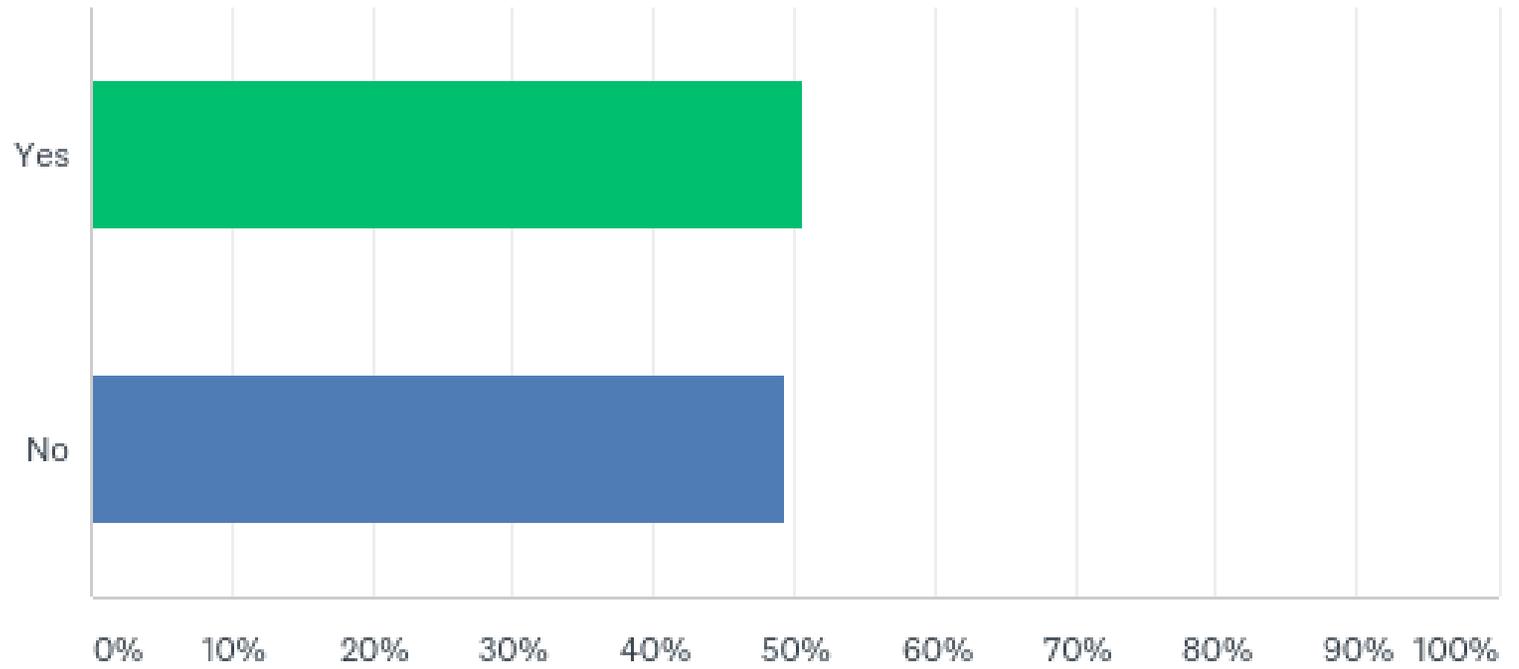
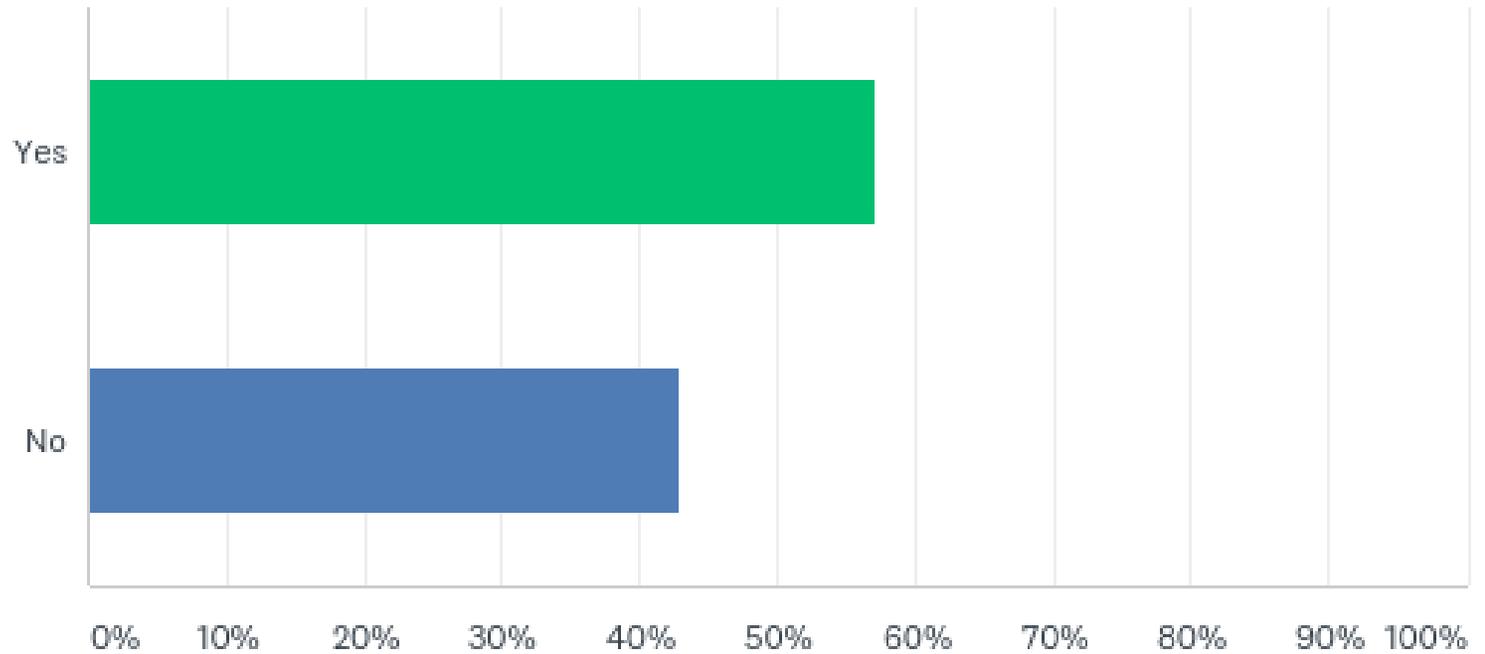


### Question #1: Do you live in the incorporated limits of Ennis?



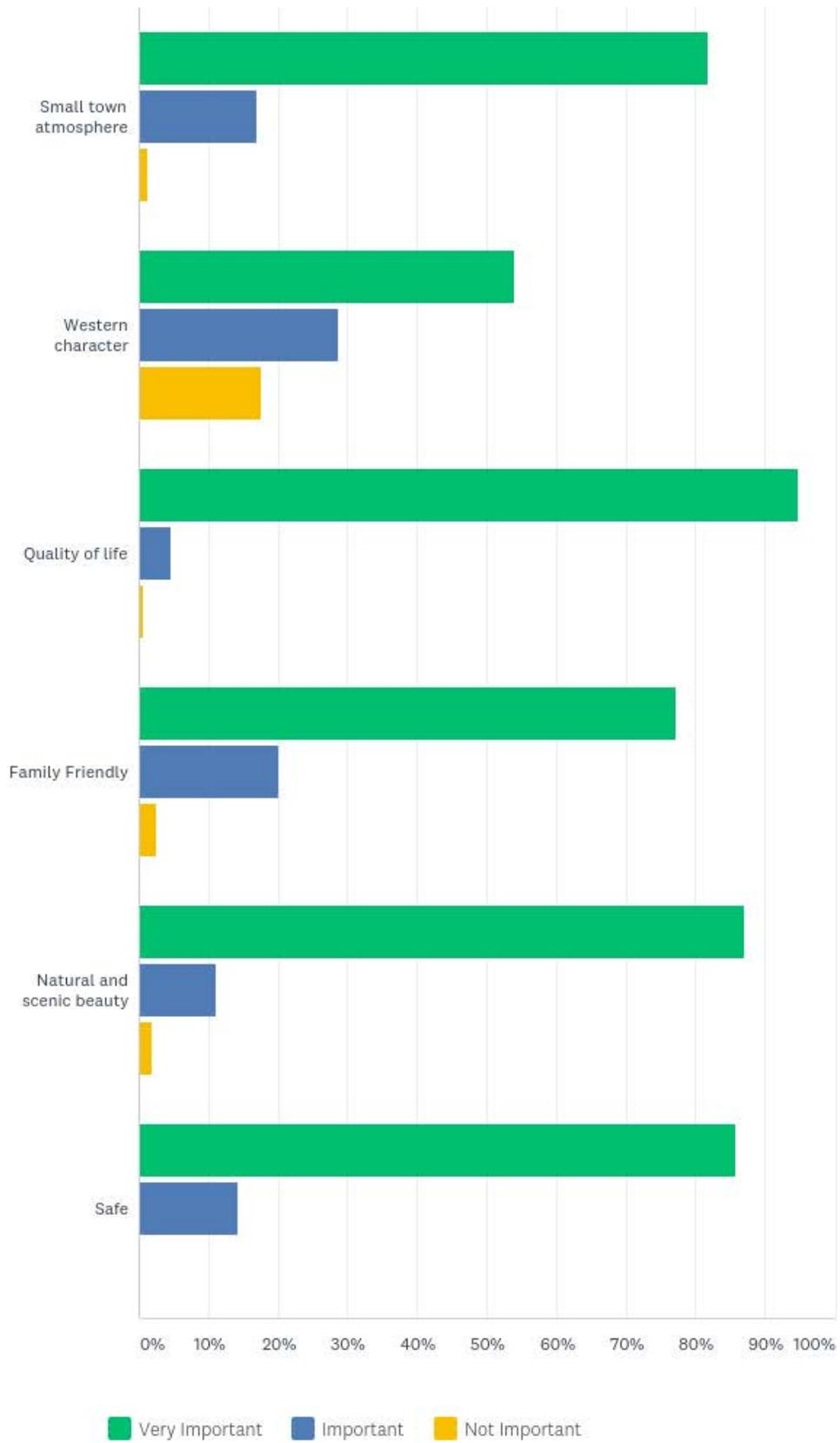
ANSWER CHOICES	RESPONSES	
Yes	50.65%	78
No	49.35%	76
TOTAL		154

## Question #2: Do you own property or a business within the incorporated limits of Ennis?



ANSWER CHOICES	RESPONSES	
Yes	57.14%	88
No	42.86%	66
TOTAL		154

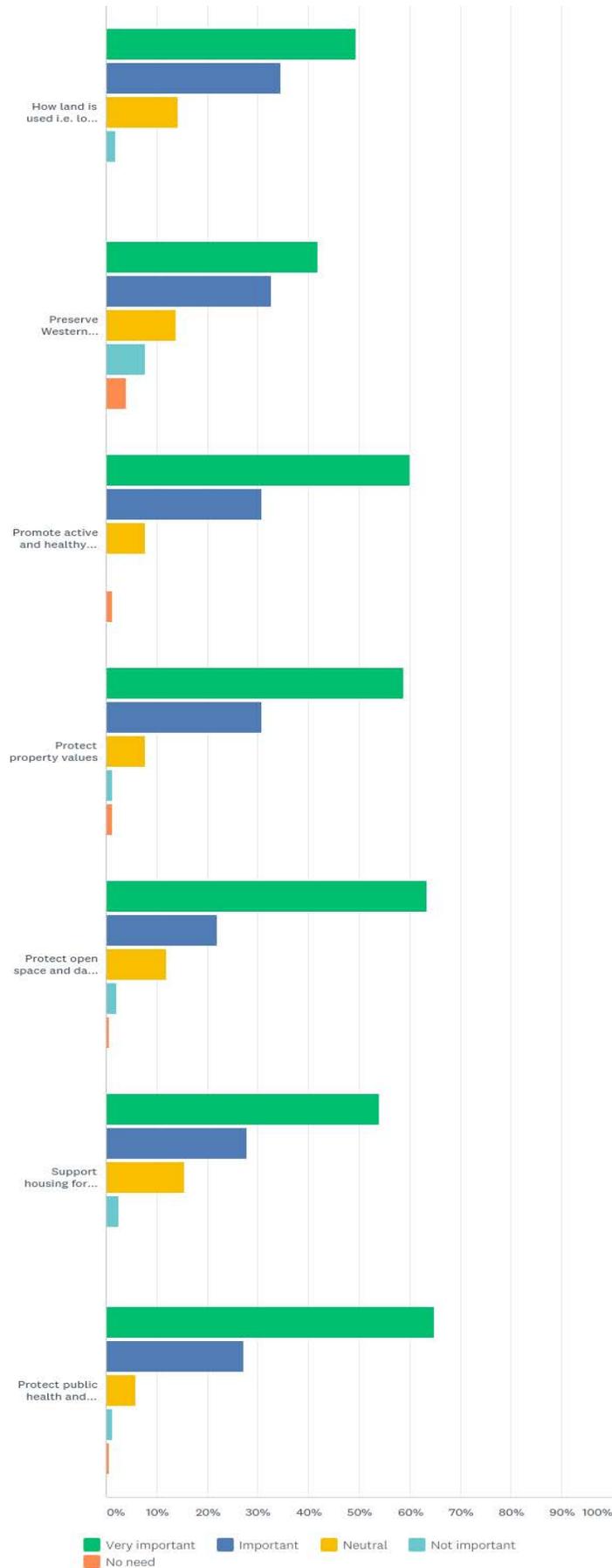
**Question #3: Many characteristics make up Ennis as a community. Please tells how important each of the following are to you:**



**Question #3: Many characteristics make up Ennis as a community. Please tells how important each of the following are to you:**

	<b>VERY IMPORTANT</b>	<b>IMPORTANT</b>	<b>NOT IMPORTANT</b>	<b>TOTAL</b>
Small town atmosphere	81.82% 126	16.88% 26	1.30% 2	154
Western character	53.90% 83	28.57% 44	17.53% 27	154
Quality of life	94.81% 146	4.55% 7	0.65% 1	154
Family Friendly	77.27% 119	20.13% 31	2.60% 4	154
Natural and scenic beauty	87.01% 134	11.04% 17	1.95% 3	154
Safe	85.71% 132	14.29% 22	0.00% 0	154

**Question #4: To help maintain the character of Ennis, the update of the zoning code could focus on a number of things. Please tell us how important the following topics are to you.**



**Question #4: To help maintain the character of Ennis, the update of the zoning code could focus on a number of things. Please tell us how important the following topics are to you.**

	VERY IMPORTANT	IMPORTANT	NEUTRAL	NOT IMPORTANT	NO NEED	TOTAL
How land is used i.e. lot sizes, residential or commercial uses	49.35% 76	34.42% 53	14.29% 22	1.95% 3	0.00% 0	154
Preserve Western character through appearance and design of commercial buildings and signage	41.83% 64	32.68% 50	13.73% 21	7.84% 12	3.92% 6	153
Promote active and healthy lifestyles for all ages	60.13% 92	30.72% 47	7.84% 12	0.00% 0	1.31% 2	153
Protect property values	58.82% 90	30.72% 47	7.84% 12	1.31% 2	1.31% 2	153
Protect open space and dark skies	63.33% 95	22.00% 33	12.00% 18	2.00% 3	0.67% 1	150
Support housing for families of all ages and income levels	53.90% 83	27.92% 43	15.58% 24	2.60% 4	0.00% 0	154
Protect public health and safety	64.94% 100	27.27% 42	5.84% 9	1.30% 2	0.65% 1	154

## **Ennis Zoning Code Survey: Respondent Comments to Question 4**

**To help maintain the character of Ennis, the update of the zoning code could focus on a number of things. Please tell us how important the following topics are to you: small town atmosphere, western character, quality of life, family friendly, natural and scenic beauty, and safe.**

- Design standards very important for commercial buildings. Walkability and universal design very important
- Western character or some different clean character. Need to have rules to protect property values and a clean viable look rules. There has to be a middle ground in all decisions.
- The price of property in the valley is ridiculous, I have lived here 41 years. The lack of affordable housing is non-existent. I don't family or business friendly. It has become a place for the wealthy only. Time to move out.
- It doesn't matter what the buildings or structures looking like if the average family can't afford to live here.
- Provide for non-traditional housing arrangements, pocket neighborhoods- housing with shared garages and open spaces, accessory dwelling units on same property as main home.
- I feel the high prices of town keep town small. I fear with more affordable housing, Ennis will get large and the small town will go away. I also fear with a larger town, crime will increase.
- Ennis needs to capitalize on the heavy truck traffic and create a truck stop opportunity. finding a way to route heavy trucks around main street would be a big step in improving safety and preserving small town character.
- Town density is becoming a problem. Current lot size is very small which was fine in the past, but now that developers are breaking those lots down to single lots overcrowding becomes a big problem.
- Not necessarily Western in appearance, but structures that complement the surrounding nature of Ennis, as in Mountain, Nature, Rustic or historic Victorian. Modern and Contemporary structures change the feel of our small town.
- Safety issue: On street parking area needs drainage. Small amounts of rain=huge puddles in warm weather and dangerous ice in cold weather. Could business be responsible for the sidewalks and parking areas to keep them dry or is this a city wide issue? It is hard to "promote active and healthy lifestyles" if there are such hazards. Character and Appearance: Could the funeral home, at a minimum, put some plantings around the building? What a horrible and unwelcoming site.

## **Ennis Zoning Code Survey: Respondent Comments to Question 4**

- Having Town law enforcement more focused on community mindfulness Ennis desperately needs a way to control blighted properties. The old IGA store on Main Street is a disgrace to our business district, to Main Street, and to the community as a whole. Also, the orange log home at the “Y” intersection as you enter our beautiful little town. What an awful way to greet our guests!
- Simple and reasonable rules that are uniformly enforced
- Prohibit property that is unoccupied from getting into a rundown eye sore shape. For example, the two story building across the street from Black Jack Gallery.
- I do not think it is appropriate to add multi-story housing on main street. It would create a hazard with small children, increases in traffic, and out of character with the current flavor of the western town. Typically, housing units like this increases crime to neighboring areas. Let's make housing outside of commercial areas.
- How to offer high density yet attractive housing so that it is affordable for new families and service providers. We want to attract and keep professionals and need to offer more than just the view. Also, what can be done to remove mobile homes from Ennis core area.
- Free will concerning property rites is important. Live and let live. All cannot afford the hyper inflated society of the Madison Valley or elsewhere for that matter. Be careful what is demanded of property owners and homeowners. Continue to be generous in tolerance of all.
- Protect the freedom we have without government controlled cradle-to-grave policies and laws.
- It depends upon what is being proposed. For instance, I do not believe sidewalks add value to the residential town areas. Rumor has it that individual homeowners would be required to put in sidewalks when building or renovating their property. That would lead to potential "hodge podge" of partial sidewalks - which is not reasonable. Should the town decide to put in sidewalks - which really aren't necessary in our small town - then it should be done in an organized fashion - and they should maintain them rather than the property owners. Our taxes and town dollars would be better spent doing a better job maintaining the existing roads.
- What are "dark skies"? Also, the green IGA building is an ugly eye sore, detracts from the western character appearance of the town, is a fire trap and lowers the property values of surrounding downtown properties. I also think it is a public safety issue.
- Curb sprawl, maintain wildlife corridors
- Please require our Main Street businesses to maintain the western flavor of our town. Junky storefronts hurt us all!! Buildings should be painted appropriate colors with permanent signage - not banners! Set an example by PAINTING our town hall, install a



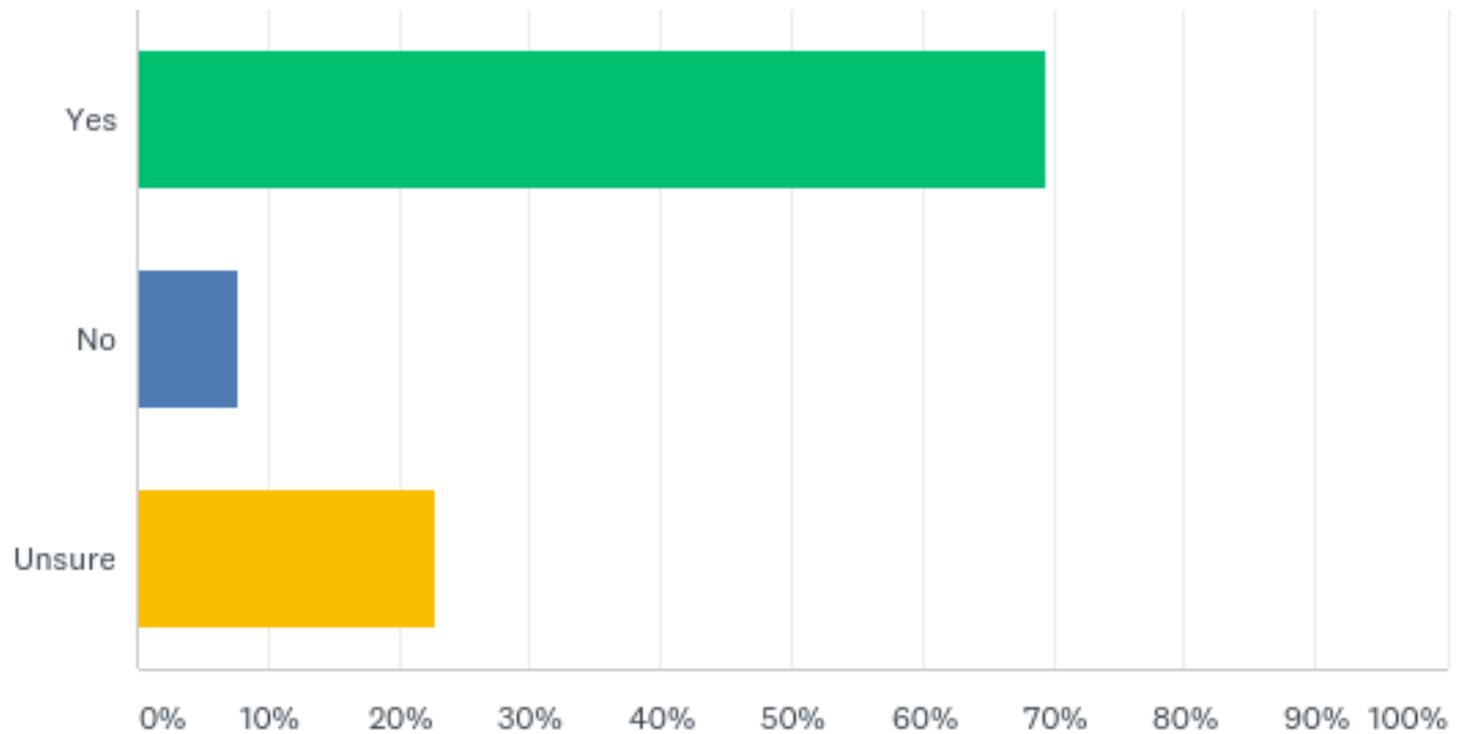
## **Ennis Zoning Code Survey: Respondent Comments to Question 4**

quality sign and put window boxes with flowers on the windows. Lets take pride in our town!!

- Sidewalks!, park trails, affordable housing needs major attention in this community it should be a priority to care for our community in that way, river access we support and value.
- I would give a very, very, important to meeting housing needs of all incomes if possible.
- Better drainage for the water on Main Street parking downtown.
- Goes along above, but AFFORDABLE HOUSING!!!
- Just how does a zoning code do any of these things? It is like protecting motherhood and the American lifestyle....
- Traffic control infrastructure
- Protecting property values?! How bout enforcing slumlords and the tenants to cleaning up their property. Housing is way overpriced it's a joke and sad that we can't even have affordable housing anywhere.
- the eyesore of Town Pump
- I am not sure how you can determine what direction to go with the new zoning after you compile the answers to these questions?? I would expect nearly anyone and everyone, whether or not they have ever lived or worked in Ennis would check "very important or important" to these questions or opinions.
- I feel like many other locals that the property owned by XXXXXX and XXXXXX should be made as part of the town of ennis, as their property is the only one which violates all of the above, the whole land area is covered in debris, garbage, chemical drums, cars, campers, dangerous items, even inside the barns is full of the same, there is no evidence of any actual use of the land, aside from 3 horses that struggle in the winter as the bakers have no water supply to the fields or barn areas, the land is in dangerous condition and a huge fire hazard to both people and animals, they are allowing people to live in rundown trailers on the property, the whole place is unsanitary with human waste actually outside of the campers, i feel they have gotten away with this ignorant behavior for far too long, this property is what degrades ennis, and the scenic view.
- Attainable housing is a real issue. Finding a way to incorporate all members of our community is essential.
- Improving town infrastructure with a methodical and attainable approach of allocating proper funds to such improvements on a yearly basis etc.
- Keep the small town feeling, low on rules and high on freedom. Tweek the rules, don't rewrite the rule book. People live here to have personal and business freedom and not to have their lives

and properties ruled by unnecessary rules.

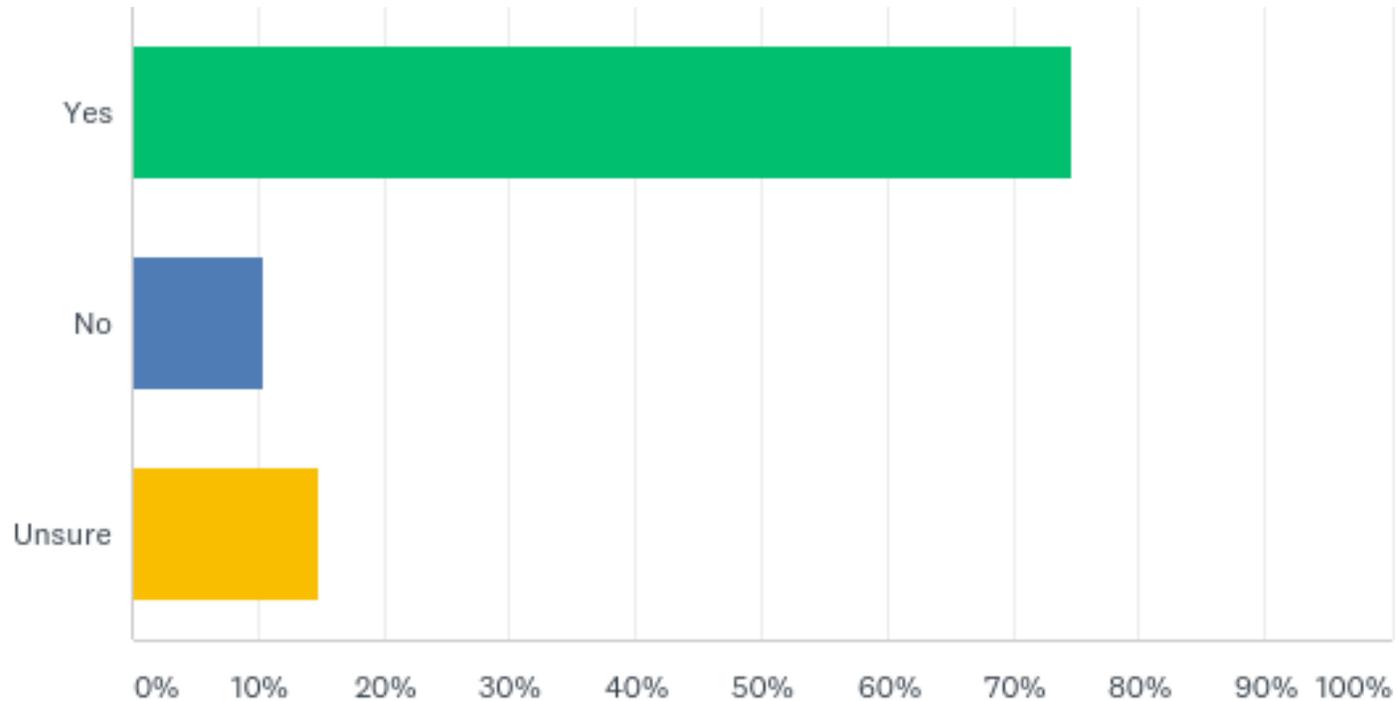
**Question #5: Do you support having new commercial buildings and signs constructed in a fashion similar to existing development in Ennis?**



ANSWER CHOICES	RESPONSES	
Yes	69.48%	107
No	7.79%	12
Unsure	22.73%	35
TOTAL		154

**Question #6: Do you think the community should have input on the design and appearance of the following types of new development:**

- **Commercial buildings over 5,000 square feet in size**
- **50% renovations of commercial buildings, such as Town Pump**
- **Internally lit commercial signs**
- **Multifamily housing with four (4) or more units**



ANSWER CHOICES	RESPONSES	
Yes	74.68%	115
No	10.39%	16
Unsure	14.94%	23
<b>TOTAL</b>		<b>154</b>



## Ennis Zoning Code Survey: Respondent Comment: Question 6

**Do you think the community should have input on the design and appearance of the following types of new development: Commercial buildings over 5,000 square feet in size 50% renovations of commercial buildings, such as Town Pump Internally lit commercial signs Multifamily housing with four (4) or more units?**

- Community input on design elements very important
- Why do we elect people if they can't make the decisions?
- The Town Pump renovation has been disappointing the they did not leverage the small town community spirit in their layout. Also disappointing to see they removed such a beautify iconic tree. Regarding multifamily housing, very important to preserve the single family dwelling nature of the main town. Multifamily dwellings 'squeeze into' a lot or a few lots in the middle of a block is not in the best interest of the community, only in the best interest of the developer. Lastly, LED lights on mainstream that are unnecessary and not in the spirit of preserving a western feel.
- Define "community input." Most laypeople will have uneducated opinions contrary to the actual functional use of a building.
- This is too broad of a subject with too many variables to answer yes or no. These are very broad questions that I do not believe can be answered by a yes no survey.
- But not cumbersome.
- It doesn't matter what the buildings or structures looking like if the average family can't afford to live here.
- I believe the town should take more initiative in buildings that are obviously abandoned and do nothing to promote a western feel such as the old-IGA building. I believe the town can help regulate building design to create a small town feel but should not have over-arching complete control on all design and look. Part of the uniqueness of a small town is how the owners personality is different from others and so their shop or home fits those needs and style. They are not completely controlled looking like cookie cutter homes.
- I'm no a fan in general of multi-family housing as it will increase the size of town. Increasing the size of town will take away from the best things about Ennis. Safety and the small town feel.
- Tasteful western style gives Ennis character and in turn attracts people to the town both residents and tourist alike.
- Personally, I feel that if you put these type of things to a community vote you may end up NEVER making any decisions.
- Condominiums need to be affordable for single working people.
- Too late for town pump. they needed more parking but that was not covered in the zeal to rebuild them.
- The community has input thru the council and the development and sign regulations that protect the feel and unique quality of Ennis.
- Reasonable



## Ennis Zoning Code Survey: Respondent Comment: Question 6

- We need affordable housing! Perhaps with a daycare? Not in downtown though!
- I would like a review process to be on place but they may not be necessary if guidelines are fairly clear.
- On other issues, I do not know how to be able to go back and proofread my comment as so with this one.
- Assuming there are architecture design standards in place for the above structures - the Community should only be given an opportunity to comment if a variance is being requested. I do not understand what is meant by internally lit commercial signs.
- I think the Town Pump renovation is handsome. I'd like them to finish up the outside landscaping!! I'm much more concerned and annoyed by the green IGA building is an ugly eye sore, detracts from the western character appearance of the town, is a fire trap and lowers the property values of surrounding downtown properties. I also think it is a public safety issue.
- The quaint character of our town drives our tourist economy and supports land value. Buildings not in keeping with the character of our town hurt everyone's property values and erode our appeal as an authentic western town. We need to start paying attention to this issue before it's too late!
- I would prefer to keep large commercial buildings on the edges of town. I support multifamily housing both in and outside of town.
- Public hearings would be helpful for these developments.
- The zoning regulations should handle these issue. Public input needed on exceptions to the zoning regulations.
- Internally lit signs do not fit Ennis!
- I think the community leaders should basically stay out of the business of forming a Town HOA.
- Their business their design as they see fit to the community
- once again, the eyesore of Town Pump
- Multi-family housing units in more than one structure.
- Maybe on internally lit signs, with regard to appearance and how the light may affect neighbors.
- there should be surveys if people live near a new building project, most builders or planners don't give a damn about other residents
- It is important to open these issues up for discussion. I'm not sure how many people will participate but having the chance to engage is important.
- I am not sure how the input would happen. I don't want the process to stifle decision making.
- Within reason. Overbearing rules and restrictions are not needed or welcome.