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MEMORANDUM

TO: PLANNING COMMISSION
FROM: KEN ONDICH – PLANNING / COMMUNITY DEVELOPMENT DIRECTOR
SUBJECT: RESULTS OF UNIFIED DEVELOPMENT CODE SURVEY
DATE: OCTOBER 3, 2025

Background

As part of the preparation of the Unified Development Code, Bolton & Menk was required to develop a survey for city residents regarding preferences in development related regulations.

The survey was made available on the City's website and promoted through social media during the month of August and into early September. The survey included 16 questions.

A total of 206 responses were received. Feedback from this survey will be utilized in preparation of the final draft of the unified development code. This information is being shared tonight just as information.

As an update on the process in general, staff is currently reviewing a third draft of the unified development code. **This third draft will be reviewed jointly by the Planning Commission and City Council during at joint workshop on Monday November 3rd from 5PM to 6PM** (prior to a regularly scheduled City Council meeting).

Pending discussion at the joint workshop on November 3rd, a public hearing for the UDC will occur at the November 19th Planning Commission meeting.

Staff Recommendation

No action is needed for this agenda item. It was provided for informational purposes only.

Attachments

1. UDC Survey Results
2. UDC Survey Demographics
3. UDC Survey



City of New Prague

Universal Development Code Survey



PROJECT OVERVIEW

The City of New Prague is updating the Subdivision and Zoning Code under a new Unified Development Code (UDC). This is part of a comprehensive effort to embrace future development and preservation within the city while maintaining the community's local economy and sense of place. Feedback from this survey will help develop a Unified Development Code that supports the city in meeting current objectives while fostering future development.

AT A GLANCE



207
Survey Responses

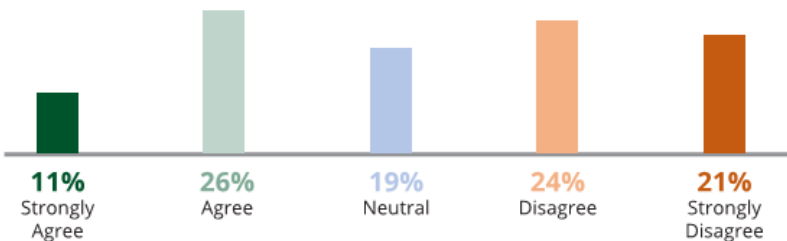


91%
of respondents live in New Prague



90%
of respondents are homeowners

Q: Duplexes or triplexes should be allowed in greater degree near downtown.



Respondents were split on allowing duplexes and triplexes to a greater degree near downtown, with a slight trend towards disagreement.

Q: In what ways would you take advantage of an Accessory Dwelling Unit (ADU)?



48%
would use an ADU as permanent housing for themselves or family



30%
would use an ADU as seasonal or temporary housing for themselves or family



30%
would use an ADU as a separate living unit for a health caregiver



17%
would use them for long-term rental income



10%
would use an ADU for short-term rental income



42%
would NOT consider building an ADU

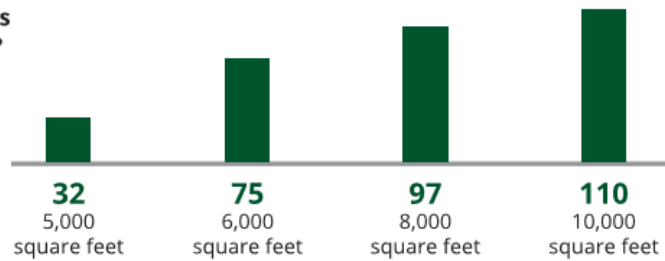
Q: Would you be interested in utilizing short term rentals in the community?



Q: What residential lot size do you feel is suitable for single-family residential?
(Select all that apply)

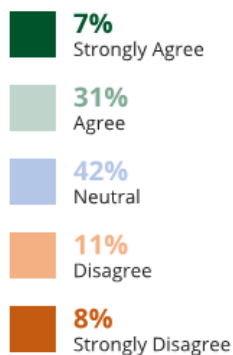
Respondents generally selected larger lot sizes for single family homes, with **65%** of respondents selecting lot sizes of 8,000 Square Feet or larger.

Results reflect number of responses

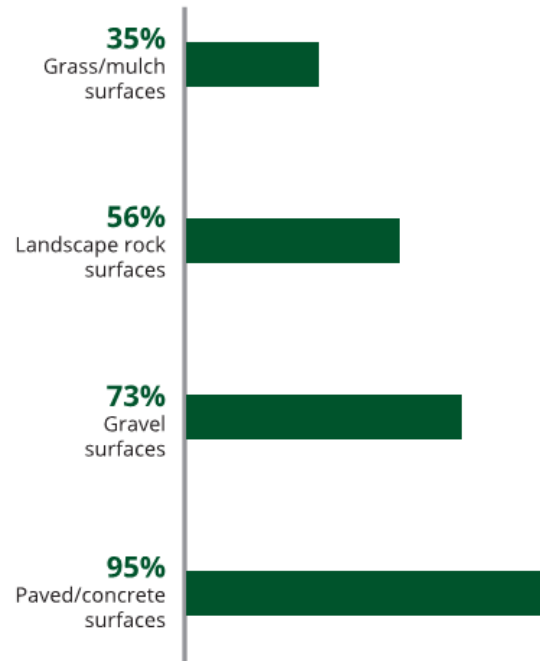


Q: The City permitting process and regulations allow options to improve property value within New Prague.

Respondents felt neutrally about City permitting processes and regulations allowing them to improve their properties.



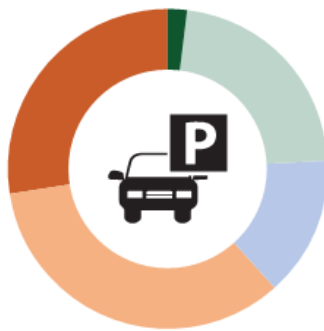
Q: In regard to recreational vehicles and trailers, what areas on a property do you believe the city should allow storage? (Select all that apply)



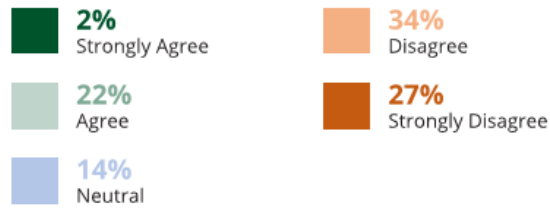
60%

of respondents would apply for a shed/fence permit if it were free.

13% would not do so.



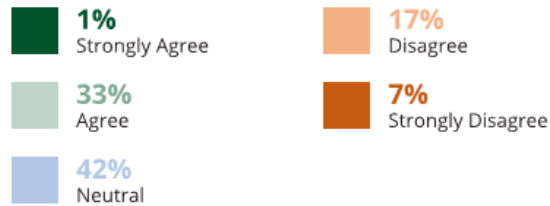
Q: New Prague has enough parking for its businesses.



61% of respondents think that New Prague does not have enough parking for businesses.

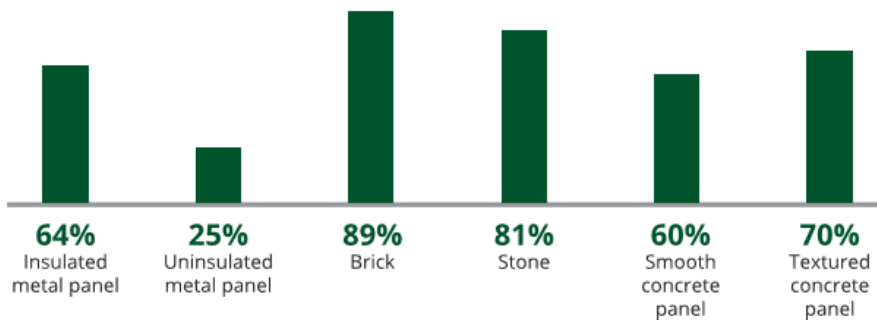


Q: The city provides options to support the aesthetics and design of businesses and neighborhoods.



Respondents are split on the city providing options to support the aesthetics and design of businesses and neighborhoods.

Q: Which material do you think is suitable for Architectural Design in a commercial/industrial building? (Select all that apply)



Most materials for the architectural design of commercial and industrial buildings see some support, except for uninsulated metal panels.

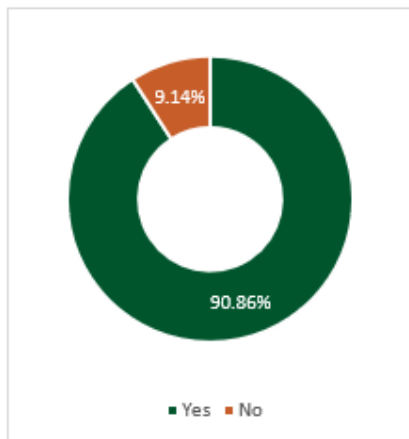


25% of respondents felt that the city should pursue municipal EV charging stations in the community. **25%** of respondents felt neutral, and **the remaining 50% disagreed.**

New Prague Unified Development Code Community Survey Demographics Results

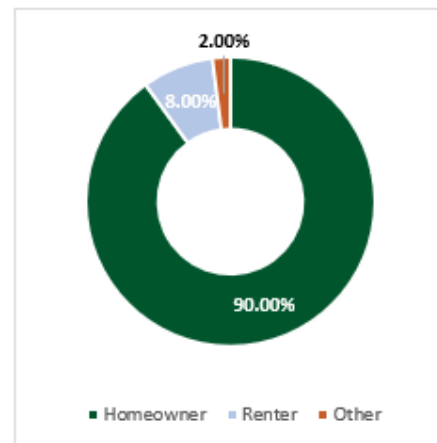
Are you a city resident? (yes/no)

Answer Choices	Responses	
Yes	90.86%	179
No	9.14%	18
	Answered	197
	Skipped	10



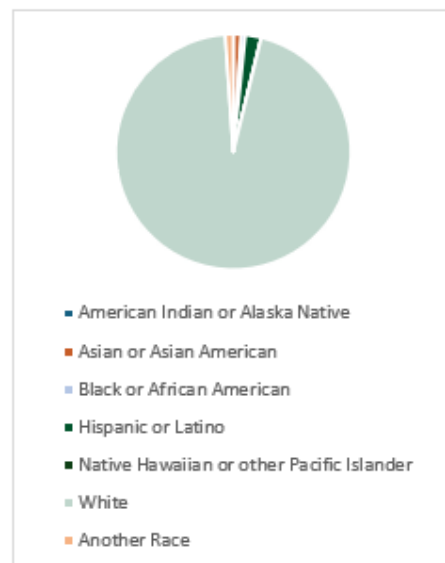
What is your housing status?

Answer Choices	Responses	
Homeowner	90.00%	180
Renter	8.00%	16
Other	2.00%	4
	Answered	200
	Skipped	7



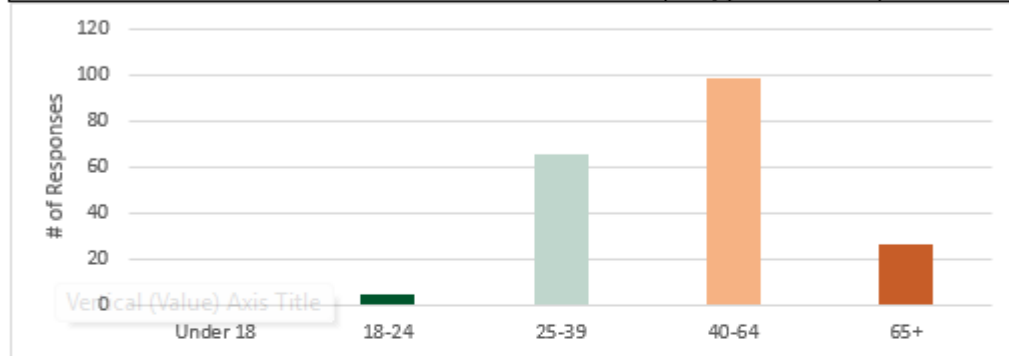
What is your race/ethnicity?

Answer Choices	Responses	
American Indian or Alaska Native	0.00%	0
Asian or Asian American	1.09%	2
Black or African American	0.55%	1
Hispanic or Latino	2.19%	4
Native Hawaiian or other Pacific Islander	0.00%	0
White	95.08%	174
Another Race	1.09%	2
	Answered	183
	Skipped	24



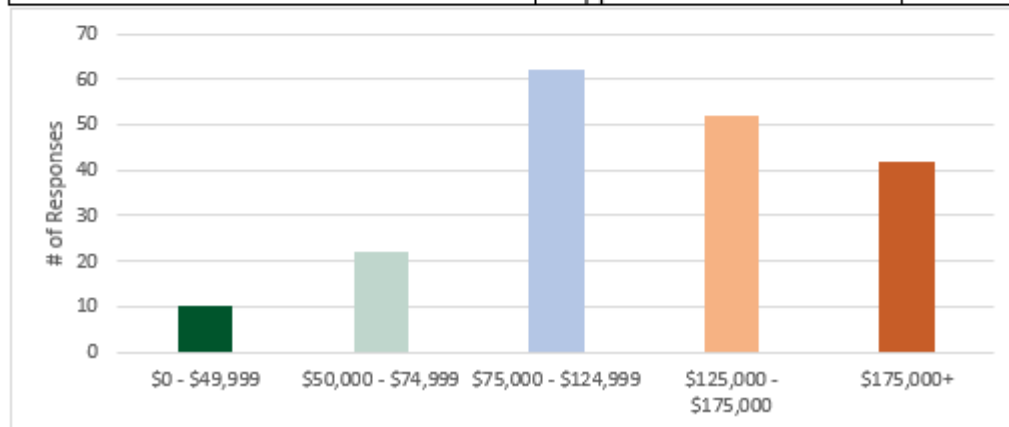
What is your age range?

Answer Choices	Responses	
Under 18	0.00%	0
18-24	2.58%	5
25-39	33.51%	65
40-64	50.52%	98
65+	13.40%	26
	Answered	194
	Skipped	13



What is your household income range?

Answer Choices	Responses	
\$0 - \$49,999	5.32%	10
\$50,000 - \$74,999	11.70%	22
\$75,000 - \$124,999	32.98%	62
\$125,000 - \$175,000	27.66%	52
\$175,000+	22.34%	42
	Answered	188
	Skipped	19





City of New Prague

Universal Development Code Survey



**We want
to hear
from you!**

PROJECT OVERVIEW

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Scan the QR Code or visit [Bit.ly/NPUDC](https://bit.ly/NPUDC) to take this survey online!

For the following questions, identify how much you agree with each statement.

1. Duplexes or triplexes should be allowed in a greater degree near downtown.



2. The City permitting process and regulations allow options to improve my property within New Prague.



3. New Prague has enough parking for its businesses.



4. The City provides options to support the aesthetics and design of businesses and neighborhoods.



5. The City should pursue municipal/public electric vehicle (EV) charging stations in the community.



Universal Development Code Survey

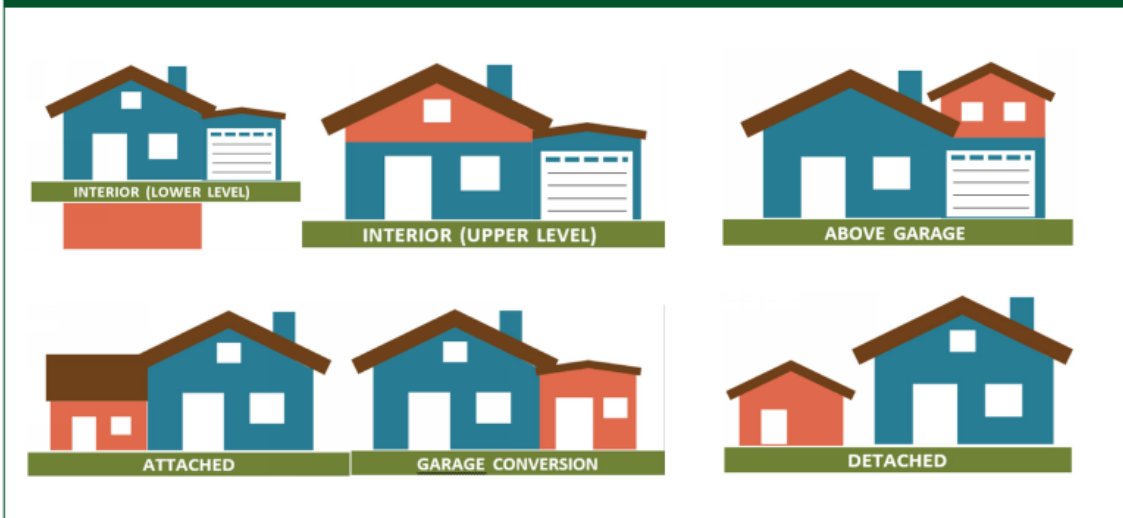
6. What residential lot size do you feel is suitable for a single-family residential? (Select all that apply)

- ☐ 5,000 Square Feet ☐ 6,000 Square Feet ☐ 8,000 Square Feet ☐ 10,000 Square Feet

7. Which material do you think is suitable for Architectural Design of a commercial/industrial building? (Select all that apply)

- ☐ Insulated Metal Panel ☐ Uninsulated Metal Panel ☐ Brick
☐ Stone ☐ Smooth Concrete Panel ☐ Textured Concrete Panel

Accessory Dwelling Unit (ADU) Examples



8. In what ways would you take advantage of an Accessory Dwelling Unit (ADU)? (Select all that apply)

- ☐ Permanent housing for yourself/your family ☐ Seasonal or temporary housing for a family member or friend
☐ Provide a separate living unit for a health caregiver ☐ Short-term rental income (14 days or less)
☐ Long-term rental income (rentals greater than 8 month periods) ☐ I would NOT consider building an ADU

9. Would you be interested in utilizing short term rentals in the community?

- ☐ Yes ☐ Maybe ☐ No

10. In regard to recreational vehicles and trailers, what areas on a property do you believe the City should allow storage? (Select all that apply)

- ☐ Paved/concrete surfaces ☐ Gravel surface ☐ Landscape rock surfaces ☐ Grass/mulch surfaces

11. Would you apply for a fence/shed permit if it were FREE?

- ☐ Yes ☐ Maybe ☐ No

Universal Development Code Survey

The following are optional demographics questions

12. Are you a city resident?

☐ Yes

☐ No

13. What is your housing status?

☐ Homeowner

☐ Renter

☐ Other

14. What is your race/ethnicity? (Select all that apply)

☐ American Indian or Alaska Native

☐ Native Hawaiian or other Pacific Islander

☐ Asian or Asian American

☐ White

☐ Black or African American

☐ Another Race

☐ Hispanic or Latino

15. What is your age?

☐ Under 18

☐ 18 – 24

☐ 25 – 39

☐ 40 – 64

☐ 65+

16. What is your household income range?

☐ \$0-\$49,999

☐ \$50,000-\$74,999

☐ \$75,000-\$124,999

☐ \$125,000-\$174,999

☐ \$175,000+



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