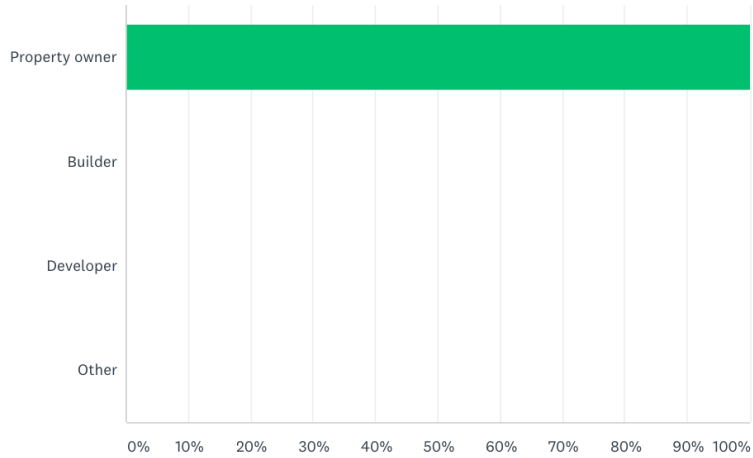




Zoning Code Rewrite Survey Results, April 2021.

What is your association with Green Mountain Falls?

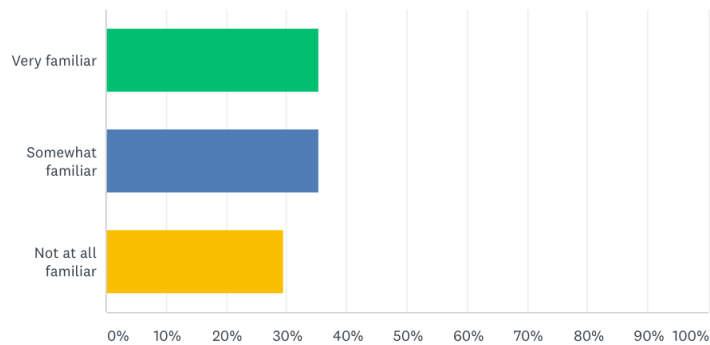
Answered: 17 Skipped: 0



ANSWER CHOICES	RESPONSES
▼ Property owner	100.00% 17
▼ Builder	0.00% 0
▼ Developer	0.00% 0
▼ Other	0.00% 0
TOTAL	17

How familiar are you with the Land Use Code?

Answered: 17 Skipped: 0



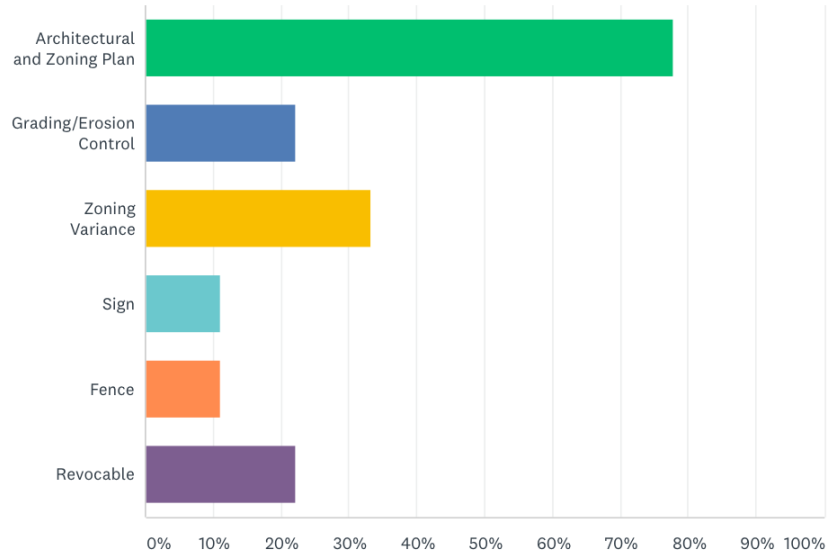
ANSWER CHOICES	RESPONSES
▼ Very familiar	35.29% 6
▼ Somewhat familiar	35.29% 6
▼ Not at all familiar	29.41% 5
TOTAL	17



Zoning Code Rewrite Survey Results, April 2021.

Which of the following have you (or your representative) applied for?

Answered: 9 Skipped: 8



ANSWER CHOICES	RESPONSES
▼ Architectural and Zoning Plan	77.78% 7
▼ Grading/Erosion Control	22.22% 2
▼ Zoning Variance	33.33% 3
▼ Sign	11.11% 1
▼ Fence	11.11% 1
▼ Revocable	22.22% 2
Total Respondents: 9	



What types of items or applications should be reviewed and approved by the Planning Commission?

Answered: 15 Skipped: 2

- “Fences and sheds should not be approved by PC”
- “New developments, major additions, variances, change of use, and zoning recommendations to see if they fit the comprehensive plan.”
- “All Green Mountain Falls land use items”
- “Current Applications which are not within the code for any reason or exceed a certain value with impact to neighbors or infrastructure.”
- “All items listed above should be reviewed by the planning commission as well as any variance requests.”
- “simplify!! We are a small town!”
- “Very few.”
- “New construction, major revisions”
- “All of these: Architectural and Zoning Plan, Grading/Erosion Control, Zoning Variance, Sign, Revocable”
- “same as current”
- “New buildings (residential and commercial), new fences, new sheds, new decks, new driveways, new gradings and new trails on private property not built through a trail building organization. All variances and revocable permits. Erosion control on existing properties/structures needs to be accomplished without Town involvement, but property owners must deal with it.”
- “Those dealing with property SETBACKS, as well as requirements for fire mitigation and erosion control where necessary”
- “All, but the committee should meet before BoT so that things move along these months long holding projects is ridiculous”
- “Zoning Variances”
- “Any new construction”
- “Shared resource changes”



What types of items or applications should be administratively approved through the City Planner's office?

Answered: 15 Skipped: 2

- "Items that meet current use and zoning "
- "Everything addressing land use should be done in collaboration with the Planning Commission."
- "Fences/sheds"
- "New construction, major revisions"
- "Replacement of existing fences and decks, except where the deck is primary access to the building. Exterior colors through a pre-approved color palette. New trails that are being coordinated/built through a trail-building organization."
- "The more, the better, assuming proper paper trail and justification."
- "None everything should go to the committee why do we have a planner for this small town?"
- "Building, fencing, or signage
- "Any new construction"
- "I know little about which group to approach but city drainage and culverts should be a priority before the rains come."
- "Those applications which clearly fall within the code and are below an established value"
- "Renewals and administrative items deemed so by the PC and BOT."
- "Shared public space"



What hazards would you like to see mitigated in the Land Use Code?

Answered: 16 Skipped: 1

-
- "I don't know of any hazards - what are the perceived hazards currently?"
 - "Wildland Fire mitigation"
 - "N/a"
 - "Fire danger. Removing many trees that have grown since the last fire hit Green Mt. Falls long ago."
 - "Fire hazards - dead trees"
 - "?"
 - "Wildfires, floods, erosion (new buildings/gradings), ground stability(?), storm water runoff and stream pollution."
 - "Wildland Fire: require new builds to use fire resistant materials. Require property transfers (sales) to have a fire mitigation assessment to ensure nuisance tree compliance."
 - "None unless the town is going to pay for it. Some people can't afford to do it or don't want those changes"
 - "Flooding or Wildfire"
 - "Dilapidated, and poorly maintained properties."
 - "Culvert on Grandview and CATAMOUNT!! For years I have asked for this culvert to be improved as it is currently unusable! It is washing out the road and washing the neighbored out below!"
 - "Fire Mitigation"
 - "Fire"
 - "??"
 - "Fire and erosion"



What non-hazards would you like to see managed by the Land Use Code?

Answered: 14 Skipped: 3

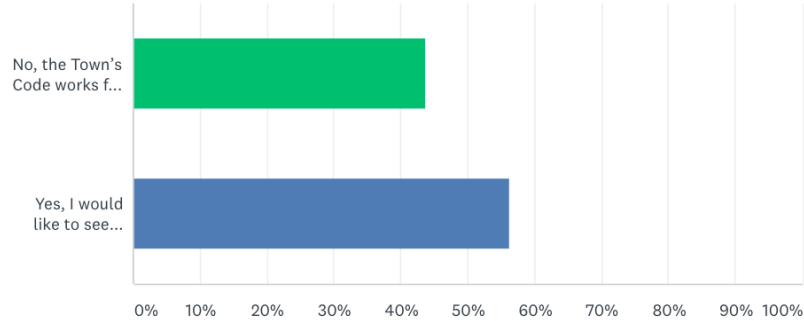
- “Basically same answer as 6 - are there potential issues that have been brought up?”
- “Overall aesthetic qualities/characteristics of the Town”
- “Zoning, building code specific to GMF”
- “I am not sure what non-hazards would be.”
- “What buildings are allowed”
- “?”
- “New fences, new decks, colors (pre-approved color palette), exterior building finishes, driveways, parking on private property, new trails and Zoning.”
- “Property encroachment.”
- “No idea”
- “Density or Building Conditions”
- “Public property (town owned)”
- “Town beautification, RV parking, Sign Pollution, residential street parking”
- “??”
- “None”



Zoning Code Rewrite Survey Results, April 2021.

Would you like to see different zoning regulations based upon use and lot size?

Answered: 16 Skipped: 1



ANSWER CHOICES	RESPONSES
▼ No, the Town's Code works for me!	43.75% 7
▼ Yes, I would like to see something different (Explain) Responses	56.25% 9
TOTAL	16

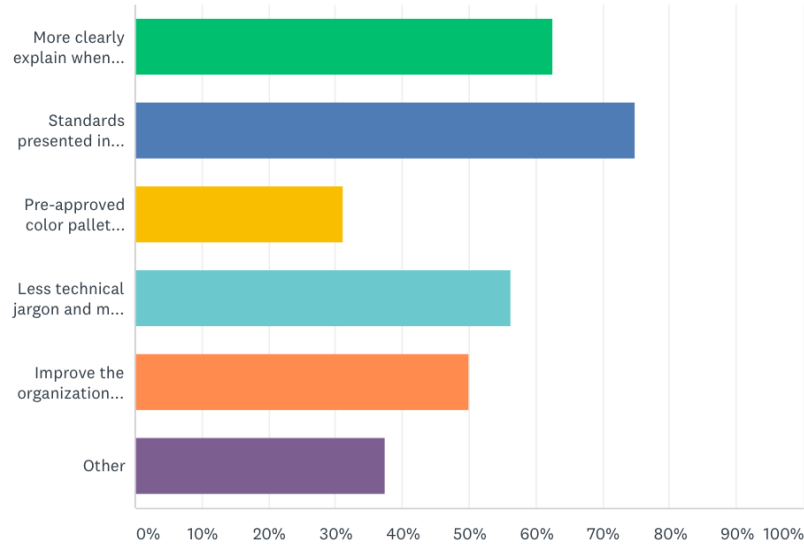
- "Possibly expand setback requirements; strictly adhere to non-conforming lot restrictions."
- "New standards to cover lots under 5k square foot"
- "Very very few zoning regulations. I prefer a mixture."
- "I would like to see zoning regulations based upon grade (from the lowest disturbance to the highest). Doesn't make much sense for someone to need an erosion control plan with a flat property. I would also like to see maximum lot coverage as a way to limit stormwater runoff. Also, zoning needs to support the Comprehensive Plan. There is a need to create a long-term revocable permit where annual fees would not be required."
- "Simplify. Too many designations as currently written."
- "Sewer system"
- "Individual circumstances, regulations on VRBO properties"



Zoning Code Rewrite Survey Results, April 2021.

If you could make a change to the Land Use Code what would it be?

Answered: 16 Skipped: 1



ANSWER CHOICES	RESPONSES
More clearly explain when a permit is needed	62.50% 10
Standards presented in a table rather than long written descriptions	75.00% 12
Pre-approved color pallets for exterior painting/ signs/ etc.	31.25% 5
Less technical jargon and more "plain English"	56.25% 9
Improve the organization of the code	50.00% 8
Other	Responses 37.50% 6
Total Respondents: 16	

Other...

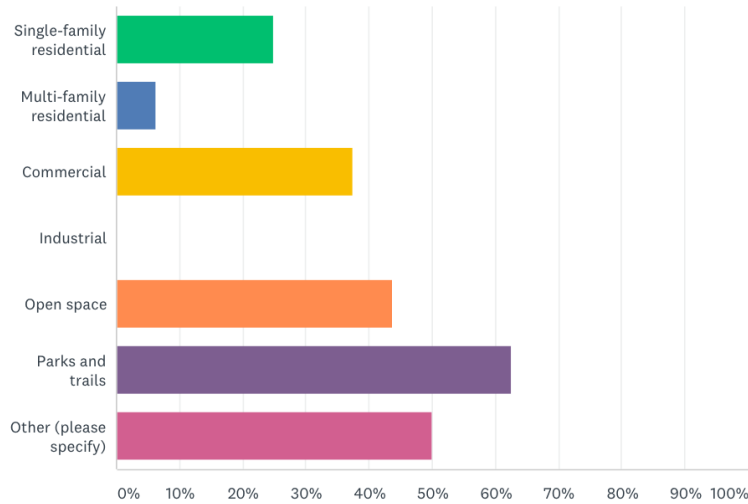
- "Are they available to look at online?"
- "It was determined by town attorney PC can't approve or disapprove paint color for houses. We are not an HOA"
- "Fewer (or no) requirements for updating old properties....such as replacing decks, fences, windows that can be accomplished by family without having to hire an engineer"
- "Requirements based upon grade, wildfire mitigation, stormwater requirements based upon lot coverage, ability for existing property owners to deal with erosion without going through the Town, ability to easily put a trail on private property if using trail org."
- "Require fire mitigation through noncombustible building materials. Require compliance with state, federal, and insurance standards for fire mitigation through noncombustible zones around the structures and mitigation of dead/diseased trees as a condition of property title transfer."
- "Please make sure that the code is enforcable. What is the point if it is not being enforced. (Post permit)"



Zoning Code Rewrite Survey Results, April 2021.

What kinds of new development would you like to see incentivized in Green Mountain Falls?

Answered: 16 Skipped: 1



ANSWER CHOICES	RESPONSES
Single-family residential	25.00% 4
Multi-family residential	6.25% 1
Commercial	37.50% 6
Industrial	0.00% 0
Open space	43.75% 7
Parks and trails	62.50% 10
Other (please specify)	Responses 50.00% 8
Total Respondents: 16	

- “It is difficult to answer because of the cess pool/septic systems. There is limited space to introduce commercial and most of our commercial space is compromised by being so close to water sources where water tables are currently being compromised.”
- “Grocery / general store, gas station, etc....so the town can function as a town, not just a destination.”
- “Residential, commercial and industrial incentives would likely not work because the limiting factors on those are building costs and septic systems.”
- “Tiny homes where appropriate. Businesses as advocated in Comp Plan”
- “Please prioritize first what is not working before placing priorities on what is working. Prioritize the roads and broken culverts first!! I have begged for this for years. Who is listening?”
- “I would like to see incentives for existing homeowners to harden their property against fire and to remove dead and diseased trees.”
- “retail business aimed at vacationers and hikers”
- “Not interested in new development, get things fixed then move to new. Get the road issues resolved. Erosion control. Etc”