

Appendix C - Trappers Ridge Community Input

Here's what we have so far:

- There are 111 homes built in Trappers, but a number of owners have more than one house in Trappers. We only counted them as one household in our results.
- We either emailed or personally contacted 94 homeowners. The rest had bad email addresses on file with the HOA.
- I know of about 10 procrastinators who we could get replies from if we bug them.

We met with a few active and in the know neighbors as a steering committee which came up with our survey. They were:

Hot Button Issues: Water and Wildlife

There is limited understanding of what TDRs are and why they are used.

Attachments:

- Survey
- Results by Household
- Results by Number of Individual Respondents

Trappers Ridge: 94 households contacted out of 111 total. (We had a lot of bad email addresses from the HOA). Some owners have multiple houses in TR.

RESULTS BY HOUSEHOLD: 35 households responded

Agree (A)			Disagree(D)	No Opinion (N)
A	D	N		
36	0	0	1. Development within and adjacent to Wolf Creek should be clustered in such a way as to preserve the greatest amount of open space. In particular, developers should not be granted a "density bonus" for clustering.	
36	0	0	2. Conservation easements should be established wherever possible to permanently preserve open space (current O-1 zoning).	
33	1	2	3. Transfer Development Rights (TDRs) should be explored as a way to rationalize development with sending (gives up development rights) and receiving (receives development rights) zones.	
36	0	0	4. Development within and adjacent to Wolf Creek should be capped so as not to exceed the water, sewer and septic capacity of the Wolf Creek Water and Sewer District.	

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35	0	1	5. Development within Wolf Creek should be in accordance with a Master Plan approved by the Ogden Valley Planning Commission to ensure that necessary amenities such as parks, play grounds, athletic fields and parking areas are included.
36	0	0	6. Development within Wolf Creek should be in accordance with the architectural standards included in the existing Contract, Covenants, and Restrictions (CC&R) document.
36	0	0	7. Biking and hiking trails should be included in all development parcels and these trails should be designed to link between development parcels and connect to the Weber Pathways trails in Ogden Valley.

34	1	1	8. The existing 18 hole Wolf Creek Golf Course should be retained and maintained. At this time there is no need for expansion of the golf course.
36	0	0	9. Road development should be restricted to that necessary for emergency preparedness needs such as alternative access for high density communities. Road development should not be undertaken for the sole purpose of accessing open space for development. Traffic mitigation efforts should primarily be focused on the development of a robust public transport system.
35	0	1	10. In support of public transport for traffic mitigation, a transportation hub or hubs with associated parking areas should be developed in existing commercial nodes. (Eden's commercial nodes are in old town Eden, as well as the 4 way stop area near Valley Market.) The Forest Service's port ramp facility should be considered for satellite parking for winter skier traffic.
36	0	0	11. Further commercial development should be focused in existing commercial nodes and should support and encourage locally owned businesses. New commercial development within Wolf Creek should be addressed as part of the Wolf Creek Master Plan.
36	0	0	12. All signage should be in accordance with the guidelines in the Ogden Valley signage ordinance.
36	0	0	13. Wildlife conservation and dark skies preservation are considered as absolutely critical components of the Ogden Valley lifestyle. Wolf Creek should strive to be a model of the way development can proceed without adversely affecting the beauty of the night skies or the habitat, grazing areas or migrations routes of wildlife.

Comments: See Below

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Hot button issues: **water and wildlife**

Other:

- Billboard and signage restrictions enforced
- Tunnel under Powder Mtn Rd at golf course
- Disagree on #8 wants a second 18 hole course if water supply allows
- No opinions on # 3 were because people don't understand what TDRs are

Trappers Ridge: 94 households contacted out of 111 total. (We had a lot of bad email addresses from the HOA). Some owners have multiple houses in TR.

RESULTS BY Individual respondents (ie: 2 per household usually)

Agree (A)

Disagree(D)

No Opinion (N)

A D N

66	0	0	14. Development within and adjacent to Wolf Creek should be clustered in such a way as to preserve the greatest amount of open space. In particular, developers should not be granted a "density bonus" for clustering.
66	0	0	15. Conservation easements should be established wherever possible to permanently preserve open space (current O-1 zoning).
60	0	6	16. Transfer Development Rights (TDRs) should be explored as a way to rationalize development with sending (gives up development rights) and receiving (receives development rights) zones.
66	0	0	17. Development within and adjacent to Wolf Creek should be capped so as not to exceed the water, sewer and septic capacity of the Wolf Creek Water and Sewer District.
65	0	1	18. Development within Wolf Creek should be in accordance with a Master Plan approved by the Ogden Valley Planning Commission to ensure that necessary amenities such as parks, play grounds, athletic fields and parking areas are included.
66	0	0	19. Development within Wolf Creek should be in accordance with the architectural standards included in the existing Contract, Covenants, and Restrictions (CC&R) document.
66	0	0	20. Biking and hiking trails should be included in all development parcels and these trails should be designed to link between development

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			parcels and connect to the Weber Pathways trails in Ogden Valley.
62	2	2	21. The existing 18 hole Wolf Creek Golf Course should be retained and maintained. At this time there is no need for expansion of the golf course.
66	0	0	22. Road development should be restricted to that necessary for emergency preparedness needs such as alternative access for high density communities. Road development should not be undertaken for the sole purpose of accessing open space for development. Traffic mitigation efforts should primarily be focused on the development of a robust public transport system.
65	0	1	23. In support of public transport for traffic mitigation, a transportation hub or hubs with associated parking areas should be developed in existing commercial nodes. (Eden's commercial nodes are in old town Eden, as well as the 4 way stop area near Valley Market.) The Forest Service's port ramp facility should be considered for satellite parking for winter skier traffic.
66	0	0	24. Further commercial development should be focused in existing commercial nodes and should support and encourage locally owned businesses. New commercial development within Wolf Creek should be addressed as part of the Wolf Creek Master Plan.
66	0	0	25. All signage should be in accordance with the guidelines in the Ogden Valley signage ordinance.
66	0	0	26. Wildlife conservation and dark skies preservation are considered as absolutely critical components of the Ogden Valley lifestyle. Wolf Creek should strive to be a model of the way development can proceed without adversely affecting the beauty of the night skies or the habitat, grazing areas or migrations routes of wildlife.

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