - Continue to monitor the public's level of support for the creation of a special assessment tax for the purpose of preserving open-farmlands.
  - Continue to monitor the public's level of support of downzoning certain areas.
  - Pursue the legalities of charging an impact fee for the long-term preservation of farmland.
  - Pursue incentives to encourage land owners to voluntarily reduce their own development potential.
  - Create new development regulations that will encourage less development to occur on farmland.
- If better supported by the public after more education, implement primary TDR receiving area as those areas being prescribed as a local village. This will create higher density housing in villages but reduce density on active farmland. Implement secondary receiving area as those areas within 1000 feet of an existing sewer system, or for areas capable of extending the sewer system to their development.
- Explore better land use configuration of the manufacturing area to offer a buffer between mixed use commercial and heavy manufacturing. Consider a tech park or other light commercial or manufacturing in that area.

Public Comments Regarding Future Transportation

The future of transportation was not as controversial as land uses. One consistent theme was that the public are not interested in developing the public transportation too far ahead of development patterns.

As development occurs, the County should look to developers to create new streets on section lines to fill in the street grid network.

There was strong advocacy for widening existing streets to accommodate shoulders capable of supporting a variety of road users – not just cars. There was very little support for allowing developers to choose where future streets should be located. About 25 percent of survey respondents wanted to see more public transportation options.

Out of 107 survey responses there were zero respondents who suggested that as the area grows, motor vehicle travel is the only priority mode of transportation desired. There is strong support for bicycle lanes (or at least shoulders to accommodate them) and for every major street to have a sidewalk or street-adjacent pathway to accommodate active transportation.

Regarding street construction and cross sections, extended shoulders, multi-use pathways, bike lanes, street trees, and curb-less edges (using swales for drainage) are all favored over other alternatives.

Other major street concerns included:

- A need for a return loop from Little Mountain so that 900 South does not need to accommodate all the traffic.
- A strong advocacy for applying pressure on UDOT and the State to move the planned West Weber Corridor westward to intersect with the manufacturing area of Little Mountain and not cut through current active farmland.

Staff Recommendation for Transportation:

- Actively influence the State and UDOT's planning of the West-Weber Corridor to move the proposed alignment westward to better connect to the Little Mountain manufacturing areas and avoid the prime agricultural land on which the alignment is currently planned.
- If the West-Weber Corridor is created, pursue funding opportunities to extend 2550 South, 2200 South, and 2700 North to it, effectively linking all I-15 and West-Weber Corridor interchanges. Pursue upgrades to these streets to accommodate traffic needs.
    - Encourage the connection of 2200 South and 21st Street in and through West Haven.
    - Encourage the reconfiguration of the 2550 South and Pennsylvania avenue intersection in Ogden City in a manner that assists efficient connection between the planned West-Weber Corridor and I-15 interchange.
- Encourage the extension of 4700 West to a future 2700 North extension in Plain City.
- Support prior street-grid planning by requiring collector streets to be located on section lines whenever possible. Require new developments to preserve section-line street corridors for future street grid expansion, and, if the development renders the need, require these streets to be installed by the developer.
- Consider the need for a secondary collector street to the manufacturing areas near Little Mountain. In the event the County is unsuccessful in lobbying the State or UDOT to realign the West-Weber Corridor to the manufacturing area of Little Mountain, consider developing a collector street that extends north from 12th Street near Little Mountain and curves east to

connect into 2700 North, 4000 North, or some other alternative connection that routes traffic to the I-15 corridor and alleviates traffic impacts on 12th Street (900 South). Continue to pursue programmed safety improvements to 12th Street (900 South) in the meantime.

- Pursue better street and pedestrian connections from Western Weber unincorporated area to Plain City and Marriott Slaterville, over the Weber River. Pursue partnerships with these cities to encourage interlocal planning efforts along these connections to ensure consistency of built environment.
- Require all new arterial and collector streets or existing street improvements, including pavement overlays, to accommodate the need for active transportation.
    - When programing such improvements, diligently pursue planning, design, and funding of a 10-foot wide street-parallel pathway. If funding only allows partial segments of this pathway with street improvements, install as much pathway or future-pathway-supporting infrastructure as funding will allow, with consideration for future connections and extensions, and adequate safety measures. Call on deferral agreements when necessary to support the pathway improvements.
    - Require the installation of a 10-foot wide pathway as part of an approved development along arterial and collector streets. Deferrals should only be available to lengths of pathway that are insufficient to implement quality pathway design at the time.
- When designing or improving street-drainage systems, consider creating drainage swales in place of curb and gutter. Increase right of way widths if necessary. Drainage swales have more public support as a characteristic that supports the rural feel of the community.
- When designing or improving arterial or collector streets, add sufficient shoulder to accommodate a variety of street users, including farm implements, equestrians, and cyclists. Stripe bike lanes on these new shoulders when sufficient width exists or can be created. Ensure proper sweeping of shoulders is scheduled into programmed maintenance.

Public Comments Regarding Future Parks and Recreation

Parks and recreation has the most consensus. The majority of the public want more trailheads, trails, and pathways throughout their community, including lining major waterways, canals, and rail-beds.

An interesting idea not previously contemplated was reserving a large chunk of acreage (approximately 2,000 acres) near Ogden Bay for a future regional park. The park will likely be in a dominantly natural state, with recreation trails and pathways running in various directions. Other popular ideas for this park are:

- Sport field complex
- Large open grassy areas
- Shade trees
- Running track
- Playgrounds
- Boweries and pavilions

- Picnic areas
- Pedal-cycle park
- Motor-bike park

There continues to be support for a greenway with trails along the Weber River. It may be appropriate to look to the Jordan River Commission to explore best management practices of such a space.

A dominant theme in parks and recreation is that the County must respect private property owner's desires to not sell for these uses. The county should not use eminent domain for acquiring parks, and should only engage good-faith negotiation with willing landowners, or acquire the land or land-right through the development process.

A fish pond near the Reese Park was mentioned a couple of times. It is not clear to staff whether there is popular support for this, but it should be noted that there were no dissenting opinions. More exploration of the public-will may be necessary.

Staff Recommendation for Parks and Recreation:

- Pursue funding mechanisms, including impact fees on developers, to purchase and develop a large Ogden Bay regional park. This park should focus on recreation, including sport field complex, large open grassy areas, shade trees, running track, playgrounds, boweries and pavilions, picnic areas, pedal-cycle park, motor-bike park, equestrian facilities, fishing, public restrooms, and maybe camping facilities similar to North Fork Park or Weber Memorial Park.
- Explore park fees and other necessary revenue sources to provide ongoing operations and maintenance. The trail system of this park should connect to other regional trails or public rights of way, with trailheads that offer public restrooms and parking.
- Pursue funding mechanisms to purchase and preserve a green-space buffer along the Weber River that will preserve the land from becoming developed and enhance the land as a recreational amenity. Work in partnership with the bordering cities of Plain City, Marriott-Slaterville, and Hooper City for logistics and implementation. Improvements should include:
    - An extensive regional trail system.
    - Benches and drinking fountains.
    - Picnic areas.
    - Connected regional or community parks.
    - Trailhead facilities such as parking and public restrooms.
    - Pedestrian bridges and accesses to nearby streets.
    - Public access to the river.
- Explore the public's support for creating a community fishing pond in or near the Reese Park. If supported, either explore funding opportunities to allow for the creation and ongoing operations and maintenance of a public fishing pond, or encourage and support a private venture that would offer the same service.
- Create regional trails/pathways along or adjacent to existing canal rights-of-way, the Weber River, the Little Weber River, other waterways, and railroad rights of way.

- During development of adjacent property, require developers to preserve a trail/pathway right-of-way and, if reasonably related to the trail/pathway needs of the development, require the trail/pathway to be installed in the right-of-way.
- Work with willing property owners to acquire a trail/pathway right-of-way.
- Work with canal companies and/or the railroad companies to secure pedestrian accessibility within those rights-of-way, whenever possible.
- Require adequate safety improvements during the development of these pathways.

- Create regional trails/pathways along all collector streets in lieu of sidewalk, as specified in the transportation recommendations.

Public Outreach and Education

It is clear that there needs to be more time and investment in public education regarding the likely development potential of the unincorporated Western Weber community under existing zoning. Some of the education we brought to the public through this process was viewed as County-run-advocacy for more development. This unfortunate perception caused quite a bit of anxiety for some, and as a result, they expressed more frustration and anger at the County. This stands in contrast to those others who understood the hard reality of how existing land-rights are going to affect the future of the area, with or without the County's oversight, and why it is so imperative to engage the process to better shape those rights for the betterment of the future of the area.

Staff Recommendation for Public Outreach and Education

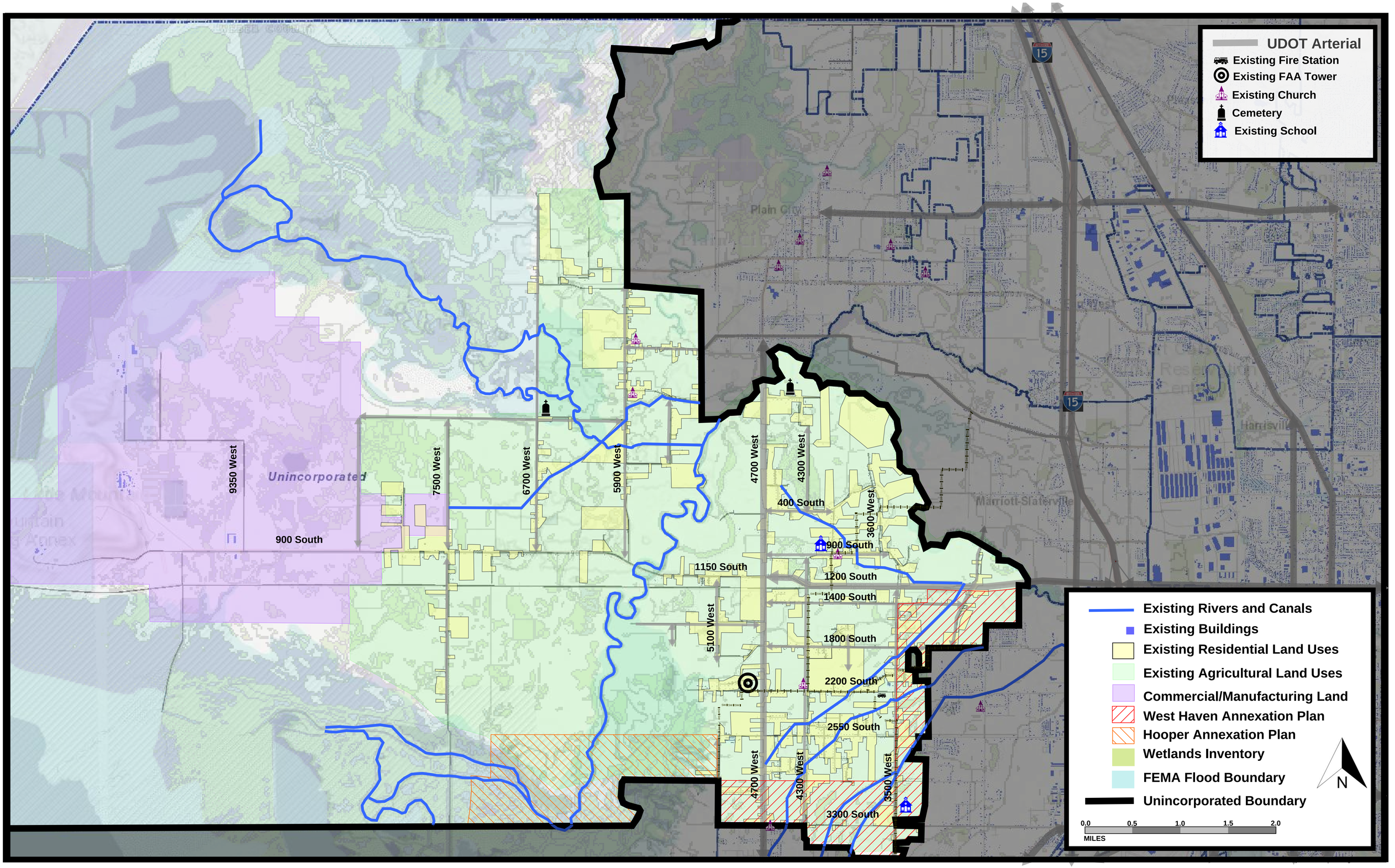
- Find more effective means of educating the public about the actual effect of the cluster subdivision ordinance
- Find ways to better educate the public about the actual effects of one-acre zoning (if continued to be allowed everywhere).
- Better educate the public about the benefits of a transferable development right program (TDR).
- Better educate the public about the benefits and methods of a purchase of development rights program (PDR).
- Explore methods to incentivize voluntary reductions in development rights.

Future Action

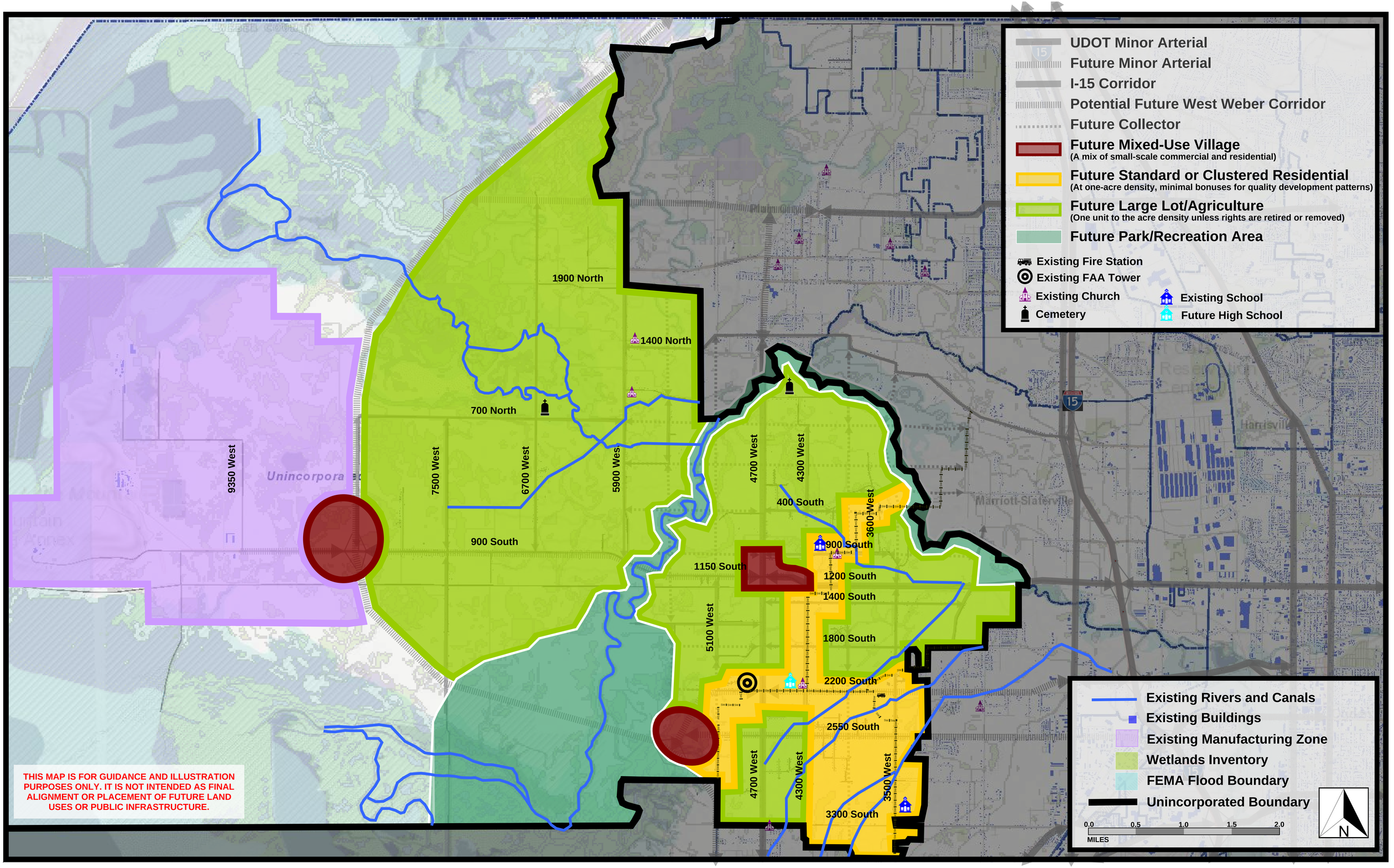
Initiate the creation of a new general plan that considers these recommendations and other considerations brought forth through that public process.

PUBLIC COMMENT MAPS

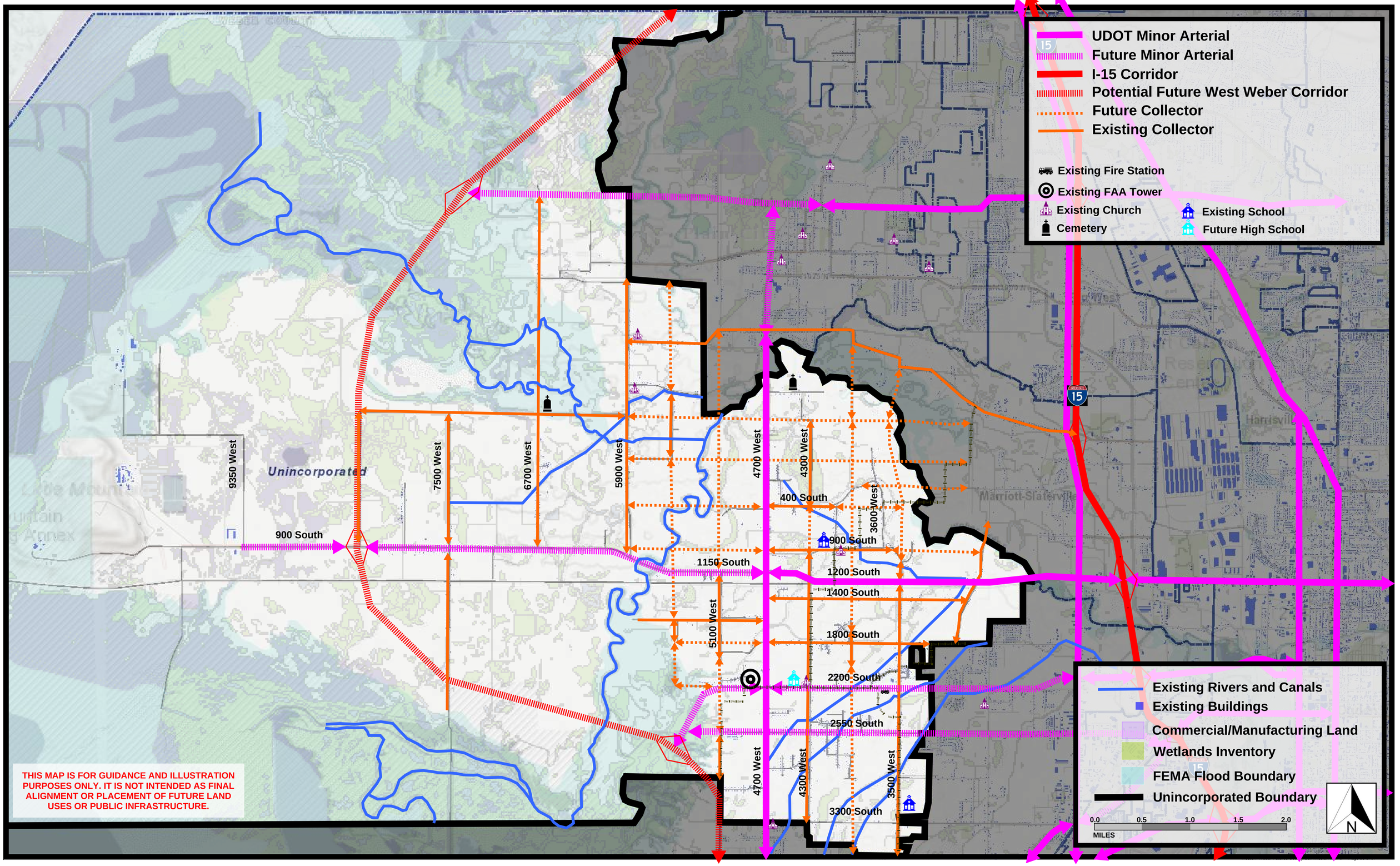
EXISTING CONDITIONS MAP



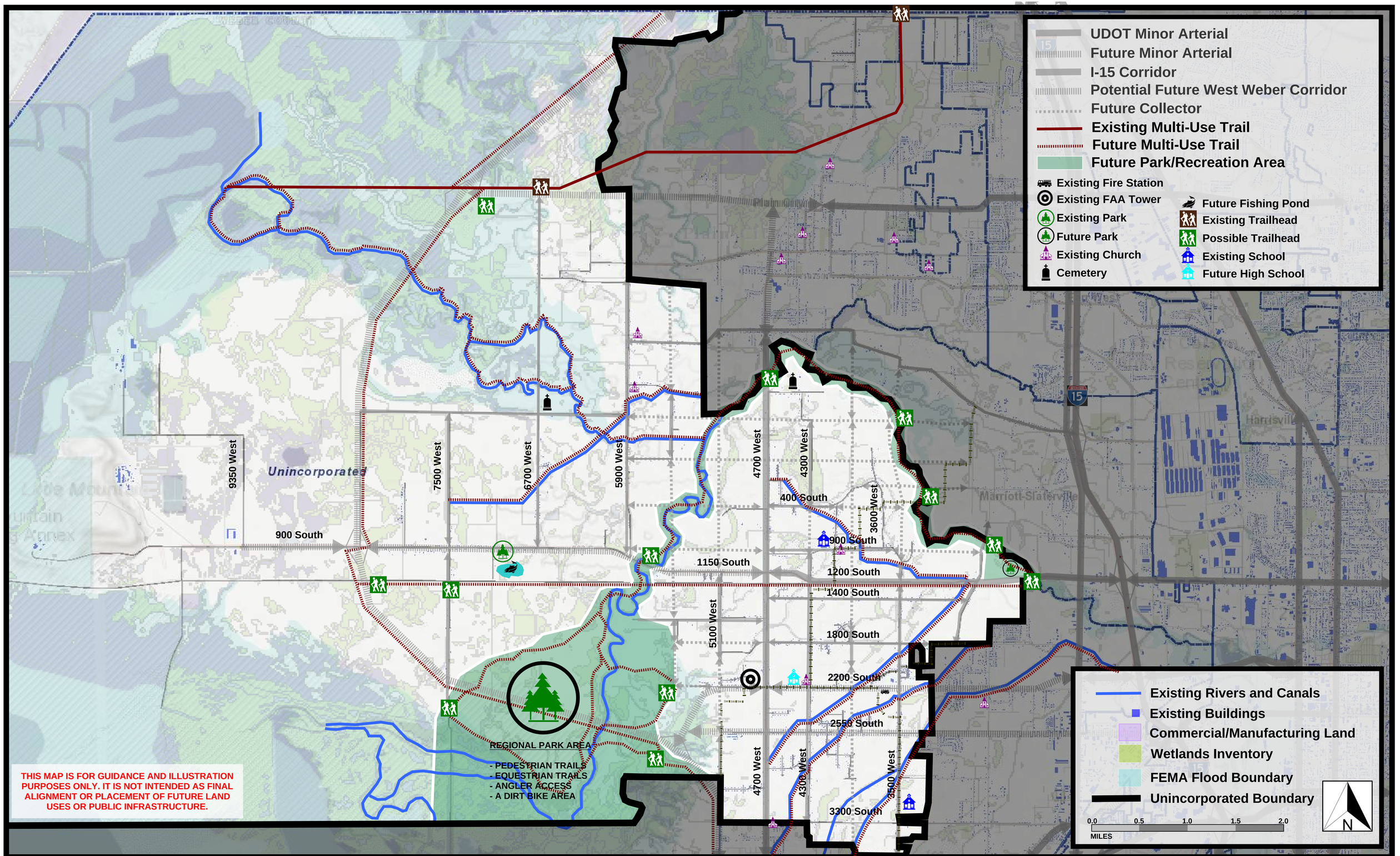
DESIRED FUTURE LAND USE MAP



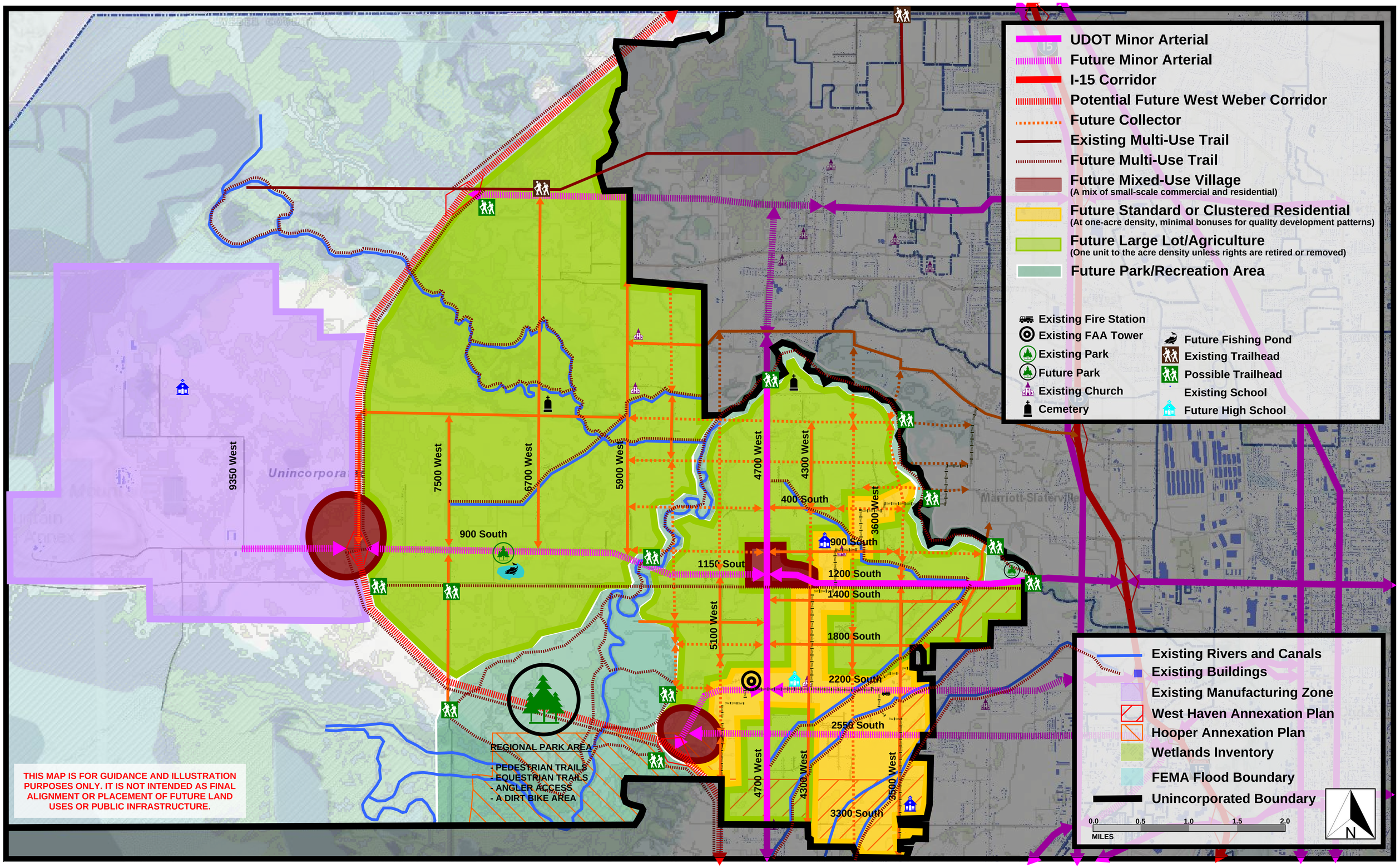
DESIRED FUTURE TRANSPORTATION MAP



DESIRED FUTURE PARKS AND RECREATION MAP



COMBINATION MAP



Survey #3 Responses, Mapped

MAP OF SURVEY #3 RESPONSES

Owns: **25 ac**
Wants own property zoned: **8,000 sqft**
Wants neighbor's property zoned: **8,000 sqft**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **Gov't Tax and Land Trust**

Overall density: **Deviate from 1 ac. in places.**

LOT + OS = 5.4 Units per Acre

25 acres

Owns: **4.5 ac**
Wants own property zoned: **1 ac**
Wants neighbor's property zoned: **1 ac**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **Gov't Tax**

Overall density?: 1 ac

4.5 acres

Owns: **5 ac**
Wants own property zoned: **1 ac**
Wants neighbor's property zoned: **1 ac**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **Land Trust**

Overall density: Deviate from 1 ac (unspecified)

Owns: **1 ac**
Wants own property zoned: **16,000 sqft**
Wants neighbor's property zoned: **16,000 sqft**
Clustered ok?: **YES 35% OS**
Density everywhere: **NOT 1 ac.**
Support program to purchase and retire development rights? **Land Trust**

LOT + OS = 1.7 Units per Acre

7 acres

Owns: **237 ac**
Wants own property zoned: **3.0 ac**
Wants neighbor's property zoned: **3.0 ac**
Clustered ok?: **YES 100% OS**

Support program to purchase and retire development rights? **Government tax**

Overall density: 1 ac

238 acres

Owns: **1 ac**
Wants own property zoned: **1 ac**
Wants neighbor's property zoned: **1 ac**
Clustered ok?: **YES 50% OS**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **YES 20% OS**

Support program to purchase and retire development rights? **NO**

Overall density: 1 ac

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **Need more info.**

Overall density: 1 ac

2 acres

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **NO**

Overall density: 1 ac

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **YES 50% OS**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

Owns: **2.5 ac**
Wants own property zoned: **10,000 sqft**
Wants neighbor's property zoned: **10,000 sqft**
Clustered ok?: **YES 40% OS**

Support program to purchase and retire development rights? **NO**

Overall density: 1 ac
LOT + OS = 2.6 Units per Acre

2.5 acres

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **YES 25% OS**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

2 acres

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **YES 50% OS**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

Owns: **1.5 ac**
Wants own property zoned: **5.0 ac**
Wants neighbor's property zoned: **4,000 sqft**
Clustered ok?: **YES 100% OS**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **YES 50% Open Space**

Support program to purchase and retire development rights? **NO**

Overall density: 1 ac

Owns: **2.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **NR**

Overall density: 1 ac

1.5 acres

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **YES 50% OS**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

Owns: **1.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **YES 30% OS**

Support program to purchase and retire development rights? **Land Trust**

Overall density: Allow some retail/amenities to support population. Support program to purchase and retire

5 acres

Owns: **1.5 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

9.5 acres

Owns: **3.0 ac**
Wants own property zoned: **1.0 ac**
Wants neighbor's property zoned: **1.0 ac**
Clustered ok?: **NO**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

Owns: **2.0 ac**
Wants own property zoned: **2.0 ac**
Wants neighbor's property zoned: **2.0 ac**
Clustered ok?: **YES 50%**

Support program to purchase and retire development rights? **Land Trust**

Overall density: 1 ac

Owns: 2 ac
Wants own property zoned: 2 ac
Wants neighbor's property zoned: 2 ac
Clustered ok?: **NO**

Support program to purchase and retire development rights? Land Trust

Overall density?: **1 ac**

2 acres

7500 West
6700 West
5900 West
4700 West
4300 West
3500 West
1150 South
1800 South
2200 South
2550 South
900 South
400 South

Marriott-Slaterville

Existing Buildings

FEMA Flood Boundary

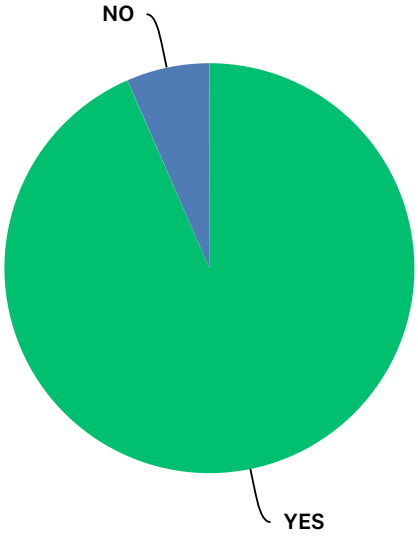
Unincorporated Boundary

N

Survey #2 Responses

Q1 Do you live in the unincorporated area of Western Weber County? (check one)

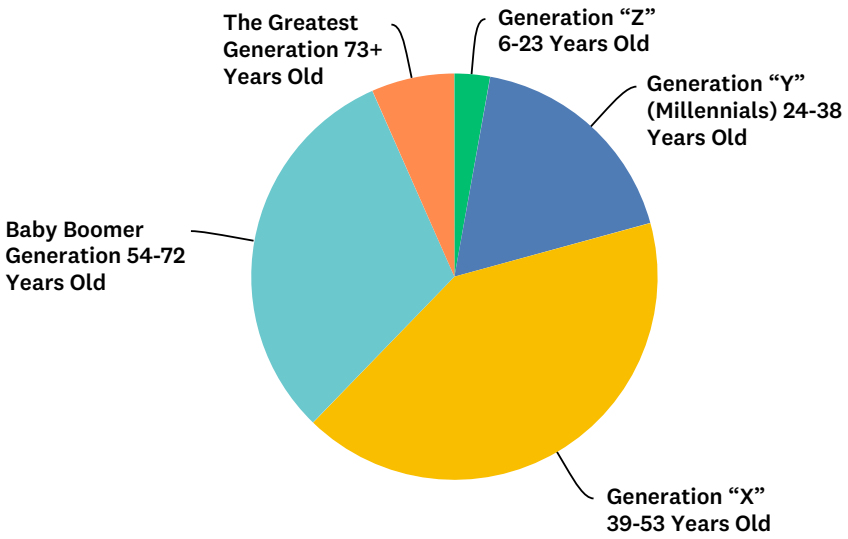
Answered: 107 Skipped: 0



ANSWER CHOICES	RESPONSES	
YES	93.46%	100
NO	6.54%	7
TOTAL		107

Q2 What is your generation?

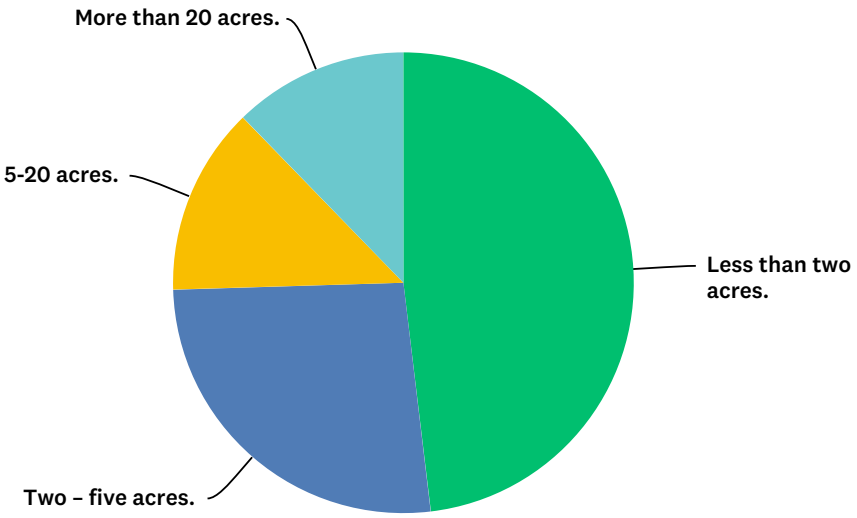
Answered: 106 Skipped: 1



ANSWER CHOICES	RESPONSES	
Generation “Z” 6-23 Years Old	2.83%	3
Generation “Y” (Millennials) 24-38 Years Old	17.92%	19
Generation “X” 39-53 Years Old	41.51%	44
Baby Boomer Generation 54-72 Years Old	31.13%	33
The Greatest Generation 73+ Years Old	6.60%	7
TOTAL		106

Q3 How many acres do you currently own in the unincorporated part of Western Weber County? (check one)

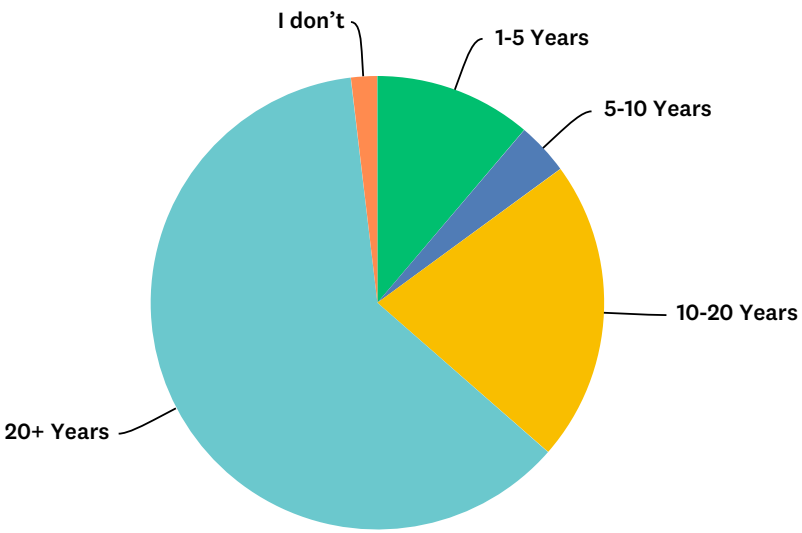
Answered: 106 Skipped: 1



ANSWER CHOICES	RESPONSES	
Less than two acres.	48.11%	51
Two – five acres.	26.42%	28
5-20 acres.	13.21%	14
More than 20 acres.	12.26%	13
TOTAL		106

Q4 How long have you lived in Western Weber County? (check one)

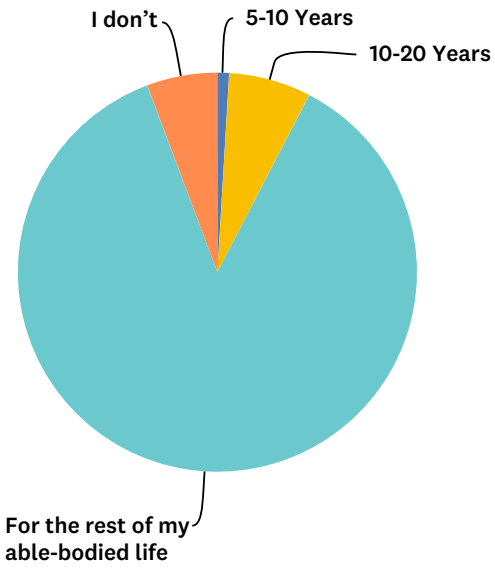
Answered: 107 Skipped: 0



ANSWER CHOICES	RESPONSES	
1-5 Years	11.21%	12
5-10 Years	3.74%	4
10-20 Years	21.50%	23
20+ Years	61.68%	66
I don't	1.87%	2
TOTAL		107

Q5 How long do you intend to live in Western Weber County? (check one)

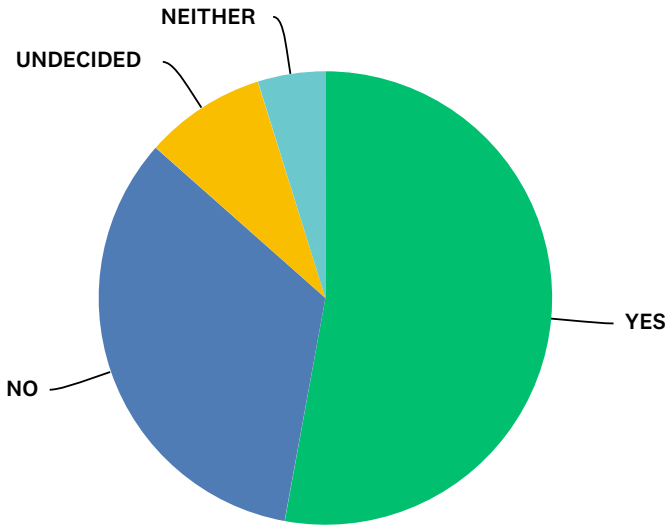
Answered: 105 Skipped: 2



ANSWER CHOICES	RESPONSES	
1-5 Years	0.00%	0
5-10 Years	0.95%	1
10-20 Years	6.67%	7
For the rest of my able-bodied life	86.67%	91
I don't	5.71%	6
TOTAL		105

Q6 Would you favor downzoning land (significantly reducing development rights by increasing the minimum lot acreage) in your neighborhood? (check one)

Answered: 104 Skipped: 3



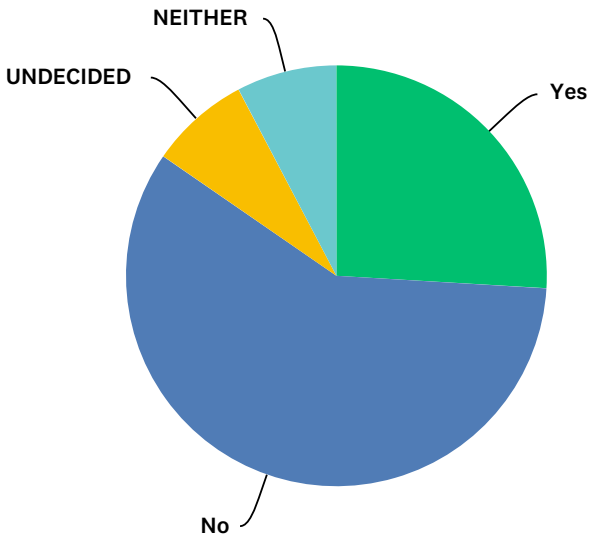
ANSWER CHOICES	RESPONSES	
YES	52.88%	55
NO	33.65%	35
UNDECIDED	8.65%	9
NEITHER	4.81%	5
TOTAL		104

#	PLEASE EXPLAIN:	DATE
1	one acre lot ONLY !!!!!! Save our Farms !!!!!!!	5/22/2018 8:29 AM
2	Yes I would like at least one acre lots and no special rights to make smaller lots to large scale developers. Minimum one acre lots but larger would be preferable. The reason I moved here is to be in the country on a quiet road not in the city.	5/21/2018 7:06 PM
3	We live out here because we don't want high density housing, we like living on 1 acre lots.	5/21/2018 9:04 AM
4	Don't want to see that much development	5/20/2018 8:05 PM
5	This is the most confusing question I have ever read.	5/20/2018 4:59 PM
6	We want 1, 5, and 10 acre lots to be the option. Not this high density housing that is being jammed down our throats. Why aren't 1 acre lots going to be an option?	5/20/2018 2:12 PM
7	I would be happy with 5 acre lots	5/20/2018 1:37 PM
8	DO NOT CHANGE THE ZONING TO SMALLER THAN 1-ACRE! THIS IS THE WAY WE WANT IT!!!!!	5/19/2018 11:38 PM
9	Bigger lots don't mean a rural community	5/19/2018 5:06 PM

10	The agricultural land in Western Weber County is many peoples' livelihood. With land being zoned as residential, it costs more per acre, and is less likely to be purchased by another farmer, because resedential land is do much more expensive than agricultural is. It also makes it difficult for up-and-coming farmers and generations to be able to purchase land.	5/19/2018 12:28 PM
11	This will keep the rural /small farm atmosphere	5/19/2018 8:56 AM
12	Septic needs secondary lateral field. I barely have that on my 1 acre.	5/19/2018 6:59 AM
13	We need to keep as much green zones as we can to help the planet	5/19/2018 5:29 AM
14	Western Weber County needs to stay rural and have tougher laws regarding	5/18/2018 11:09 PM
15	We moved out here for the country life	5/18/2018 10:07 PM
16	I don’t think that less than an acre should be allowed	5/18/2018 9:27 PM
17	Like the way it is	5/18/2018 9:08 PM
18	One house per acre.	5/18/2018 8:37 PM
19	More clusters and PURDs. There are enough restrictions on land owners now. The land owners should get every Penney they can get. After all they are the ones that have paid the taxes and in many cases struggled to make ends meet.	5/18/2018 8:05 PM
20	These cluster subdivisions are taking away the rural nature of Taylor, which we’ve been trying to restore. It’s also a huge impact on resources and schools.	5/18/2018 7:56 PM
21	I moved out here because of the 1 acre minimum lot size, and will fight to keep that the minimum lot size! The last thing I want is for this to become another Syracuse (where I grew up). Some people prefer the country feel, shouldn’t there be a place that it can still be possible without the developers coming in to make a fortune and not even be a part of the community. They make their money by destroying what we love and then leave us with the outcome. This doesn’t seem fair. I oppose most regulation, but in this area I am for it to maintain what the community wants.	5/18/2018 3:47 PM
22	I feel that the minimum one are requirement is sufficient to maintain the country feel we all moved here for as well to own large animals. I believe a developer should not be able to alter that minimum in any regard. The current sub-ordinance allowing building density for simply providing large non-building areas within a development absolutely goes against the primary ordinance requiring one are minimum. Stick to the primary one are ordinance please.	5/18/2018 2:50 PM
23	Residents live here because of the bigger lots and agriculture, not for dense housing. Smaller lots and dense housing only benefits developers.	5/18/2018 2:33 PM
24	Larger the lot the better no cluster!!!	5/17/2018 6:41 PM
25	I like my space	5/17/2018 4:34 PM
26	Loss of property value and property rights.	5/17/2018 4:29 PM
27	Cluster areas don't bring people who appreciate ag-land	5/17/2018 3:53 PM
28	I would like to see 5 acre lots.	5/17/2018 3:42 PM
29	There needs to be a good balance. No smaller than 1/4 acre would be ok. 1/2 acre preferred.	5/17/2018 3:04 PM
30	No larger than 1/2 acre lots. 1/3 is better.	5/17/2018 2:25 PM
31	If people want the farmer/cowboy lifestyle it should be available. I know the large lots cost more, but if people want it, it is their choice.	5/17/2018 2:14 PM
32	Mixed feelings	5/17/2018 11:19 AM
33	I want it left farmable	5/17/2018 9:13 AM
34	I'm on an acre now and I like the look/feel of my neighborhood. Homes on anything less than and acre do not have the space for additional sheds/garages or outbuildings. Small lot sizes should include restrictions on additional outbuildings and oversized garages.	5/16/2018 6:31 PM

Q7 Would you rather development be clustered into smaller lots if it preserves open space and agriculture? (check one)

Answered: 104 Skipped: 3



ANSWER CHOICES	RESPONSES	
Yes	25.96%	27
No	58.65%	61
UNDECIDED	7.69%	8
NEITHER	7.69%	8
TOTAL		104

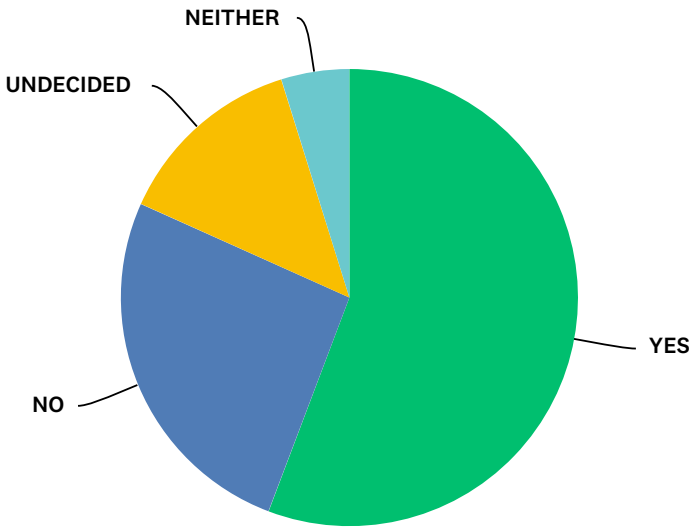
#	PLEASE EXPLAIN:	DATE
1	Smaller lots are easily maintained and surrounding open space keeps the feel rural. As long as the lots aren't too small. If so, it just becomes low income homes.	5/22/2018 9:03 AM
2	cluster will not preserve open space No Cluster and Agriculture can mix and save our farms. get rid of cluster all together !!!!!	5/22/2018 8:29 AM
3	Small City packed together with only wasted land left as country is not the country.	5/21/2018 7:06 PM
4	Cluster housing will not preserve open space or agriculture, the wording in this "survey" in deceptive and objectionable.	5/21/2018 9:04 AM
5	Only if it preserves at least 20 acre continuous parcels.	5/20/2018 6:11 PM
6	Cluster lots will equate to more homes.	5/20/2018 4:59 PM
7	This is an oxymoron. No one will put agriculture on these open spaces! There are no water rights and no farmers will farm it. Please listen to the people who don't want this. Why can't we have 1, 5 and 10 acre lots available out here? Not everyone wants to sell their land for subdivisions!	5/20/2018 2:12 PM
8	This is deceiving. This will not create more agriculture. One arce lots will preserve more open space and agriculture because there will never be 16,000 one acre lots in Wext Weber!	5/20/2018 1:37 PM
9	THIS DOES NOT PRESERVE OPEN SPACE OR AGRICULTURE! THIS QUESTION IS MISLEADING AND SHOULD BE RESTATED UNBIASED!!! WE DO NOT WANT THIS CHANGED TO CLUSTERED HOMES!!!	5/19/2018 11:38 PM

10	It's the only way I know to keep open space	5/19/2018 5:06 PM
11	I'm not sure this would preserve the small farm	5/19/2018 8:56 AM
12	Smaller lots change the look and feel of the area. It loses the "country" feel and brings a different group of people looking for different things. With homes so close to each other it creates more of a city appeal and will bring people who want a"city" feel to the area. Thus wanting to bring businesses along with homes. That is the exact opposite of what those who chose to live here now want. Keeping the country feel is what is most important to those who live here now. We like the distance from the city. Don't bring the city to us!	5/19/2018 7:19 AM
13	Then it's like the city. And when rats get packed in, it turns ugly	5/19/2018 6:59 AM
14	Only with dedicated green/farm spaces of greater than 2 acres. Preferably 5	5/18/2018 9:27 PM
15	Roads are to narrow to sustain more cars.	5/18/2018 9:08 PM
16	Would like to maintain rural living	5/18/2018 8:37 PM
17	Depends on how much open space	5/18/2018 8:34 PM
18	In the near future ag will not be sustainable. Without farn subsidies. Only folks that can save is ag it's self. Sellibg developments rights may be a better way to ho.	5/18/2018 8:05 PM
19	That’s stupid to let them do smaller lots! We moved her because of the 1acre rule. It was what drew us to this area. Smaller lots are not smart use of the agricultural open space area. If you want to live On a small lot move to a bigger city!!!	5/18/2018 5:32 PM
20	I’d rather have homes well spaced on 1 acre or larger lots.	5/18/2018 3:47 PM
21	These designs are never going to actually maintain an agricultural presence. The areas are typically a park setting or overflow drainage parcel. Since you really need a solid care to have large animals and somewhat of an area to actually have agriculture, having lots below that makes no sense. If only 10% of all lots in a development are capable of having a one are minimum, then the other 90% are simply a compacted HOA housing development that will not look or be able to be anything close to an open agricultural look or feel.	5/18/2018 2:50 PM
22	Only if open space and agriculture are actually preserved. It seems many developers say they are doing that but it ends up not happening and the open space disappears.	5/18/2018 2:33 PM
23	The open space it preserves is never maintained or farmed. I would support it if there were larger amounts of open space required per lot.	5/18/2018 2:33 PM
24	I believe that it is time to be planning for the future which should include smaller lot size requirements with some open space requirements. But not as much open space as is required presently.	5/18/2018 8:25 AM
25	***But only if it does preserve agriculture.	5/18/2018 8:10 AM
26	This is a lie you will not preserve open space you clearly know nothing about farming! No one will farm small odd shaped parcels stuck between developments this is not what we want	5/17/2018 6:41 PM
27	Happy the way it is.	5/17/2018 4:34 PM
28	Clustering only leaves open space for clustering in the future. Doesn't leave open usable space.	5/17/2018 4:17 PM
29	Open space is stupid.	5/17/2018 4:11 PM
30	Open space too large to manage and too small to farm will eventually be developed.	5/17/2018 4:06 PM
31	Lowers property values. Increases policing.	5/17/2018 3:57 PM
32	Wrong!!	5/17/2018 3:53 PM
33	This doesn't save the farmland.	5/17/2018 3:42 PM
34	If done to utilize open space for agriculture.	5/17/2018 3:04 PM
35	1/3 acre is better.	5/17/2018 2:25 PM
36	I see only nice homes built where lots require one acre lots. This is what I want. Where land is cheap, cheap homes a poor quality residence follow.	5/17/2018 2:14 PM
37	Clusters mean more people and more problems.	5/17/2018 11:28 AM
38	Mixed feelings	5/17/2018 11:19 AM

39	That just leaves it open for more clusters.	5/17/2018 11:11 AM
40	Stay the same	5/17/2018 9:13 AM
41	I would like to see lot sizes stay at an acre or more, while still preserving corridors for open space. This might mean taking build rights away from land owners that currently have them.	5/16/2018 6:31 PM

Q8 Are there areas in your community that are better suited for residential uses than others? (check one)

Answered: 104 Skipped: 3



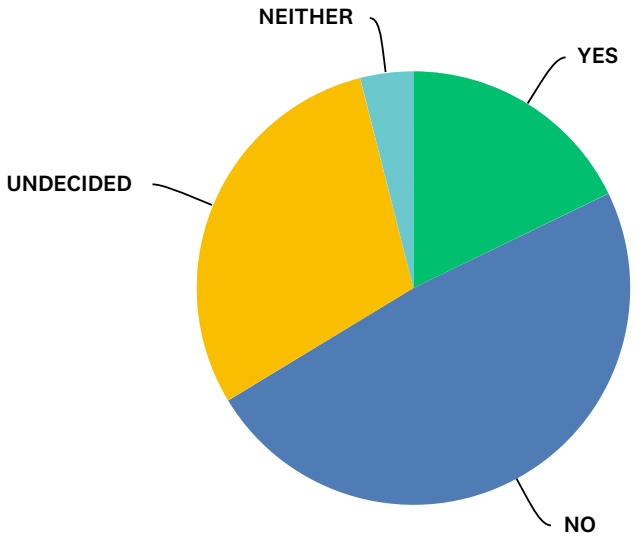
ANSWER CHOICES	RESPONSES	
YES	55.77%	58
NO	25.96%	27
UNDECIDED	13.46%	14
NEITHER	4.81%	5
TOTAL		104

#	PLEASE EXPLAIN:	DATE
1	Some ground is not farmable which is perfect for housing. The rest needs to be used for farming/agriculture.	5/22/2018 9:03 AM
2	Not for cluster sub divisions. Cluster and farms can not mix just look at what has happened to the south of Weber County in Davis county it would just turn us into a city like them. Not right or Fair.	5/22/2018 8:29 AM
3	Not in a flood plane, of which there are many. They could use the area that cannot be farmed. That would be beneficial to both parties.	5/21/2018 7:06 PM
4	I would like the farm land to remain farmland as long as there are people in West Weber that want to farm it, I am 39 and I intend to farm my land until I die.	5/21/2018 9:04 AM
5	We need to protect the most viable agriculture land. There is plenty of land that is not suitable for agricultural use. Wetland and environmental impacts need to be a priority.	5/20/2018 6:53 PM
6	Probably areas where there are already roads, not one lane roads. We don't want more roads. We want as little growth as possible.	5/20/2018 2:12 PM
7	Homes will be build, but they don't need to be built off the amir roads into giant subdivisions.	5/20/2018 1:37 PM
8	WE DO NOT WANT TO BE LIKE WEST HAVEN! IF YOU WANT THIS KING OF LIVING THAN MOVE TO WEST HAVEN!	5/19/2018 11:38 PM
9	There are "wet" areas and some low areas that would not be suitable	5/19/2018 8:56 AM

10	Actually if the sewer was put in years ago the better farm land would still be farmed. Now a lot of our land is not prime soil, witch makes ag more marginal.	5/18/2018 8:05 PM
11	This area isn't well suited for residential areas (neighborhoods). The road system does not provide viable access to concentrated housing.	5/18/2018 3:47 PM
12	Areas supporting infrastructure, especially sanitary sewer should be areas initially considered for higher density. Then as build-out occurs infrastructure will be required to expand as well.	5/18/2018 8:25 AM
13	Not existing farm ground	5/18/2018 8:10 AM
14	Not existing farm ground.	5/18/2018 8:03 AM
15	Of course	5/17/2018 6:41 PM
16	Where there is sewer	5/17/2018 4:34 PM
17	The eastern part of Western Weber County	5/17/2018 4:29 PM
18	Those areas that are not suitable for farming.	5/17/2018 4:17 PM
19	Those areas that are unfarmable -- (No water access or poor soil).	5/17/2018 3:04 PM
20	Areas that currently have frontage are obviously better.	5/17/2018 2:14 PM
21	Along existing roads.	5/17/2018 11:28 AM
22	I would say no, but maybe something I don't know about either.	5/17/2018 11:11 AM
23	Residential development should avoid wetland, riverways and flood areas, even if the flood area is at '100' years.	5/16/2018 6:31 PM
24	I want it to remain the same.	5/16/2018 2:34 PM

Q9 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)

Answered: 101 Skipped: 6



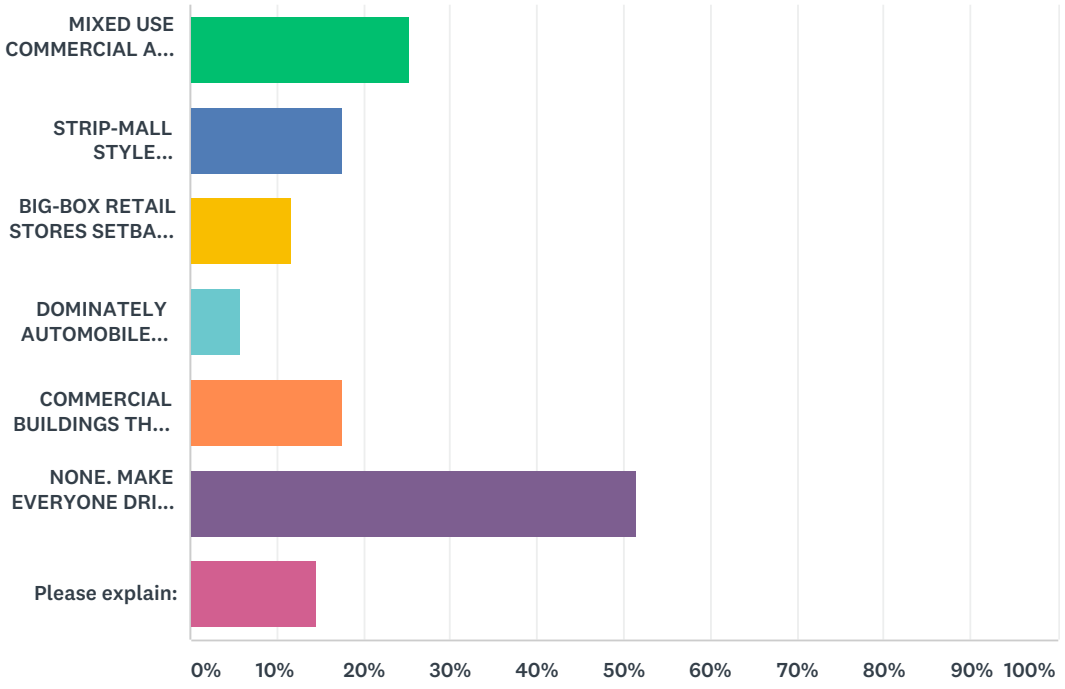
ANSWER CHOICES	RESPONSES	
YES	17.82%	18
NO	48.51%	49
UNDECIDED	29.70%	30
NEITHER	3.96%	4
TOTAL		101

#	PLEASE EXPLAIN:	DATE
1	No, cluster sub divisions will chase our farm community out no matter where they are built. Save our farms and STOP cluster all together !!!	5/22/2018 8:29 AM
2	That is making a small dense city once again not wanted.	5/21/2018 7:06 PM
3	This is a terrible idea and I object to it, transferring land and water rights should be illegal, it makes the land worthless to the next owner. Property and water should remain with the original parcel and should not be allowed to be sold off or transferred to facilitate more high density housing.	5/21/2018 9:04 AM
4	Not sure I understand the entire concept. Would need more information and clarification.v	5/20/2018 6:53 PM
5	This is an inaccurate description of a TDR (I'm an attorney). Please consider finding a qualified individual to review the content of any future surveys to ensure accuracy.	5/20/2018 4:59 PM
6	Designate all of this part of the county as 1, 5, and 10 acre lots.	5/20/2018 2:12 PM
7	You will take the best farmland with water rights and develop it.	5/20/2018 1:37 PM

8	THIS SOUNDS LIKE A LOOP HOLE TO PUSH THROUGH WHAT THE DEVELOPERS WANT. THEY DO NOT LIVE OUT HERE!!!! WE DO NOT WANT WHAT BENEFITS DEVELOPERS BUT NOT THE PEOPLE WHO ACTUALLY WANT TO LIVE HERE!!!!	5/19/2018 11:38 PM
9	Don't know enough	5/19/2018 5:06 PM
10	This would not allow the small /Family farm experience	5/19/2018 8:56 AM
11	This no more/less than saying the people with the most money benefit. Large land owners will use this to enable them to develop whatever land they want if they own enough of it	5/19/2018 5:29 AM
12	Don't trust the gov to have our communities best interest at heart	5/18/2018 9:08 PM
13	Not at all!! One set of rules Accross the board. By implementing a TDR system the county can still favor developers and by doing so the existing homeowners can never know what the future holds for their surrounding area. With a TDR system the government is picking winners and losers. All should play by the same rules and be required to abide by the zoning requirements. Would you want the county to be able to skirt the zoning requirements and build a high density subdivision next to your home just because they deemed it “desirable” for high density?? Remember you have already purchased your home, your only option is to now uproot your family and move because the county chose the farmland next door for development. And... how now has to bear the burden of the necessary development costs for higher density (schools, infrastructure, etc.) to support the high density... you do as your property taxes are raised and since you live on more land, you have to pay higher taxes than the new high density homes that you are now supporting.	5/18/2018 3:47 PM
14	I do not feel like we have the true integrity of the county seats that would make that determination and decision. Too easy for developers to get into a county seat and take advantage of the office and tax payers. There already isn't enough communication with the tax payers on developments in their area and the county seats making decisions without our knowledge. What happened to Town Halls by representatives to discuss future plans for their cities and towns.	5/18/2018 2:50 PM
15	More explanation/ examples needed	5/18/2018 2:33 PM
16	But only so much as that these rights are available from properties that designated by their owners to be perpetually designated to some sort of preservation (i.e. Agricultural Preservation, etc.)	5/18/2018 8:25 AM
17	Don't fully understand	5/17/2018 4:34 PM
18	Cost would be prohibitive -- would limit future growth of the county. Farming will be gone in the future.	5/17/2018 4:29 PM
19	As long as it is voluntary.	5/17/2018 4:06 PM
20	Need to see more info.	5/17/2018 3:04 PM
21	I can see this as a farmer selling the development rights so he can continue to farm, then cluster homes built so others suffer. I had to buy land with frontage, so should others.	5/17/2018 2:14 PM
22	Don't know enough about it to say either way.	5/17/2018 11:11 AM
23	This would preserve open farmland as open space into the future, it would create less desirable density in neighborhoods, but the tradeoff has more pluses than minuses.	5/16/2018 6:31 PM

Q10 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):

Answered: 103 Skipped: 4



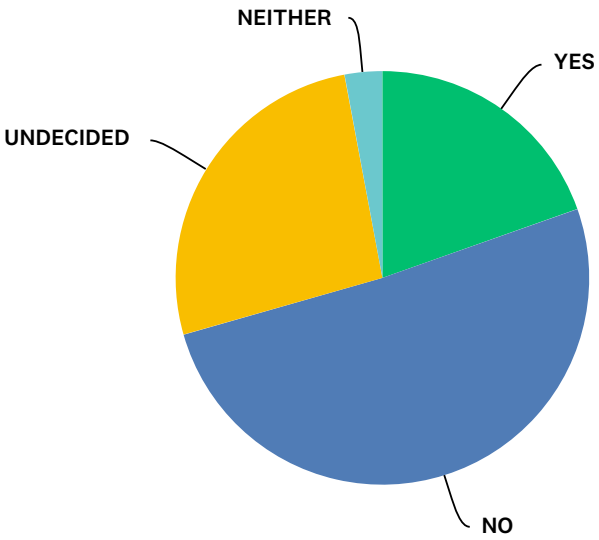
ANSWER CHOICES	RESPONSES	
MIXED USE COMMERCIAL AND RESIDENTIAL VILLAGES IN A COMPACT FOOTPRINT AND NOT SPREAD OUT.	25.24%	26
STRIP-MALL STYLE COMMERCIAL LINING MAJOR STREETS.	17.48%	18
BIG-BOX RETAIL STORES SETBACK FAR FROM THE STREET.	11.65%	12
DOMINATELY AUTOMOBILE ORIENTED COMMERCIAL, LIKE DRIVE-THROUGHS AND RETAIL THAT REQUIRES BIG PARKING AREAS.	5.83%	6
COMMERCIAL BUILDINGS THAT ARE CLOSE TO THE STREET AND CLOSE TO EACHOTHER; STREET PARKING AND REAR-BUILDING PARKING; WALKABLE STREETS WITH PUBLIC GATHERING PLACES.	17.48%	18
NONE. MAKE EVERYONE DRIVE SOMEWHERE ELSE.	51.46%	53
Please explain:	14.56%	15
Total Respondents: 103		

#	PLEASE EXPLAIN:	DATE
1	Commercial and Residential do not mix period in our open farming community. Not fair to our farmers or the people who live here now.	5/22/2018 8:29 AM
2	Prefer none but if absolutely cannot have them all elsewhere then small footprint small town type stores would be preferable	5/21/2018 7:06 PM
3	West Weber should remain agricultural and one acre lots. When unincorporated areas become cities the expenses exceed the benefits, if we wanted to live in cities next to big box stores we would move to Ogden or Riverdale.	5/21/2018 9:04 AM

4	All services are a short driving distance from this area. There is no need for further development.	5/20/2018 2:12 PM
5	It not that far to go to Ogden for these services.	5/20/2018 1:37 PM
6	YOU ARE TRYING TO RUIN OUR SMALL TOWN. PLEASE, PLEASE, PLEASE, PLEASE DON'T. THIS IS AVOIDABLE.	5/19/2018 11:38 PM
7	It's not that far away. If they move out to Western Weber County, it's their problem. They chose to move here. If people really want services close, they'll move close to where the services are.	5/19/2018 12:28 PM
8	We live here to get away from all of that! We like having the distance and don't mind the drive or commute. That is what keeps the country feel to the area and that is why we choose to live here. We would like to preserve that so that our future generations have the same great place to raise their families as well. If this is lost we will be forced to relocate.	5/19/2018 7:19 AM
9	We need a grocery store	5/18/2018 9:08 PM
10	The only way to go.	5/18/2018 8:05 PM
11	This is a dangerous question that be taken advantage of. There are more enough services in a 50 mile radius to handle the increase.	5/18/2018 2:50 PM
12	If I wanted a populated commercial area to live in, I'd move to Riverdale.	5/18/2018 2:33 PM
13	Mixed use commercial without residential.	5/18/2018 8:10 AM
14	The 16,000 dwelings is also a lie I'm tired of you feeding! Their will never be fully built out your clusters subdivisions are the only thing that will force the total build out and destruction of our rural county	5/17/2018 6:41 PM
15	Commercial buildings that are SETBACK -- not close to the street.	5/17/2018 11:38 AM

Q11 The manufacturing area 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 to offset the demand on the Little Mountain area? (check one)

Answered: 102 Skipped: 5



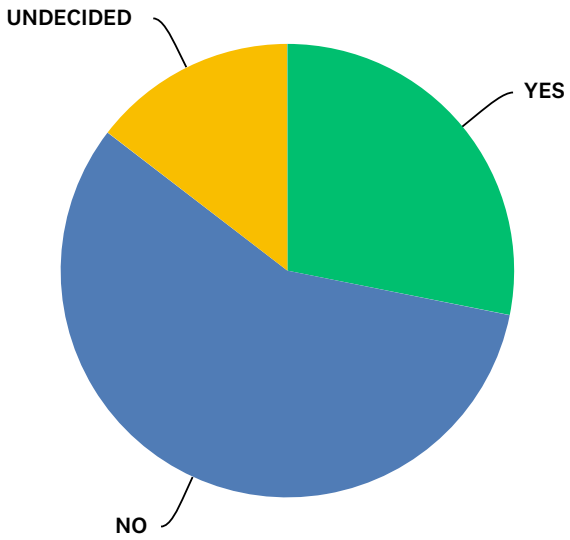
ANSWER CHOICES	RESPONSES	
YES	19.61%	20
NO	50.98%	52
UNDECIDED	26.47%	27
NEITHER	2.94%	3
TOTAL		102

#	PLEASE EXPLAIN:	DATE
1	Move them away from our unincorporated area all together and save our farms and open space. Do the right thing and save our farms !!!	5/22/2018 8:29 AM
2	Would like us to remain country and have no industrial at least in the West Weber town area	5/21/2018 7:06 PM
3	Let them drive to Little Mountain, we don't want manufacturing any closer than it already is.	5/21/2018 9:04 AM
4	Keep it localized	5/20/2018 5:05 PM
5	Let other areas build into commercial, manufacturing and industrial areas. There is no need for them to be out here.	5/20/2018 2:12 PM
6	We don't need any more manufacturing here.	5/20/2018 1:37 PM
7	Really, get the infrastructure to support the zoning	5/18/2018 8:05 PM
8	Don’t understand this question well enough.	5/18/2018 7:56 PM
9	Don’t know where little mountain is	5/18/2018 5:32 PM
10	I prefer rural farmland. Let that be the thing this area is known for: a desired beacon of rural living set within an overcrowed- overbuild area. Some prefer that lifestyle. Let’s maintain an area of this life for future generations.	5/18/2018 3:47 PM

11	16,000 household need jobs for support. Also, Little Mountain should get transportation improvements.	5/18/2018 8:25 AM
12	More companies would encourage more support businesses. When legacy goes through it will/could encourage this type of growth depending on whether they would be allowed to use that highway -- which I think they should.	5/18/2018 8:10 AM
13	The manufacturing has turned 12 street into a dangerous over crowded disaster this shows your lack of planning and zoning. That road should have been addressed years ago	5/17/2018 6:41 PM
14	Make little mountain more accessible	5/17/2018 4:34 PM
15	Would like to still keep the small town feel -- once you go industrial -- you no longer have that -- Not to mention the risk of pollution.	5/17/2018 3:04 PM
16	I like the idea of another access road to Little Mountain.	5/17/2018 2:34 PM
17	Extend transportation and limited services out to Little Mountain. Feeder routes specific to the Little Mountaing/Ogden corridor could be established.	5/16/2018 6:31 PM

Q12 A tech park is an office complex development that supports the high-tech industry and usually offers high-wage jobs. Would you favor a tech park or other office park in Western Weber County? (check one) If so, where?

Answered: 103 Skipped: 4



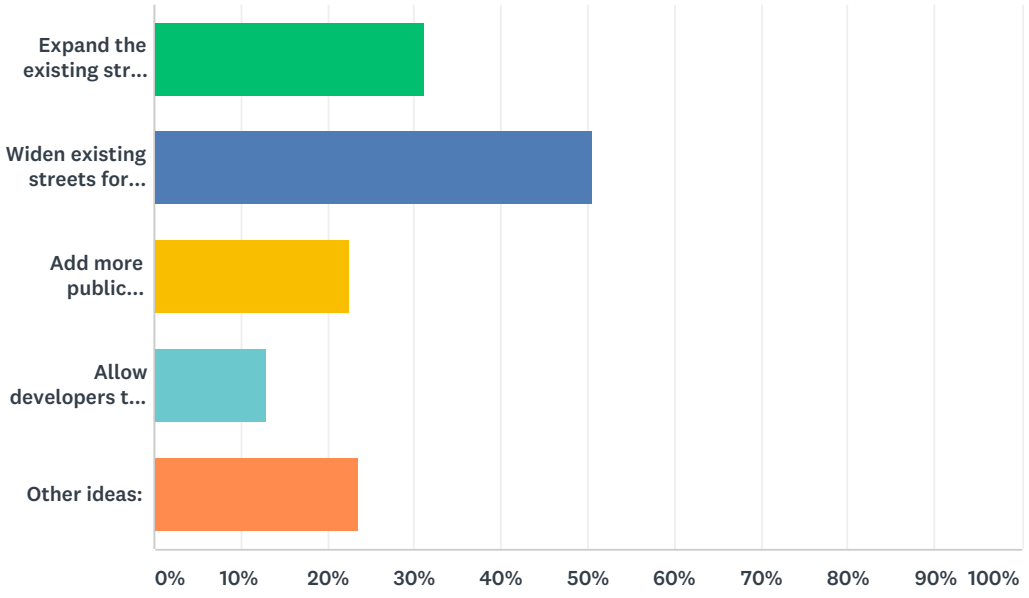
ANSWER CHOICES	RESPONSES	
YES	28.16%	29
NO	57.28%	59
UNDECIDED	14.56%	15
NEITHER	0.00%	0
TOTAL		103

#	PLEASE EXPLAIN:	DATE
1	I don't want any extra traffic than what we have to have. Plus the more traffic that drives through the higher potential for crime/soliciting/homeless coming out this way.	5/22/2018 9:03 AM
2	All this would do is kill our farmers !!! Time to wake up Weber County and save our farms and open farming community !!!!	5/22/2018 8:29 AM
3	This destroys rural atmosphere. Ogden City is close enough for that!	5/21/2018 8:02 PM
4	In an area near the main roads to not congestion the smaller roads	5/21/2018 7:06 PM
5	There are huge tech parks within a short drive of West Weber, we don't want any in West Weber, stop trying to change our way of live, we want to keep development out, we like things the way they are.	5/21/2018 9:04 AM
6	along 12th street corridor	5/20/2018 5:05 PM
7	Please consider the environmental impact of many high tech companies.	5/20/2018 4:59 PM
8	We desire living in the country. People need to live where they work. We have plenty of industry in Weber County. This is your vision, not ours!	5/20/2018 2:12 PM
9	Keep the industry in Salt Lake and Provo.	5/20/2018 1:37 PM

10	THIS DOES NOT BELONG IN WEST WEBER!!!!	5/19/2018 11:38 PM
11	I would rather have it than houses	5/19/2018 8:48 PM
12	High-tech companies are not going to build where there are no amenities for their employees (lodging, food, medical etc)	5/19/2018 5:29 AM
13	That should be a joint effort with ogden city.	5/18/2018 8:05 PM
14	See previous responses.	5/18/2018 3:47 PM
15	These areas boom with population. This was the demise of Lehi in Utah county.	5/18/2018 2:33 PM
16	Just off of the planned western weber corridor	5/18/2018 2:23 PM
17	Again. 16,000 households need at least 16,000 jobs.	5/18/2018 8:25 AM
18	Tech is good -- but again requires housing, etc. to support.	5/18/2018 8:10 AM
19	It will also drive home prices up and drive most of our community out destroying our rural farm town	5/17/2018 6:41 PM
20	No need. Unless it lives in a barn or looks like a duck blind.	5/17/2018 4:34 PM
21	What exactly do you mean by tech park?	5/17/2018 4:17 PM
22	Once again -- Keep the small town feel.	5/17/2018 3:04 PM
23	A clean tax base	5/17/2018 11:19 AM
24	Along the I-15 corridor	5/16/2018 6:31 PM

Q13 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).

Answered: 93 Skipped: 14



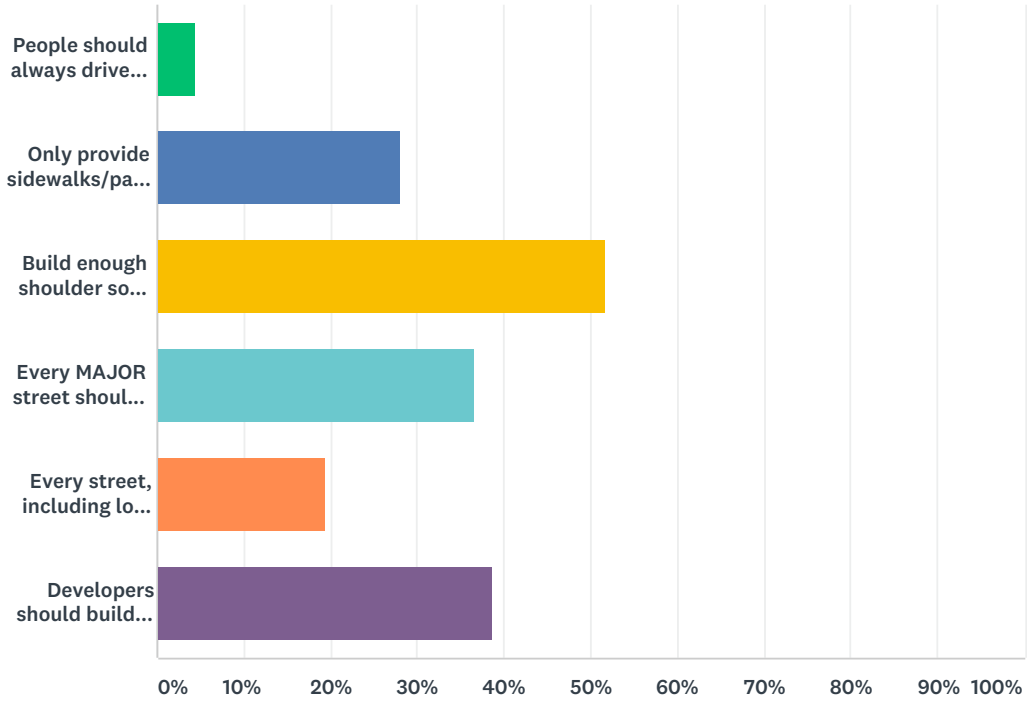
ANSWER CHOICES	RESPONSES	
Expand the existing street grid network using section line and quarter section lines for the streets.	31.18%	29
Widen existing streets for shoulders and turning lanes.	50.54%	47
Add more public transportation options.	22.58%	21
Allow developers to choose where to locate future streets and make future street connections first, then the County can fill in the gaps when travel demand warrants.	12.90%	12
Other ideas:	23.66%	22
Total Respondents: 93		

#	OTHER IDEAS:	DATE
1	Expanding 2550 and 12th street for major arterials is fine. Try and keep traffic moving on major roads and avoid small roads.	5/22/2018 9:04 AM
2	Put your 16,000 dwelling somewhere out of our Farming community altogether . Any one with a brain can see what this would do to our farms.	5/22/2018 8:42 AM
3	Universal center lanes that change direction in high traffic areas / times. This will utilize existing infrastructure as efficiently as possible minimizing cost to taxpayers!	5/21/2018 8:16 PM
4	Our community does not want 16,000 new homes. Traffic on 12th street has already increased significantly and we do not want to see anymore. Developers should never be allowed to plan streets, they will do it as cheaply as possible then they are gone and we are left to deal with the congestion. Weber County has a responsibility to use our tax dollars to fix and improve the existing roads that don't accommodate the current population before even talking about new roads for new developments. Public transportation in this area would be worthless, everyone drives a truck, no one will take the bus.	5/21/2018 9:22 AM

5	Developers do NOT care about the communities they are impacting...they shound not have any say in future transportation systems. They are only in it for the money, they are not concerned with the impacts to any existing communities.	5/20/2018 7:01 PM
6	Curb and gutter and sidewalks are not desirable.	5/20/2018 2:15 PM
7	This is why we don't need 16,000 dwellings. You have got to stop it.	5/20/2018 1:43 PM
8	ALL OF THESE IDEAS ARE UNACCEPTABLE!!! IT VIOLATES THE RIGHTS OF ALL THE OWNERS AROUND THE PROPERTY IN FAVOR OF THE DEVELOPERS! THE DEVELOPERS DON'T LIVE HERE. IT'S NOT THERE HOME. THEY DON'T CARE THE EFFECT THE TRAFFIC AND PEOPLE WILL HAVE ON OUR TOWN. PLEASE LISTEN TO THE PEOPLE OF THIS COMMUNITY AND NOT THE DEVELOPERS.	5/19/2018 11:42 PM
9	Don't add more streets. The more streets are added, the more people will build.	5/19/2018 12:30 PM
10	I don't like any of those ideas...	5/19/2018 9:02 AM
11	have developers present plans on the layout of their development. The county can then determine the streets impacted and the developer should pay part of the cost to make these upgrades	5/19/2018 5:39 AM
12	More sidewalks	5/18/2018 10:10 PM
13	None of the above	5/18/2018 9:17 PM
14	None of the above	5/18/2018 8:35 PM
15	For safety reasons, the streets out here need to be widened already. With more traffic, it’s a must. My preference is to keep 1 acre lots and avoid high density out here.	5/18/2018 8:06 PM
16	No	5/18/2018 5:34 PM
17	It is Weber County's responsibility along with citizen input to put together a transportation plan through the proper methods in order to obtain long term transportation plan.	5/18/2018 8:27 AM
18	As needed.	5/17/2018 4:35 PM
19	Make developers place major collectors on section lines	5/17/2018 3:43 PM
20	Force developers to adhere to [building out the street grid network]	5/17/2018 3:05 PM
21	one acre lots with frontage required, as frontage disappears if people want it BAD enough they will build their own new streets.	5/17/2018 2:16 PM
22	Need one to two more bridges to cross river.	5/17/2018 11:20 AM

Q14 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).

Answered: 93 Skipped: 14



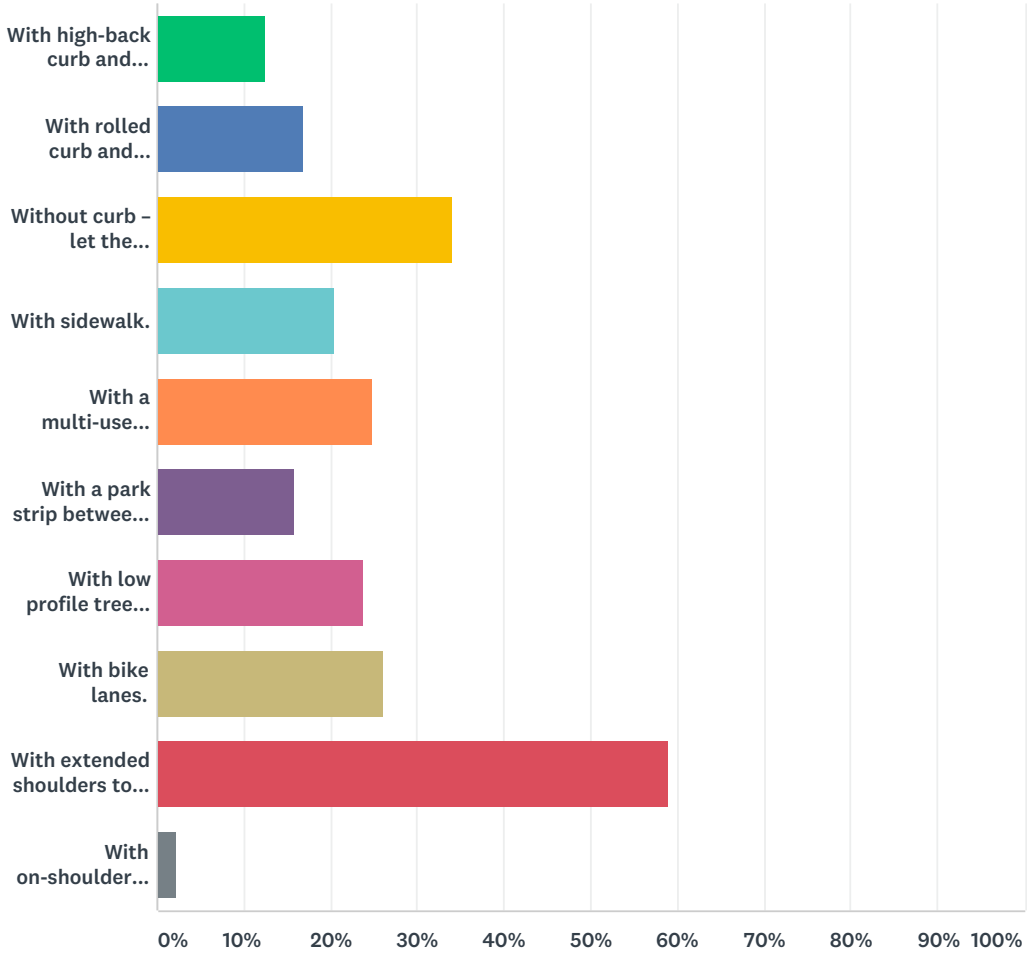
ANSWER CHOICES	RESPONSES	
People should always drive. There is no need for pedestrian or bicycle infrastructure.	4.30%	4
Only provide sidewalks/pathways along popular school routes.	27.96%	26
Build enough shoulder so that cyclists have a safe place to be.	51.61%	48
Every MAJOR street should have a sidewalk or adjacent pathway to keep people out of the road.	36.56%	34
Every street, including local neighborhood streets, should have a sidewalk or adjacent pathway to keep people out of the road.	19.35%	18
Developers should build pathways in each subdivision that allows pedestrians to connect without using the street.	38.71%	36
Total Respondents: 93		

#	OTHER IDEAS:	DATE
1	Its NOT UNAVOIDABLE its just greedy money people wanting IT !!!! Wake Up and save our farms !!!	5/22/2018 8:42 AM

2	The county cannot afford pedestrian and bicycle amenities in this area. Even if a developer does the initial infrastructure the cost to stripe the roads annually, maintain pathways year-round and replace crumbling sidewalks falls to taxpayers. The county isn't doing a good job of maintaining what exists now, it would be financially burdensome to mandate sidewalks residents must maintain on every road and in time West Weber will look like Ogden near the fairgrounds with uneven, crumbling sidewalks that are a liability and financial burden. We live in the country for a reason, we do not want West Weber to be a city. I would support a pathway for walker and cyclists being built adjacent to the railway line on 12th street that ties into the Ogden trail system and extends to Little Mountain for recreational use, but that is all.	5/21/2018 9:22 AM
3	You can't allow 16,000 homes in West Weber.	5/20/2018 1:43 PM
4	NONE OF THESE IDEAS ARE IDEAL. YOU'LL NEED TO COME UP WITH BETTER OPTIONS.	5/19/2018 11:42 PM
5	Provide sidewalks/pathways where it makes sense, understanding that more walkable, cyclable our neighborhoods are the healthier and less polluting they become.	5/19/2018 5:17 PM
6	Trails to encourage physical activity & safety	5/18/2018 10:10 PM
7	Keep it the way it is now	5/18/2018 9:17 PM
8	The developer should incurs all the costs that their development will present on the existing community. If they can’t afford it, don’t build the development!	5/18/2018 3:50 PM
9	Definite problem with the cyclists now -- esp on 4700 W	5/18/2018 8:11 AM
10	Keep out riff raff	5/17/2018 4:35 PM
11	Connect pathway and trail systems from Western Weber Co with those systems East of I-15; the Union Pacific Trail, etc.	5/16/2018 6:39 PM

Q15 How would you like to see streets built? (Check all that apply).

Answered: 88 Skipped: 19



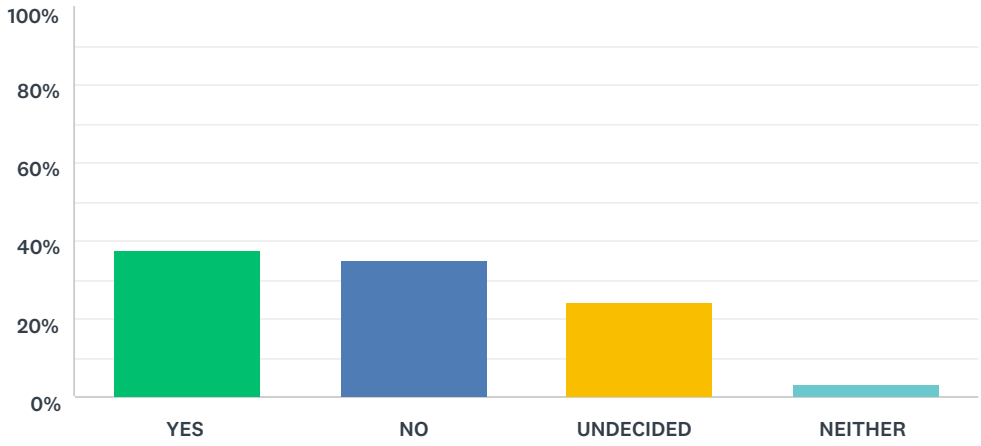
ANSWER CHOICES	RESPONSES	
With high-back curb and gutter. Image of high-back curb: https://gettingaroundsac.files.wordpress.com/2013/09/curbgutterdiagrams.jpg	12.50%	11
With rolled curb and gutter. Image of rolled curb: https://gettingaroundsac.files.wordpress.com/2013/09/curbgutterdiagrams.jpg	17.05%	15
Without curb – let the drainage flow into open ditches	34.09%	30
With sidewalk.	20.45%	18
With a multi-use pathway.	25.00%	22
With a park strip between the curb and the sidewalk or multi-use pathway.	15.91%	14
With low profile trees planted in the park strip for shade and aesthetics.	23.86%	21
With bike lanes.	26.14%	23
With extended shoulders to make space for farm implements and other non-traditional road users.	59.09%	52
With on-shoulder parking.	2.27%	2

Total Respondents: 88

#	OTHER IDEAS:	DATE
1	Just be Fair and Honest to our farms and STOP cluster building altogether and then NO need for new roads in our area. Plain and simple if you do what is right and HONEST !!!!!	5/22/2018 8:42 AM
2	We like the way our streets are now, we do not want and I don't think the county can afford to maintain curb and gutter and sidewalks in West Weber.	5/21/2018 9:22 AM
3	Cleaning the ditches and slough will help stop flooding of homes. Please make this a priority every 5 years.	5/20/2018 2:15 PM
4	The drainage ditches need to be cleaned every 5 years.	5/20/2018 1:43 PM
5	Depends on the character of the neighborhood: curb and gutter in dense housing; wider streets for ag uses.	5/19/2018 5:17 PM
6	Keep it the way it is now. It has worked just fine all these years.	5/18/2018 9:17 PM
7	Keep it like it is	5/18/2018 5:34 PM
8	I you can't park in the dirt you do not belong here.	5/17/2018 4:35 PM

Q16 Do you support a second access to the manufacturing operations at Little Mountain? (check one)

Answered: 95 Skipped: 12



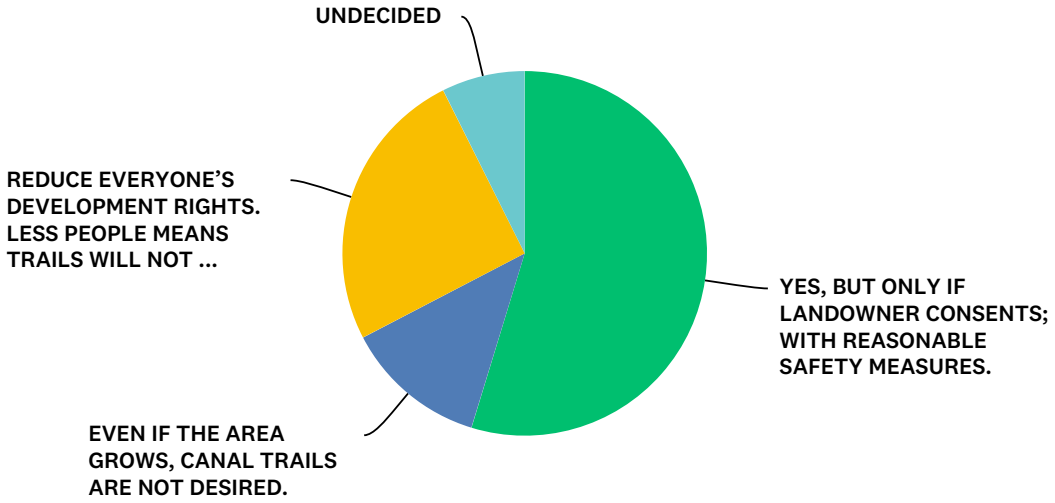
ANSWER CHOICES	RESPONSES	
YES	37.89%	36
NO	34.74%	33
UNDECIDED	24.21%	23
NEITHER	3.16%	3
TOTAL		95

#	PLEASE EXPLAIN:	DATE
1	All this would do is kill more of our farms. Wake up this is farming community and we need to save it and keep it this way !!!!	5/22/2018 8:42 AM
2	They will only use the most direct so why add another route that wouldn't be used.	5/21/2018 7:14 PM
3	I would need more information on the land that would be taken through eminent domain to create the access.	5/21/2018 9:22 AM
4	It depends on where it has to acessed. Need more information	5/20/2018 7:01 PM
5	both north and south areas	5/20/2018 5:08 PM
6	Where do employees come from? Where do products go? How about a commuter rail line or rapid bust transit? How much more manufacturing is planned for the area?	5/19/2018 5:17 PM
7	When the legacy goes north to willard. Build a new road west at approx. 700 north to little mountain.	5/18/2018 8:11 PM
8	From the north via Warren/ plain city	5/18/2018 2:38 PM
9	There should be an additional access to Little Mountain for expansion of the industrial area and for the safety for the residents in that live in that area.	5/18/2018 8:27 AM
10	Esp w/ new highway.	5/18/2018 8:11 AM
11	Rail trail.	5/17/2018 4:35 PM
12	If it comes from the North around Plain City out. See how they feel about that.	5/17/2018 4:18 PM
13	Needed to support traffic	5/17/2018 4:06 PM
14	An additional road or alternate route may be needed.	5/17/2018 2:16 PM

15	You just developed that road for 3 hours a day. We don't need one. Don't want to be taxed for one.	5/17/2018 9:14 AM
16	As these facilities grow, the number of large, slow semi and other heavy trucks will also increase. Road wear and tear, traffic patterns and overall coummuter/public safety should funnel these heavier trucks onto more than one roadway.	5/16/2018 6:39 PM

Q17 Major canal rights of way? (check one)

Answered: 95 Skipped: 12



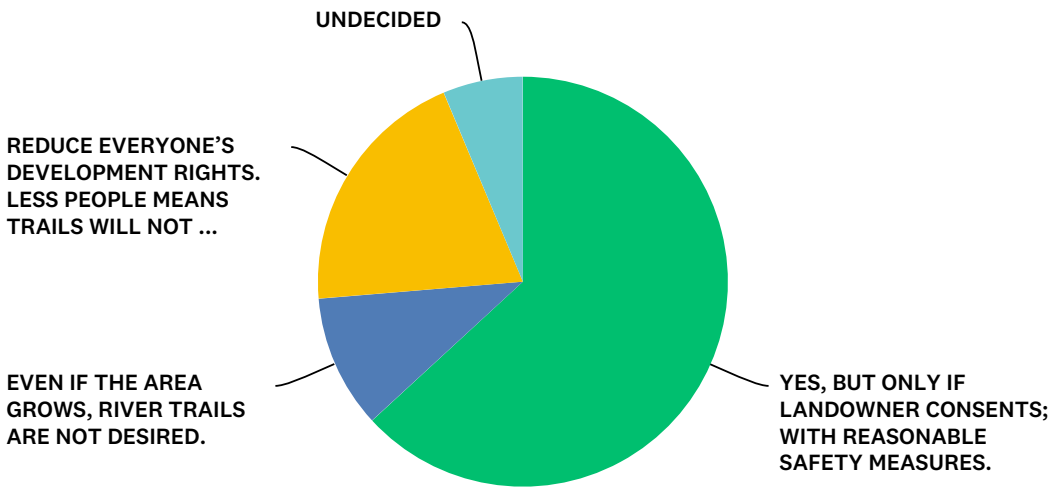
ANSWER CHOICES	RESPONSES	
YES, BUT ONLY IF LANDOWNER CONSENTS; WITH REASONABLE SAFETY MEASURES.	54.74%	52
EVEN IF THE AREA GROWS, CANAL TRAILS ARE NOT DESIRED.	12.63%	12
REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.	25.26%	24
UNDECIDED	7.37%	7
TOTAL		95

#	PLEASE EXPLAIN:	DATE
1	The last thing we need besides cluster sub divisions is people walking and riding bikes through our farms doing damage !!!!!	5/22/2018 8:57 AM
2	Building pathways adjacent to canals is an obvious water hazard so everything would need to be fenced or the canals would need to be enclosed making cleaning more expensive so no, I am definitely not in favor of this proposal.	5/21/2018 9:41 AM
3	Canals are an attractive nuisance (legal terms king property owners strictly liable for any accidents involving children) it is NOT safe to build walkways near canals.	5/20/2018 5:06 PM
4	THESE QUESTIONS ARE SO BIAS. IF THE DEVELOPER DOES NOT HAVE THE LANDOWNERS CONSENT - THEY CANNOT BUILD AND MUST BE STOPPED. STOP PUSHING THIS THROUGH AS IF YOU COMPLETELY DISREGARD OUR VOICE AND STOP WORD THIS QUESTIONS SO BIAS SO THE AVERAGE PERSON WOULD NOT COMPLETELY UNDERSTAND WHAT YOUR REALLY SUGGESTING!!!	5/19/2018 11:48 PM
5	I don't know if landowners should have veto power.	5/19/2018 5:20 PM
6	Right there is the problem. Some developments ans especially clusters and P U R D s have trails and now we try to put ag areas in our clusters that have trails. Really? How do you think that,will really work out	5/18/2018 8:29 PM
7	Your trails give a great place for homeless people and a scary place for children and women to get harrased	5/17/2018 6:47 PM
8	Trash	5/17/2018 4:37 PM

9	And only with safeguards in place to protect irrigation and can be continuous.	5/17/2018 3:08 PM
10	Canals are like rail beds, long term existing structures that have dictated development in the surrounding areas. If these existing structures can be used to accommodate the public so additional expense and right of way doesn't need to be 'created', then we would be responsible to utilize it.	5/16/2018 6:48 PM

Q18 The Weber River? (check one)

Answered: 95 Skipped: 12



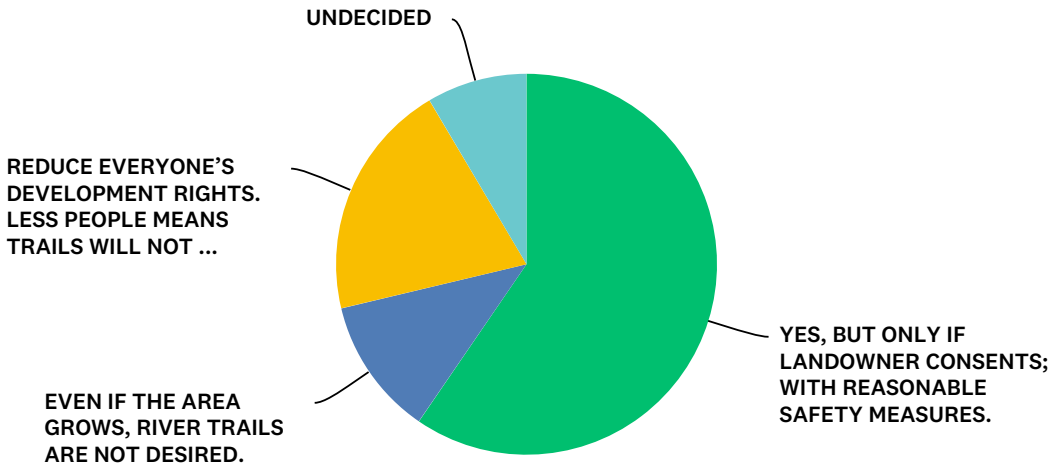
ANSWER CHOICES	RESPONSES	
YES, BUT ONLY IF LANDOWNER CONSENTS; WITH REASONABLE SAFETY MEASURES.	63.16%	60
EVEN IF THE AREA GROWS, RIVER TRAILS ARE NOT DESIRED.	10.53%	10
REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.	20.00%	19
UNDECIDED	6.32%	6
TOTAL		95

#	PLEASE EXPLAIN:	DATE
1	there are all kinds of animals, birds having their baby's along there and they shouldn't be chased away which would happen !!!! Save the animals and birds because our children may want to see them also some day !!!	5/22/2018 8:57 AM
2	I have property Where the Weber River flows right through it. I do not want a trail system on or close to my property!!	5/21/2018 8:21 PM
3	I have relatives that live in Riverdale and the river trail has led to trespassing on their private property, increased wildfire danger from discarded cigarettes and a serious fire a few years ago, increased litter including alcoholic beverage containers and drug paraphernalia, they wish it had never been built. My property boarders the Weber River, I farm it and I love the seclusion, I do not want a river trail along side this area of the Weber River, I travel to Ogden to use their trail system and that is sufficient.	5/21/2018 9:41 AM
4	The landowners would have to be exempt for any accident or incident that may occur on these areas.	5/20/2018 7:06 PM
5	This will increase trespass and vandalism for private property owners.	5/20/2018 5:06 PM
6	It will affect the wildlife, trash, vandalism, and crime of our river property.	5/20/2018 1:49 PM
7	THESE QUESTIONS ARE SO BIASED! YOU SHOULD NOT BE ABLE TO USE THIS SURVEY AS IT'S OBVIOUSLY WRITTEN FOR THE DEVELOPERS AND NOT THE COMMUNITY OF WEST WEBER!	5/19/2018 11:48 PM
8	Ditto #17	5/19/2018 5:20 PM

9	Rivers in other state's have trails where there is development. Why trails usually bring money into the local economies. In fact all rivers should have maintenance right of ways. Look at all the problems with our flood work that needed to be done.	5/18/2018 8:29 PM
10	If you truly want to protect farms you won't put trails through them! Many of us own property on both sides and do not want public access to land we have owned since the 1890's	5/17/2018 6:47 PM
11	Trash	5/17/2018 4:37 PM
12	And only with safeguards in place to protect irrigation and can be continuous.	5/17/2018 3:08 PM
13	There are some public access areas such as riverways, marshes, flyways, etc. that should accommodate the public for access. While private ownership along public land makes for beautiful backdrops and pleasant surroundings, private land owners should not block access to that public land/waterway. Respect for private landower rights and property need to be preserved, but not at the expense of public access to begin with.	5/16/2018 6:48 PM

Q19 The Little Weber River? (check one)

Answered: 94 Skipped: 13

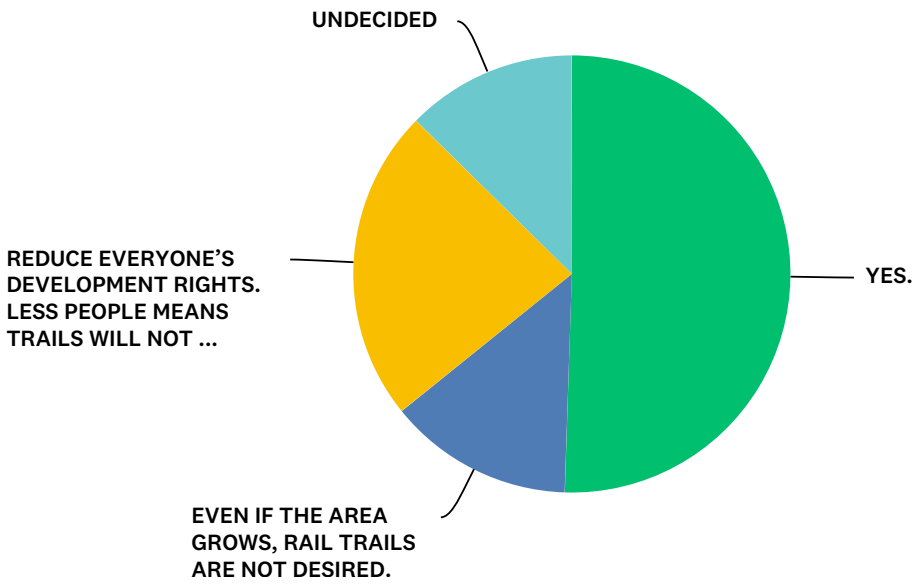


ANSWER CHOICES	RESPONSES	
YES, BUT ONLY IF LANDOWNER CONSENTS; WITH REASONABLE SAFETY MEASURES.	59.57%	56
EVEN IF THE AREA GROWS, RIVER TRAILS ARE NOT DESIRED.	11.70%	11
REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.	20.21%	19
UNDECIDED	8.51%	8
TOTAL		94

#	PLEASE EXPLAIN:	DATE
1	Save what animals and birds we have left so someday others may get to see them. Stay away from our river ground !!!!	5/22/2018 8:57 AM
2	This will increase trespass and vandalism problems for private landowners.	5/20/2018 5:06 PM
3	THESE QUESTIONS ARE SO BIASED! YOU SHOULD NOT BE ABLE TO USE THIS SURVEY AS IT'S OBVIOUSLY WRITTEN FOR THE DEVELOPERS AND NOT THE COMMUNITY OF WEST WEBER!	5/19/2018 11:48 PM
4	Ditto #17	5/19/2018 5:20 PM
5	For now. Trails are an important in sustainable developments.	5/18/2018 8:29 PM
6	And only with safeguards in place to protect irrigation and can be continuous.	5/17/2018 3:08 PM
7	There are some public access areas such as riverways, marshes, flyways, etc. that should accommodate the public for access. While private ownership along public land makes for beautiful backdrops and pleasant surroundings, private land owners should not block access to that public land/waterway. Respect for private landower rights and property need to be preserved, but not at the expense of public access to begin with.	5/16/2018 6:48 PM
8	Have you ever been in that area when the mosquitos are bad?	5/16/2018 2:53 PM

Q20 Existing rail lines or old rail beds? (check one)

Answered: 95 Skipped: 12

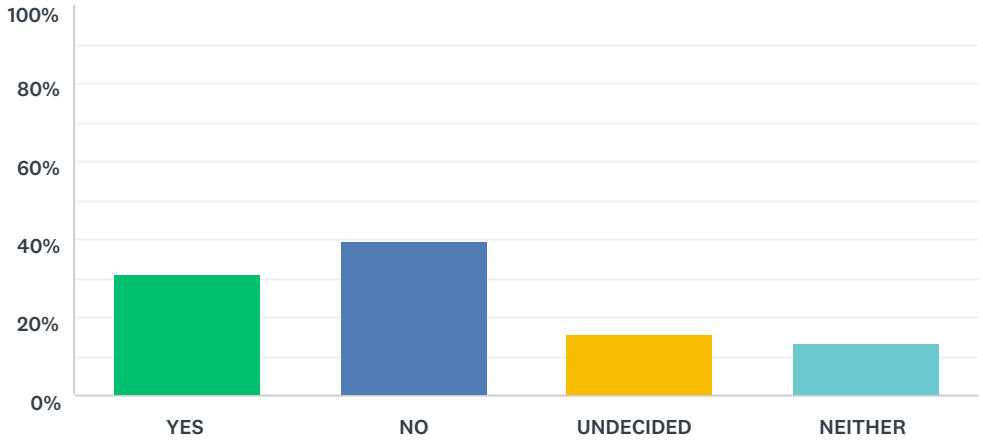


ANSWER CHOICES	RESPONSES	
YES.	50.53%	48
EVEN IF THE AREA GROWS, RAIL TRAILS ARE NOT DESIRED.	13.68%	13
REDUCE EVERYONE'S DEVELOPMENT RIGHTS. LESS PEOPLE MEANS TRAILS WILL NOT BE NEEDED.	23.16%	22
UNDECIDED	12.63%	12
TOTAL		95

#	PLEASE EXPLAIN:	DATE
1	No Cluster no Need !!!!!!	5/22/2018 8:57 AM
2	This is the only place I would support a trail.	5/21/2018 9:41 AM
3	THESE QUESTIONS ARE SO BIASED! YOU SHOULD NOT BE ABLE TO USE THIS SURVEY AS IT'S OBVIOUSLY WRITTEN FOR THE DEVELOPERS AND NOT THE COMMUNITY OF WEST WEBER!	5/19/2018 11:48 PM
4	At least a start	5/18/2018 8:29 PM
5	Active rail lines seem dangerous for kid access	5/18/2018 8:10 PM
6	No harm to waterways.	5/17/2018 4:37 PM
7	Rail beds are like canals, long term existing structures that have dictated development in the surrounding areas. If these existing structures can be used to accommodate the public so additional expense and right of way doesn't need to be 'created', then we would be responsible to utilize it.	5/16/2018 6:48 PM
8	Trails are not used that much.	5/16/2018 2:53 PM

Q21 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)

Answered: 96 Skipped: 11



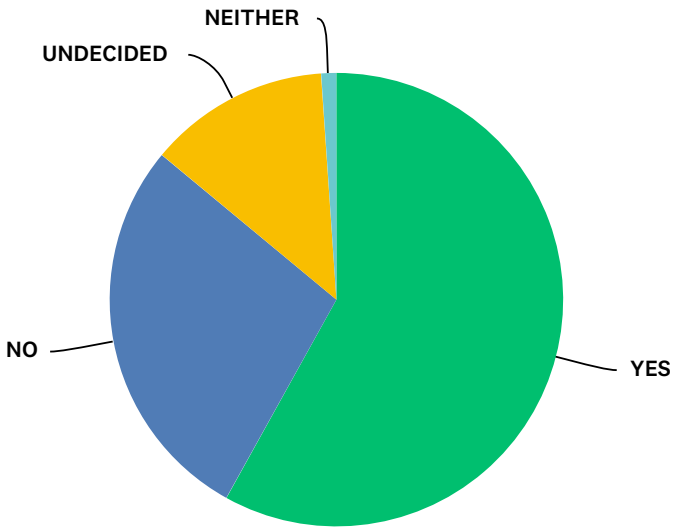
ANSWER CHOICES	RESPONSES	
YES	31.25%	30
NO	39.58%	38
UNDECIDED	15.63%	15
NEITHER	13.54%	13
TOTAL		96

#	PLEASE EXPLAIN:	DATE
1	would rather see the people in our community being able to keep doing what they do now walk down our county roads safely No Cluster Sub divisions!!!!	5/22/2018 8:57 AM
2	I don't want any subdivisions in West Weber but if they put them in they should be required to follow the ordinance and be able to save money by building an asphalt pathway.	5/21/2018 9:41 AM
3	more multiple use especially equestrian	5/20/2018 5:10 PM
4	Do not approve additional subdivisions. The ones already approved will drastically change our lives. Please limit growth and let's look at the mess you have already created in 5 years.	5/20/2018 2:18 PM
5	As few subdivisions as possible are desired.	5/20/2018 1:49 PM
6	I am in a new subdivision with no curb gutter or sidewalks. Heck, Alan karras hasn't even been made to fix drains flowing the wrong way!)	5/19/2018 7:04 AM
7	easier to maintain	5/19/2018 5:42 AM
8	I believe pathways are important however, I believe that subdivisions should have curb and sidewalk.	5/18/2018 8:29 AM
9	It's a subdivision -- housing. Pathways along major roads are ok.	5/18/2018 8:12 AM
10	less impact	5/17/2018 4:37 PM
11	For bikes	5/17/2018 4:07 PM
12	Maybe not 10 feet! -- We have roads that wide out here.	5/17/2018 3:08 PM
13	All improvements have a cost and the need should be outlined to make a decision.	5/17/2018 2:18 PM

14	Why 10 feet wide?	5/17/2018 11:40 AM
15	Only if in neighborhoods with 1+ acre lots AND as long as the pathway was not accounted in the size of personal property. Pathways on smaller lots would put the pathways too close to homes.	5/16/2018 6:48 PM

Q22 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)

Answered: 93 Skipped: 14



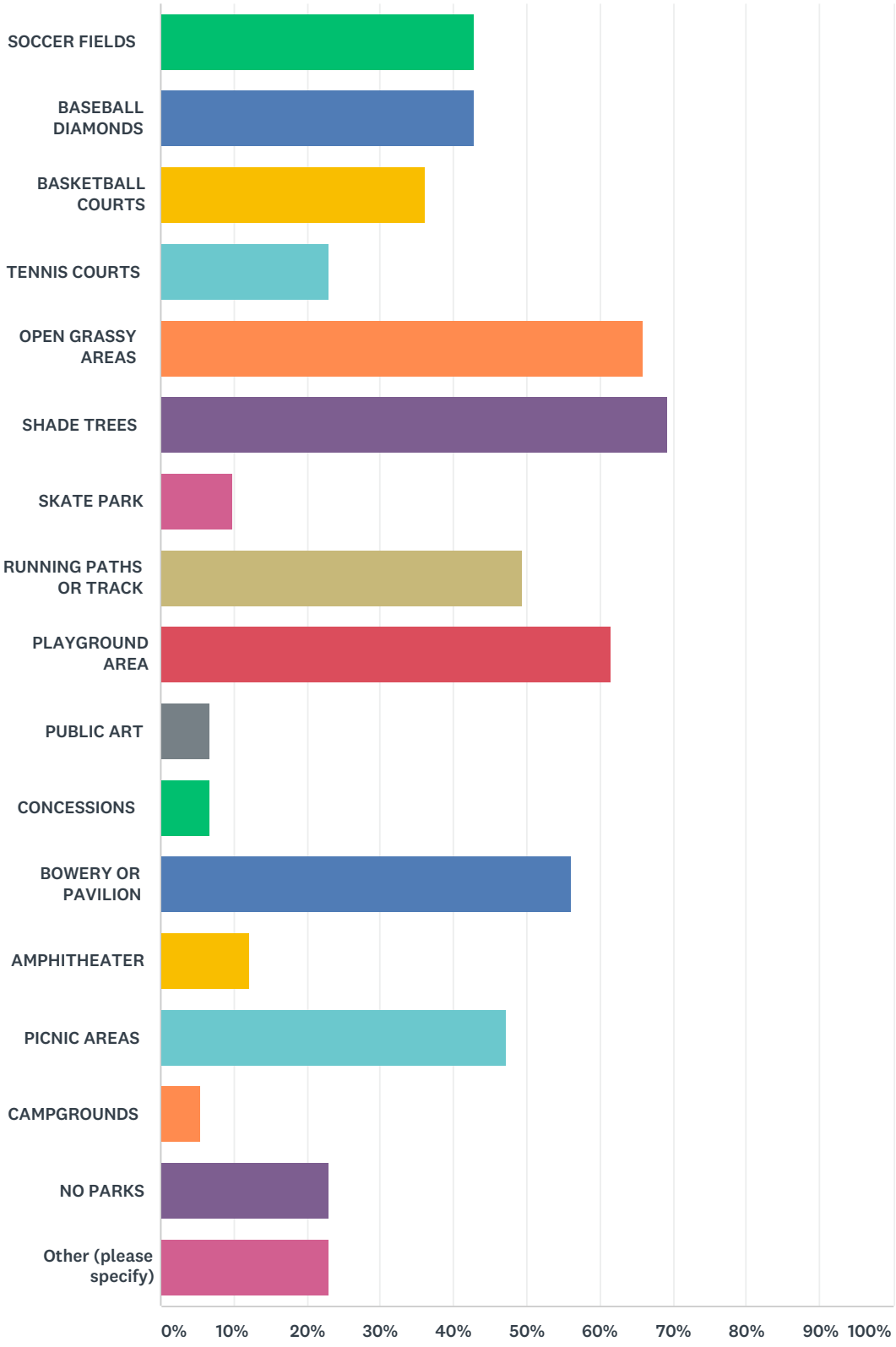
ANSWER CHOICES	RESPONSES	
YES	58.06%	54
NO	27.96%	26
UNDECIDED	12.90%	12
NEITHER	1.08%	1
TOTAL		93

#	PLEASE EXPLAIN:	DATE
1	Parks are always useful and the chance of them turning into houses is much less than land dedicated as ag but now being desired for more development.	5/22/2018 9:07 AM
2	No Cluster sub divisions no need for more parks. We have our own parks now if you open your eyes.	5/22/2018 9:04 AM
3	We don't need the riff raff. Pioneer park.	5/21/2018 6:57 PM
4	If the area develops the community will need more parks but I don't want to see this happen, they are very expensive to maintain.	5/21/2018 9:45 AM
5	We already have parks and services at the church and schools.	5/20/2018 2:21 PM
6	We have parks.	5/20/2018 1:55 PM
7	OUT HERE WHERE PEOPLE BUILD ON 1-ACRE LOTS WE DON'T NEED A PARK. WE PLAY IN OUR OWN BACKYARDS. WE DON'T WANT THIS CHANGE!!!	5/19/2018 11:53 PM
8	as long as it is a multi-use and not just playgounds for children	5/19/2018 5:45 AM
9	I prefer 1 acre lot size and kids can play in their own land.	5/18/2018 8:13 PM

10	Public parks require public funds for maintenance and they are a magnet for unlawful behavior. If zoning requires 1+ acre lots, everyone will have their own “park” to play in, maintain and monitor.	5/18/2018 4:05 PM
11	Parks where general public gather also brings bad elements with it. Especially during night time and early morning hours.	5/18/2018 2:58 PM
12	I thought a park was in the works for west weber, west warren, and warren communities.	5/18/2018 8:13 AM
13	With one acre lots children can play at their own home!	5/17/2018 6:49 PM
14	School playgrounds are fine	5/17/2018 4:38 PM
15	But the community should help determine the size (the people -- not the growth)	5/17/2018 3:10 PM
16	When people own one acre land they have room to play in their own yard. Parks and playground exist at schools. If schools are needed the playground exists.	5/17/2018 2:22 PM
17	But only with community approval.	5/17/2018 11:14 AM
18	I do not want taxes raised for parks. Make a developer pay.	5/17/2018 9:18 AM

Q23 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)

Answered: 91 Skipped: 16



ANSWER CHOICES	RESPONSES	
SOCCER FIELDS	42.86%	39
BASEBALL DIAMONDS	42.86%	39
BASKETBALL COURTS	36.26%	33

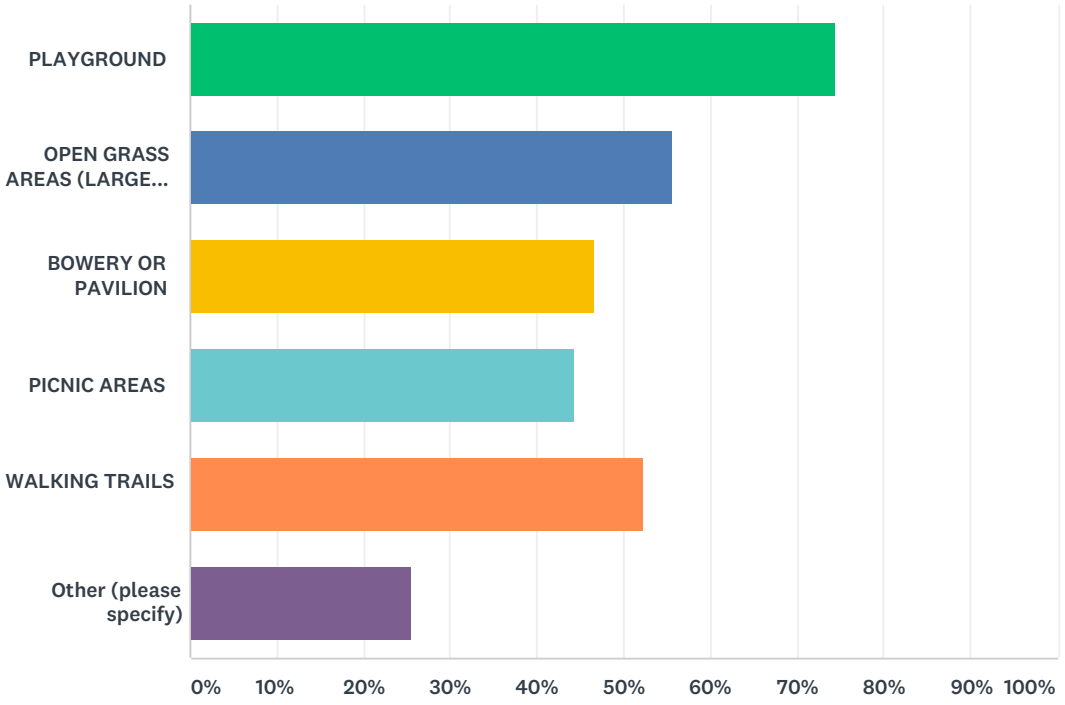
TENNIS COURTS	23.08%	21
OPEN GRASSY AREAS	65.93%	60
SHADE TREES	69.23%	63
SKATE PARK	9.89%	9
RUNNING PATHS OR TRACK	49.45%	45
PLAYGROUND AREA	61.54%	56
PUBLIC ART	6.59%	6
CONCESSIONS	6.59%	6
BOWERY OR PAVILION	56.04%	51
AMPHITHEATER	12.09%	11
PICNIC AREAS	47.25%	43
CAMPGROUNDS	5.49%	5
NO PARKS	23.08%	21
Other (please specify)	23.08%	21
Total Respondents: 91		

#	OTHER (PLEASE SPECIFY)	DATE
1	Picnic areas w/ fire pits to roast smores.	5/22/2018 9:07 AM
2	We already have our own parks now to do what ever we want no need for more !!!!	5/22/2018 9:04 AM
3	While you are wasting taxpayer dollars why not build a swimming pool and ice skating rink too.	5/21/2018 9:45 AM
4	This all costs money which would be funded by our taxes. Less development and these areas are not needed.	5/20/2018 2:21 PM
5	We have a park at the local church and schools. This takes care of our needs.	5/20/2018 1:55 PM
6	WE DO NOT WANT CLUSTERED HOUSING SO YOU CAN HAVE A PARK. WE'D RATHER HAVE A MINIMUM OF 1-ACRE LOTS ALTHOUGH MOST OF US WANT TO LIVE ON 5-40 ACRE LOTS.	5/19/2018 11:53 PM
7	Splash pads	5/18/2018 10:15 PM
8	Horse arena	5/18/2018 9:45 PM
9	Arena	5/18/2018 9:14 PM
10	There needs to be more parks for everyone	5/18/2018 9:06 PM
11	Pickle ball courts instead of tennis courts	5/18/2018 8:33 PM
12	No need for parks if everyone is built on an acre.	5/18/2018 4:05 PM
13	none	5/17/2018 4:38 PM
14	***If there has to be a park.	5/17/2018 4:20 PM
15	Splash pad.	5/17/2018 4:13 PM
16	Needs easy access with adequate infrastructure.	5/17/2018 4:08 PM
17	Prefer local parks	5/17/2018 3:10 PM
18	When people own one acre land they have room to play in their own yard. Parks and playground exist at schools. If schools are needed the playground exists.	5/17/2018 2:22 PM
19	None needed.	5/17/2018 9:18 AM

20	Splash Pad; Pickleball; fishing/duck pond; riding trails; public restrooms; sufficient overhead space for kite flying, frisbee (ie NO POWER LINES/POLS)	5/16/2018 6:54 PM
21	We do not have need for any park in the Warren Community. We would like to put our own money into our own park.	5/16/2018 2:56 PM

Q24 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)

Answered: 90 Skipped: 17



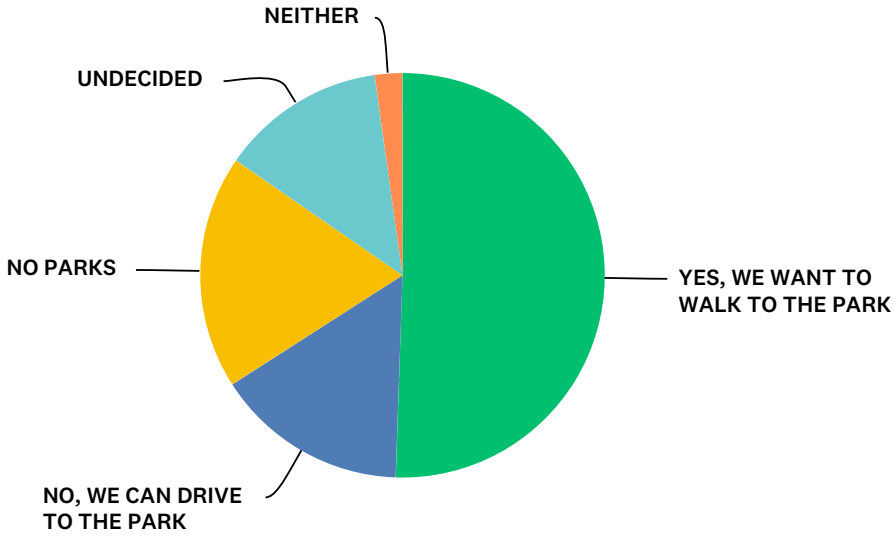
ANSWER CHOICES	RESPONSES	
PLAYGROUND	74.44%	67
OPEN GRASS AREAS (LARGE ENOUGH FOR SOCCER AND OTHER FIELD SPORTS)	55.56%	50
BOWERY OR PAVILION	46.67%	42
PICNIC AREAS	44.44%	40
WALKING TRAILS	52.22%	47
Other (please specify)	25.56%	23
Total Respondents: 90		

#	OTHER (PLEASE SPECIFY)	DATE
1	Benches along trails or near playground.	5/22/2018 9:07 AM
2	with no cluster sub divisions we already have all of these things just look around and wake up.	5/22/2018 9:04 AM
3	No parks	5/21/2018 6:57 PM
4	No parks	5/20/2018 7:42 PM
5	No parks. No walkways on private land.	5/20/2018 2:21 PM
6	We have these amenities at the church and school.	5/20/2018 1:55 PM

7	WE DO NOT WANT CLUSTERED HOUSING SO YOU CAN HAVE A PARK. WE'D RATHER HAVE A MINIMUM OF 1-ACRE LOTS ALTHOUGH MOST OF US WANT TO LIVE ON 5-40 ACRE LOTS.	5/19/2018 11:53 PM
8	No parks.	5/19/2018 12:32 PM
9	No park	5/19/2018 6:40 AM
10	stay with regional parks. Our community is not large enough for a bunch of local parks	5/19/2018 5:45 AM
11	Community pond	5/19/2018 12:04 AM
12	Splash pad	5/18/2018 10:15 PM
13	Rodeo facilities	5/18/2018 9:45 PM
14	More for everyone	5/18/2018 9:06 PM
15	No new parks!!!!	5/18/2018 5:38 PM
16	Pickleball courts	5/18/2018 2:13 PM
17	No parks	5/17/2018 6:49 PM
18	sheriffs	5/17/2018 4:38 PM
19	***If there has to be a park.	5/17/2018 4:20 PM
20	Needs easy access with adequate infrastructure.	5/17/2018 4:08 PM
21	We have schools for the ball fields -- You start getting too much "on-street" parking with ball games.	5/17/2018 3:10 PM
22	These only benefit those who live in cluster housing which I dislike. If a park is not large enough for football then it's worthless and just a taxpayer expense.	5/17/2018 2:22 PM
23	shade trees	5/16/2018 6:54 PM

Q25 Should parks and neighborhoods be connected by pathways and/or sidewalks? (check one)

Answered: 91 Skipped: 16



ANSWER CHOICES	RESPONSES	
YES, WE WANT TO WALK TO THE PARK	50.55%	46
NO, WE CAN DRIVE TO THE PARK	15.38%	14
NO PARKS	18.68%	17
UNDECIDED	13.19%	12
NEITHER	2.20%	2
TOTAL		91

#	PLEASE EXPLAIN:	DATE
1	Yes they should be connected if in a cluster subdivision otherwise I don't think they need to be.	5/22/2018 9:07 AM
2	No need for that we have everything we need now !!!!	5/22/2018 9:04 AM
3	No parks	5/21/2018 6:57 PM
4	It depends on where a park would be located.	5/20/2018 7:08 PM
5	Please protect the rural land.	5/20/2018 2:21 PM
6	WE DO NOT WANT CLUSTERED HOUSING SO YOU CAN HAVE A PARK. WE'D RATHER HAVE A MINIMUM OF 1-ACRE LOTS ALTHOUGH MOST OF US WANT TO LIVE ON 5-40 ACRE LOTS.	5/19/2018 11:53 PM
7	With owner consent.	5/17/2018 3:10 PM

Q26 Comments:

Answered: 39 Skipped: 68

#	RESPONSES	DATE
1	I really hate to say this but i really Honestly feel that we can not believe anything our commissioners say. I have been lied to by some of them many times. We need to get our county planers out and some that care about the people and will talk and work with all the people instead of just the people they like and benefit from one way or another! We have very dishonest planers that need to be remove NOW !!!!!!! I was blocked from even talking to one because of nothing I did but what her ( ) friend she was working with told her and all he has done is lied to the commissioners many times. I would love to tell all that I KNOW but it would take at least 5 pages !!!!!	5/22/2018 9:16 AM
2	Keep development down.	5/22/2018 8:53 AM
3	Living right next to a current 180 home subdivision, I am not happy with how the developer was given his bonus density! The county gave too much bonus density just because certain requirements were met. I believe these requirements are too easily met. I also do not agree with the “INTENT” of the cluster subdivision. I believe it does not meet the desired intent of the overall public’s opinion. Everyone I talk to in Western weber county (my neighbors) do not agree with the cluster subdivision idea in general. It needs to be removed as a viable option for developers due to the fact that every time this option is selected, they get such high bonus density granted & we (the existing residents) end up with more houses in our rural area than we like. The vast majority of existing residents came to western weber county because we like the rural atmosphere & higher density than 1 domain / acre takes away from this atmosphere. Developers will continue to build as many houses as the county lets them. I feel that our current system for development is hindering the very reputation that Western weber county residents have been proud of for generations. Let’s fix it before it’s too late!	5/21/2018 8:51 PM
4	Keeping country for the country to have farm animals and land to harvest to feed them is important. Weber country is one of the most dense horse owning populations and we need to feed those horses. We are not poor if we own horses so please don't chase us away with development.	5/21/2018 7:24 PM
5	We don't want parks and drugs runamuk. Pedophiles. Would you allow your grand kid's run around with all of the discarded needles on the parks?	5/21/2018 7:01 PM

6	I have lost a lot of my faith in the democratic process by participating in this process. My neighbors and I go to meetings and voice our concerns, we fill out surveys like this one that are not objective and have a definite bias in favor of the developers, but it has become very clear that the Weber County Commissioner are not listening to or hearing those of us that voted for them and have supported them in office. The county gets to check their little box saying they have done their due diligence and met the public notice and comment requirements under the law but the true intent of the public notice is being disregarded with deceptively worded questions in surveys like this one. If every single resident of West Weber spoke in opposition to high density development, the county would still accommodate the developer instead of listening to the long term residents and this is just wrong. A developer may make a large initial investment but after construction is completed they leave and the community is left to deal with a transitory population living in high-density housing and the repair, maintenance and reconstruction of the roads, sidewalks, curb, gutter, parks, pathways, trails, etc. Developments like the ones being proposed will erode our small community feel and unity. I would like to see West Weber preserved as A1 zoning with homes built on one, five or ten acre lots. Let one community in Weber County remain rural and preserve our desired way of life. If people want to live in high density housing they have options in every city in Utah but my family, my neighbors and I want our community to remain rural farm land. It has been in our family for over 100 years and I want my children to have the option of living on the land and raising their own food too. If you force this development on us in the short-term you will win, all the farmers will sell our land and move to Idaho where we can continue to farm and preserve our way of life, but in the long run you will lose. When every inch of northern Utah is developed without smart city planning everyone will suffer. When the people who grow your food leave how will you feed yourselves when hard times come again, and they will come. I would like to send a clear message to the developers who want to change West Weber, we don't want your development, we will fight you and make this as costly and difficult for you as we possibly can. Leave our community alone, you don't live here, this isn't your family's legacy and we would like you to stop trying to destroy ours for a few dollars. Weber County is as profitable as it is because of farmers and entrepreneurs like my family and my neighbors. When we leave, all you will have is the low income residents you have transplanted here and the entire county will feel the effects. I am respectfully asking that you abandon these development proposals in West Weber. We don't want them and if you force them on us it will be the downfall of our community. I am just one voter but I will never vote to re-elect James Ebert or Kerry Gibson again. They have lost the trust and respect of their neighbors and I regret every electing them in the first place and allowing them to put their signs on my property. I will be campaigning against them in the upcoming election and anyone else who supports high density development in West Weber and I will be supporting any candidate that will listen to the people and preserve our desired way of life.	5/21/2018 11:47 AM
7	Western Weber county was supposed to be and stay agricultural. Cluster subdivisions with houses on tiny lots with small amounts of preserved land aren't conducive to agriculture and farming.	5/20/2018 6:46 PM
8	Please consider having a professional marketing team develop the questions for any further surveys. This survey is written in an extremely poor and biased manner. Any data obtained from this survey should be considered invalid.	5/20/2018 5:12 PM
9	Thanks for opportunity for input	5/20/2018 5:11 PM
10	Why was 1, 2, and 5 acre lots never an option. I have attended as many meetings as possible. Why are subdivisions the only option? This is not what we want. Please listen and change the ordinance now!	5/20/2018 2:23 PM
11	Go back to one acre lots. STOP the subdivisions. We want one, five and ten acre lots, and a moratorium on subdivisions. Please listen and make this an option!!!	5/20/2018 1:58 PM
12	THIS SURVEY WAS VERY BIAS. IT'S WRITTEN IN FAVOR OF THE DEVELOPER AND NOT REALLY THE LANDOWNERS. THE DEVELOPERS DON'T LIVE HERE. THEY ARE MAKING MONEY OF THE NICE COMMUNITY WE LIVE IN AND WILL MAKE US WANT TO MOVE AWAY FROM LAND THAT'S BEEN IN OUR FAMILIES FOR GENERATIONS. GROWTH IS INEVITABLE, BUT IT SHOULD BE ON 1-ACRE LOTS THE WAY IT'S CURRENTLY ZONED. IF YOU HAD WORDED THIS SURVEY WOULD YOU RATHER HAVE 50 HOMES BUILT ON 1-ACRE LOTS OR 650 HOMES WITH A PARK. WHICH IS THE REAL QUESTION. YOU'D HAVE VERY DIFFERENT RESPONSES. THIS SURVEY IS VERY BIAS AND DOES NOT REFLECT THE VIEWS OF THIS COMMUNITY. TELL IT HOW IT REALLY IS. COMPARE WHAT THE COMMUNITY WOULD LOOK LIKE WITH THE CURRENT ZONING VS. THE CLUSTERING WHICH SOUNDS GOOD WHEN YOU SAY IT SO BIASLY BUT DOES NOT REFLECT HOW THIS WILL DESTROY OUR COMMUNITY. IF PEOPLE WANT TO LIVE IN CLUSTERED HOMES, THERE ARE LOTS OF OPTIONS FOR THEM TO CHOOSE FROM. IF THEY WANT TO LIVE IN 1-ACRE OR MORE LOTS. WE'D WELCOME THEM TO WEST WEBER.	5/19/2018 11:58 PM

13	I don't want western Weber County to look like what's happening in former ag areas in Davis County, a giant suburb. It's bland, it's wasteful, a homogenous mass of sameness with no character or identity. The future is beautiful, well-designed villages--including commercial, office, schools, churches, parks--surrounded by open space and fields. Builds community, closeness to nature, and a nuturing, safe environment. We work together, we play together, we worship together, we know each other.	5/19/2018 5:35 PM
14	I think their is too much development now. Let's slow it down. At least keep it to one care lots.	5/19/2018 10:05 AM
15	We plan to live the rest of our life here and for our family to raise future generations here. However, if this area losses the country feel we will not stay. Our family has been in this area for over 70 years and future generations will lose that heritage. Doing everything possible to keep the country feel is of highest priority. I ask that Weber county please listen to the people living in the area and do according to that, not disregard all of our opinions and move forward with whatever agenda appeals to those with deep pockets.	5/19/2018 7:34 AM
16	When city moves to the country, you get complaints about smell, lack of stores, so on. Why are we trying to make the country conform to city, when in reality it should be the other way around. We live out here because it is peaceful, less traffic, the people are more respectful. Add a lot more homes and we lose that.	5/19/2018 7:08 AM
17	Leave us alone!! We are in the country for a reason!!! Go ruin someone else life!!	5/19/2018 6:43 AM
18	plan wisely, your future and that of your children, grand children and great grandchildren depend on it	5/19/2018 5:47 AM
19	Stop using projected numbers that are unrealistic. Worst case scenarios and assumptions create a bias in your survey.	5/18/2018 11:42 PM
20	I love West Weber and want it to be well cared for with no dense housing, more of a sprawling feel. Large lots, farming, and small commercial. I like the idea of parks and paths for my grandchildren. Thank you for getting my input.	5/18/2018 9:56 PM
21	there is not enough water available for all these homes. My husband has worked out on the lake for 40 years and at the rate it us shrinking, because it's all getting pulled out of rivers ditches and canals because of all thus development is very scary. The lake is a main factor in the snow pack we get, less lake equals less snow which then equals to a lot less water for all these people. If you continue to let all this land be developed where our the vegetables and meat coming from? People from cities move out here and they all complain about the smell of animals and the noise in the early and late hours from farm equipment and the farmer is the one that has to change. Let this stay the country!	5/18/2018 9:53 PM
22	Western Weber is one of the last places country folks are welcome, don’t change that. I’ve been here my whole life but at the rate Development is being allowed, I won’t be able to breathe. Where are my kids going to raise their kids with a country lifestyle?	5/18/2018 9:48 PM
23	I know this is coming sooner or later but I'm hoping for later.	5/18/2018 9:36 PM
24	People build high density developments because they make more money, needs to be away to make it beneficial for farm ground to stay farm ground	5/18/2018 9:30 PM
25	I did this because the June meeting will be my last.	5/18/2018 8:34 PM
26	1 acre minimum lots please.	5/18/2018 8:13 PM
27	As a tax payer I would be interested in seeing the overall results of this survey.	5/18/2018 2:59 PM
28	Western Weber County should be considering full potential build-out while planning for the future. Population growth is going to determine what WWC ultimately looks like. It is in everyone's best interest to plan on a build-out population so that the right infrastructure is in place to handle this growth. The fact is that the population is going to continue to grow. These are difficult challenges for most people to face, however, the things that are done now will make these changes easier and less costly in the future.	5/18/2018 8:32 AM
29	Currently 4300 w is not connected to 12th st. with current plans for development on 1800 S and 4300 W -- this road NEEDS to be reconnected to 12th st. There is an overwhelming amount of traffic already on 4700 W. This needs to happen NOW!	5/18/2018 8:15 AM
30	We all know this is just a formality to you money talks you have no interest in farmers or protecting our community you are just doing your due diligence and then you will push it through despite public opinion and turn our town into an over developed disaster as long as you collect your fees	5/17/2018 6:51 PM

31	The public's thoughts: Listen to the community not the money.	5/17/2018 4:38 PM
32	We do not want cluster housing. Small lots invite transient living. Transients live 5-10 years, move on. It does not invite staying and putting down roots. The one acre lot system is fine. It invites investing in your home and community. It invites staying and this is your home. It invites pride and this is home. Cluster housing just leaves area too add additional cluster housing when the first is sold through. You can see this is true when you fly into LAX. Cluster on top of cluster.	5/17/2018 4:23 PM
33	Cluster development ok in some areas with NO bonus density. Develop with the history and face of the community in mind.	5/17/2018 4:09 PM
34	There needs to be better public notice on all subdivisions and meetings. I think the developer should be required to post notice on his land -- that states his intention and meeting dates and times. There probably would have been a lot better turn out for this meeting if there would have been better notification.	5/17/2018 3:11 PM
35	1/3 to 1/2 acre lot sizes preserves agriculture more than anything with no open space. HOA with community area would fit better than just open area.	5/17/2018 2:28 PM
36	The rights of people who already live here. Allowing new developments or improvements that cause problems for current owners. Letting them raise the lowlands needs to be looked at. Our new neighbor took out his 1/2 acre (filled in) holding pond and raised all his land so that if flooding occurs it will all go on neighbor's properties. They need to not be allowed to come in and fill in the lowlands when they don't have a plan for runoff.	5/17/2018 11:44 AM
37	More river crossings needed. Do not funnel all traffic to 12th and 4700.	5/17/2018 11:23 AM
38	The farms and county living should be protected somehow. Change is eminent, but with more population comes more crime, more traffic...ect. We live out here for a reason.	5/17/2018 11:15 AM
39	We want our rural lifestyle protected.	5/17/2018 9:18 AM