
Results Tollgate Canyon Area Property Owners Survey

April 2006

Summary

- Survey sent to 850 property owners within Tollgate Canyon Area. 53% response rate (450 households responded)
- There are a significant number of people using Tollgate Canyon on any given day. All combined, the 450 respondents identified 7494 users of their property. An estimate to include non-responders is approx. 10,000 users last year.
- 24% of responding households who are not primary residents use their property more than 50 days each year
- 31% of part time residents plan to make Tollgate Canyon their full-time (primary) residence in the future
- 70% of land-owners who responded have plans to build with 24% of those planning primary residences
- Fire Prevention & safety, EMS and Road Safety were all strong concerns, with Fire Prevention being the most important
- The projected growth suggests we need to act quickly to address Emergency Preparedness

Use of Tollgate Canyon

- There are a significant number of people using Tollgate Canyon on any given day.
 - 85 full time *households* in Tollgate Canyon with an estimated 2.3 people per household (*according to numbers provided by survey respondents*)
 - 24% of all non full-time residents use their property 50+ days each year
 - LDS Properties owns a Girl Scout Camp that is used by 3,000+ people each
 - Brighton Meadows LDS Church Property is used by approximately 1950 people
 - Murray South Stake has 480 people who used their Tollgate Canyon property
 - Other survey respondents identified 20 – 85 people using their property
 - ***All combined, the 450 respondents identified 7494 users of their property. The number is still significant at 2066 if we exclude the aforementioned three properties.***

Use of Property	Season of Use				Grand Total
	Year-Round	Mostly in the Summer	Mostly in the Winter	Did Not Specify	
Primary Resident	233				233
Part-Time Resident	337	723		82	1,142
Land Owner w/ RV	9	72	6	12	99
Lot w/ No Structure	166	2,677	20	145	3,008
Other: Camp / Recreational		3,012		0	3,012
Grand Total	745	6,484	26	239	7,494

Responders by Type of Residency

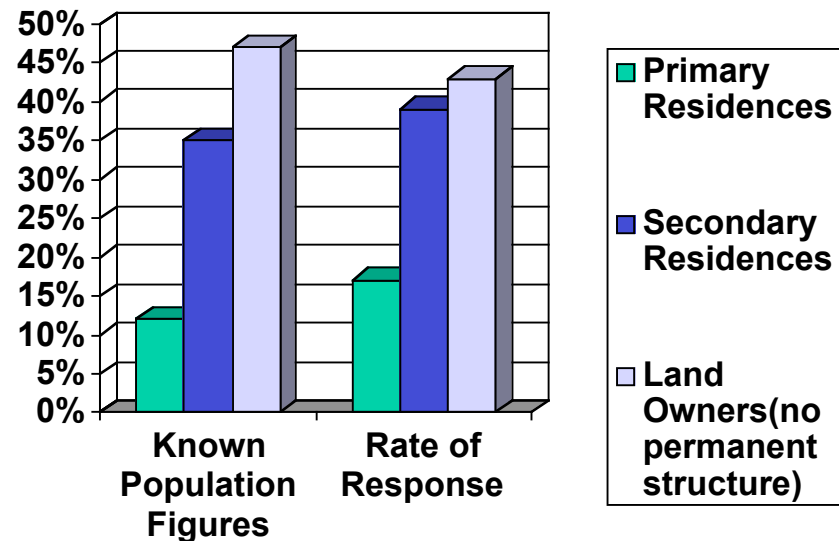
- Primary and secondary residents responded at a slightly higher rate than they are represented in the population.

Known population figures:

- 101 full time (Primary) residences: 12% of pop.
- 300 part-time (Secondary) residences: 35% of pop
- 450 land owners (no structure): 47% of pop

Rate of Response to Survey:

- Primary residences: 17%
- Secondary residences: 39%
- Land Owners: 43% of pop



Season of Use for Lot & Cabin Owners

- While the majority of non residents use their property in the summer, an increasing number are using their property on a year-round basis (32% of people that answered the question)

Use of Property	Summer	Winter	Year-Round	Did Not Answer	Grand Total
Land Owner w/ RV	9	1	2	2	14
Lot w/ No Structure	55	4	20	99	178
<u>Part-Time Resident</u>	<u>96</u>		<u>57</u>	<u>24</u>	<u>177</u>
Grand Total	160	5	79	125	369

Part-Time Resident's Intent to Make Primary Residence

- 31% of part-time residents plan to make Tollgate their full-time home
 - Expect 50 new Primary residents out of the 53% survey response

Intent to make primary residence (part time residents only)	Total
Within Next Year	1
2-3 years	18
4+ years	31
sub-total	50
No Intention for Primary Residence	114
total respondents	164
% that intend full-time residence	31%

Land-Owner Intent to Build

- 70% of land-owners intend to build
 - out of the 53% survey response 120 new homes are expected
- 45% of building planned within next 3 years
 - out of the 53% survey response 54 new homes in the next three years
- 24% of builders plan to make Tollgate their full-time home

Use of Property	Intent to build (land owners only)	Currently building	Building within next year	Building within 2-3 years	Building 4+ years	unsure when (blank)	Grand Total
Land Owner w/ RV	Primary					1	1
	Secondary	1	1	2	2		6
sub-total		1	1	2	3	0	7
Lot w/ No Structure	Primary	1	5	8	11	1	26
	Secondary	3	12	21	43	8	87
sub-total		4	17	29	54	9	113
Grand Totals		5	18	31	57	9	120
% of builds		4%	15%	26%	48%	8%	100%

Total Primary	27	Total respndants	172
Total Secondary	93	% planning to build	70%

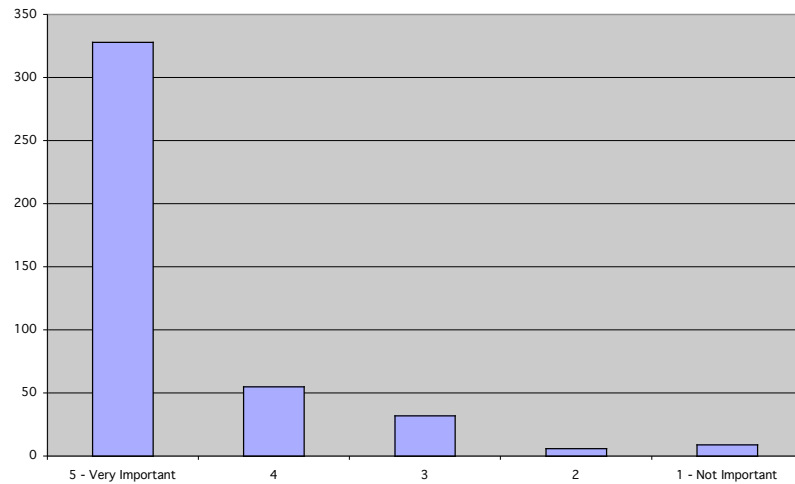
Importance of Fire Prevention & Emergency Medical

More people ranked Fire Prevention & Safety as Very Important (“5”) than ranked Emergency Medical Very Important (“5”)

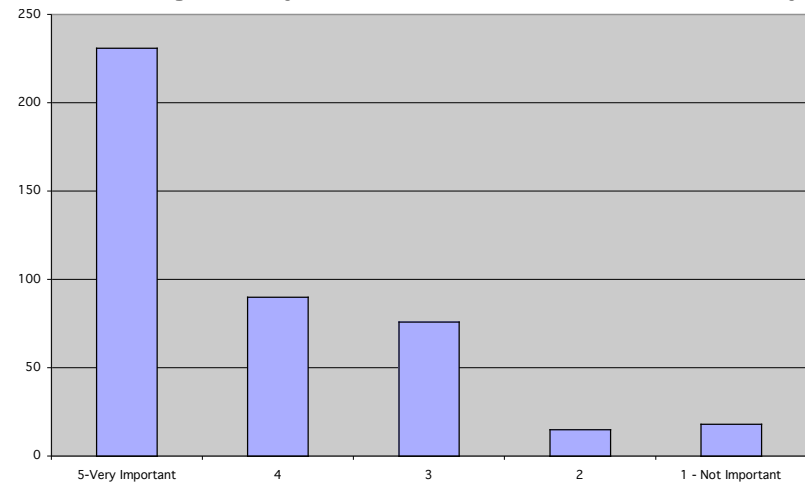
	Fire Prevention					
Emergency Medical	5-Very Important	4	3	2	1 - Not Important	Grand Total
5-Very Important	224	6		1		231
4	54	33	2		1	90
3	37	13	24	1	1	76
2	6	2	4	3		15
1- Not Important	7	1	2	1	7	18
Grand Total	328	55	32	6	9	430

Importance of Fire, Emergency & Road Safety

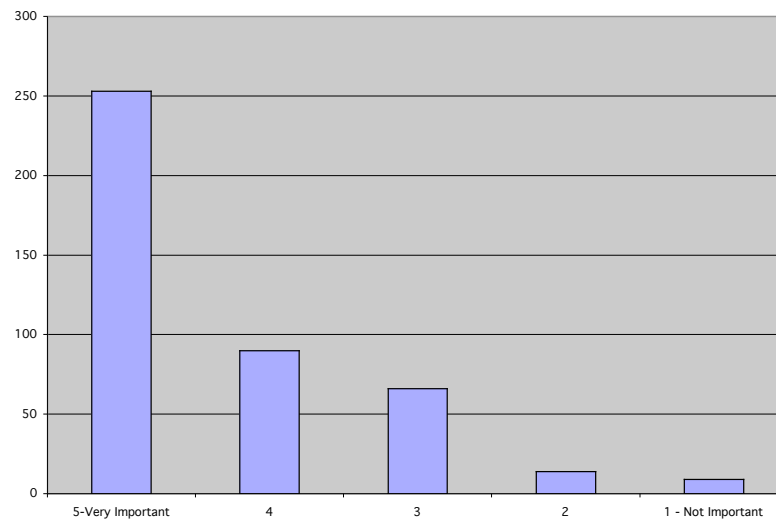
Fire Prevention



Emergency Medical Accessibility



Road Safety



Perceptions of availability of Emergency Services

- While 77% of all respondents ranked Emergency Medical accessibility as a 4 or 5 in importance, 84% lacked confidence that EMS could be provided to them in a timely manner

Emergency Medical Accessibility	5-Very Important	4	3	2	1 - Not Important	Grand Total
I feel very confident that emergency services would be provided to me in a timely manner	4	1	1	1	2	9
I feel somewhat confident that emergency services would be provided to me in a timely manner	30	9	14	2	1	56
I am not confident that emergency services would be provided to me in a timely manner	125	49	20	1	4	199
I do not expect that emergency services would be provided to me in a timely manner	63	26	34	9	5	137
Grand Total	222	85	69	13	12	401

Ratings of Roads for Emergency Access

- While emergency access in summer gets high marks, emergency access in winter is rated generally low

	Rate Road Access in Summer					
Rate Road Access in Winter	5 - Excellent	4	3	2	1 - Poor	Grand Total
5 - Excellent	15	20	9		1	45
4	2	8				10
3	3					3
2	8	54	41	8		111
1 - Poor	6	53	98	37	9	203
Grand Total	34	135	148	45	10	372

Had an Emergency

- 5% of us have had an emergency in Tollgate Canyon.

Use of Property	Had Emergency?		Grand Total
	Yes	No	
Primary Resident	9	66	75
Part-Time Resident	9	167	176
Land Owner w/ RV		14	14
Lot w/ No Structure	2	173	175
Grand Total	20	420	440