

JUN 06 2008

Conditional Use Review

Findings Report

Prepared by Frank Gray, Land Use Consultant,
and Brian Wilkinson and Robyn Geist,
Wilkinson Ferrari & Co.

6 June 2008

Introduction

On January 15, 2008, the Salt Lake City Council voted to eliminate a lengthy list of conditional land uses permitted in residential zones and on parcels in other zones that abut residential zones. The Council action also included adoption of an updated set of conditional use regulations and standards of review consistent with State law. In addition, the Council voted to embark on a five-month public process to reevaluate these conditional uses and recommend which, if any, of these uses be reestablished.

The Council took these rather drastic steps to comply with the intent of a 2005 state law change that makes it difficult for any municipality to deny most conditional use requests.

The Council took advantage of this event to engage stakeholders in helping to determine what types of uses should be allowed in and near residential districts, and what criteria or standards should be used when considering approval of a conditional use in order to strike a harmonious balance between land uses. For some years, a variety of community groups have expressed concern about the perceived appropriateness of certain types of non-residential facilities in neighborhoods and about the need to place more conditions on these facilities to mitigate potential impacts or to limit the number of these uses in some areas.

Seeking feedback from residents, businesses and other stakeholders will help inform a decision that the Council will make in July 2008.

A Council subcommittee was formed to guide this process. The subcommittee consists of Council Members Eric Jergensen, Luke Garrott and Søren Simonsen. Council Member Jergensen chairs the group.

In February, the City Council retained land use consultant Frank Gray and public outreach consultants Wilkinson Ferrari & Co. to lead the review process.

Process

In early March 2008, the consultants, Frank Gray, a land use planning consultant from Scottsdale, Arizona, and Wilkinson Ferrari & Company, a local public involvement firm, met with business owners, City residents, neighborhood community councils, City staff, and City boards and commissions to learn more about the issues and concerns relating to the Conditional Use Zoning Ordinance Amendments.

The consultants facilitated a two-day workshop in May with an ad hoc committee to discuss issues and potential solutions relating to conditional uses and their impacts to neighborhoods, as well as zoning requirements that affect businesses. The ad hoc committee was comprised of small-business owners, residents from various City neighborhoods, community council members, City board and commission members and small-business advocacy organization representatives.

During these workshops, the committee reviewed the history of the Zoning Ordinance amendments and evaluated a consolidated list of permitted and conditional uses in residential zones and zones that abut residential zones, including commercial, downtown and manufacturing zones. The intent was to determine those uses that should be allowed, not allowed or allowed as a conditional use in residential zones and those zones that abut residential zones.

The ad hoc committee also discussed other related items including the need to: 1) refine the adopted conditional use standards and criteria; 2) develop standards and criteria for specific types of conditional uses; 3) provide a detailed review and revision of use definitions for clarification, applicability and consistency with State law; 4) consider whether or not to link conditional use approval to the property owner or to the property; and 5) ensure that uses are listed in a consistent manner in all zoning districts; 6) identify flexible parking options; 7) establish transitional design standards and design review for commercial development; and 8) review in greater detail certain types of uses and the cumulative effect of conditional and non-conforming uses located within a certain geographic area.

Given the time constraints for this Zoning Ordinance refinement process, some of these areas of concern will be further explored and addressed after the end of the 180-day review period.

Also, the consultants conducted a random-sample, public opinion survey to help determine the types of uses (residential, retail, commercial, institutional) that City residents want to see in their neighborhoods. The survey also asked questions about the positive and negative aspects of various uses and what types of regulations people expect when there are non-residential uses in predominantly residential areas. The survey results will help provide a general look at what people want their "ideal" neighborhoods to be like. Results show City residents highly value small neighborhood-oriented businesses and want to see them in their "ideal" neighborhoods.

The consultants will brief the City Council on June 10, during its regular public meeting, and hold a public open house on June 11 to provide information relating to the review process findings and possible ordinance refinement recommendations, and to receive further public feedback and comment. Comments from the Council's January public hearing and written comments submitted throughout this process were also considered by the consultants in drafting recommendations to the Council. The Council will invite final comments at a public hearing on July 1. The Council will consider the findings and recommendations from the public and the consultants and may take formal action on July 1 or 22 to adopt refinements to sections of the Zoning Ordinance relating to conditional uses.

Overview of Findings

Neighborhoods are the building blocks of Community. The delicate balance of convenience and contentment requires a delicate balance of land uses. Many neighborhoods throughout Salt Lake City have evolved over an extended period of time and conditions. This has made them rich urban places, each with its own personality. It has also presented them with the challenges of evolution and interface with their surroundings. Many of these challenges have been dealt with on a case-by-case basis, as they should be, but have resulted in allowing uses within the zoning ordinance which are not always compatible or desirable with a particular neighborhood character. The 1995 elimination of the Business B3 neighborhood commercial zoning, combined with the 2005 State Legislative action related to Conditional Uses, have hampered the City's ability to discern the appropriateness of uses on an individual case basis.

Salt Lake City is fortunate to have had a strong neighborhood planning program over an extended period of time. The community planning documents provide a clear road map of the neighborhoods' vision for their growth and development. The key therefore is to tie these plans directly to land use decisions and, in particular, the approval of Conditional Uses. The findings identified in this report were determined with the cooperative effort of neighborhood and business interests. Strategies developed from these findings will provide for sustained neighborhood and business growth, while ensuring the vision and goals of the neighborhood plans are achieved.

This effort needs to involve the continued evolution of the neighborhood planning process and the coordination of the neighborhood plans with one another and with citywide planning efforts. The City will also need to continue to ensure that it has the necessary tools and processes to assist in the implementation of these plans. Only when the businesses, residents and their government work together can we ensure healthy neighborhoods.

Common themes

Several common themes emerged from the various research methods used for this project (small group meetings, workshops, opinion survey). These are highlighted below; more in-depth summaries of the opinion survey and workshops follow:

Strong support for multiple uses in neighborhoods.

The consulting team found strong support from residents, business owners and other stakeholders for having a variety of uses in neighborhoods throughout the city. In particular, neighborhood-oriented businesses, such as small grocery stores, coffee shops, bakeries and book stores, are prized for their convenience and promotion of walkable communities.

Overall, the perception among stakeholders is that there is *not* a great deal of conflict between uses. Residents and business owners recognize there are impacts to having commercial uses in neighborhoods – specifically parking and traffic congestion – but they agree that these impacts can be successfully managed. For example, we found support for encouraging shared parking among businesses and with nearby churches and schools.

Inconsistent planning process masks conditional use issues.

The predictability of the planning and zoning process (as dealt with in the City Council's recent audit by Citygate Associates), rather than the conditional use process itself, seems to be the larger issue. Specific areas of conflict in the conditional use area are symptomatic of these broader process concerns.

Outdated and unclear zoning code sections and definitions, the lack of a citywide General Plan, inconsistent interpretation of rules and regulations by City staff, and some permit applicants who are perceived to bend the rules to their advantage, all add up to an unpredictable system.

Conditional use system seen as safety valve for neighborhood concerns.

From the neighborhood resident point of view, the principal purpose of the conditional use system should be to ensure that non-residential development is compatible with neighboring residential uses. The conditional use system is viewed as one way to allow residents an opportunity to be actively involved and have a “say” in what happens in their neighborhood. However, residents also indicated there may be other ways – such as rezoning in some instances and/or a design review process – to provide a more transparent process. Residents also suggested that more-specific criteria for approval of some uses may be needed, such as for restaurants.

Likewise, businesses want a predictable system.

Business owners want to remind policy makers that they, as well as residents, make large investments to prosper within the City’s neighborhoods. In fact, many owners of small-scale businesses live within or near the neighborhoods in which they work. However, there is concern among business owners that the current system may dissuade investment because of opaque and confusing rules. In addition, some business owners say they feel “unwelcome” in their neighborhood because their businesses have become “too popular” and draw patrons from outside of the core neighborhood. They indicated a willingness to discuss issues and concerns with residents to “keep the peace” and resolve or prevent conflicts when they arise.

Impacts from concentration of commercial uses in neighborhoods is a concern.

Some residents of neighborhoods that feature multiple small businesses feel that the impacts from a concentration of businesses can be significant. In particular, issues with parking and traffic congestion were mentioned repeatedly. On the other hand, very high numbers of respondents to the public opinion survey said they would like to see small groups of businesses in their “ideal” neighborhood. Limiting the number of certain types of businesses in one area – for example, allowing only two restaurants of 2,500 square feet along one street – was a suggested solution.

Opinion survey findings summary

An opinion survey was conducted during April 2008 among 708 Salt Lake City residents equally divided between the seven City Council districts. (Cross-tabulations show only minor differences in opinion among respondents from different districts.)

Here is a summary of the key findings. The complete survey results are provided as an appendix to this report.

Introductory questions

Respondents were asked what they like best about their neighborhood. The top three answers were:

- People/neighbors/friendly environment, 23%
- It is quiet/peaceful, 12%
- Convenient/close to stores/schools, 10%

Respondents were asked what they like least about their neighborhood. The four answers were:

- Miscellaneous, 16%
- Don't know, 15%
- Crime/gangs/graffiti/drugs, 13%
- Traffic/speed, 12%

Safety and low crime rate are, by far, the most important factors in determining neighborhood quality of life.

In their "ideal" neighborhood, respondents want to be within a five-minutes' walk of transit, parks and recreational fields, small markets and neighborhood retail shops.

Housing questions

Respondents believe that their current neighborhood has a broad mix of single family houses, duplexes and townhomes, apartments, accessory dwellings and condos.

Their “ideal” neighborhood closely mirrors this mix, albeit with fewer apartments.

Respondents say they value the mix of people and the variety of housing types.

Retail business questions

A high percentage of respondents say their current neighborhood has small neighborhood-oriented businesses; 68% says this is a positive thing.

- The convenience of having stores nearby is most positive aspect (44%); traffic/congestion is most negative aspect (56%).

89 percent want to see small neighborhood-oriented businesses in their “ideal” neighborhood; 81 percent want to see clusters of small businesses akin to 9th and 9th.

- All of the types of these uses that we asked about received marks above the consensus level (66%) except for drive-through or fast food restaurant (only 35% prefer) and video/music store (58%). Conversely, 92% want a neighborhood grocery store nearby.

Just over half (52%) say they prefer locally owned businesses in their neighborhood; 40 percent say like both locally owned and national chain stores.

The most-positive aspect of having neighborhood retail businesses is convenience/having shopping and dining nearby; the most-negative aspect is traffic congestion.

Office questions

Most respondents believe their neighborhood already contains small office buildings and professional services such as doctors offices. Interestingly, respondents overwhelmingly said they want these uses in their “ideal” neighborhoods: 94% say one-story office buildings belong in their “ideal” neighborhood; 84% want to see professional offices.

- Overall, 50% of respondents say having commercial buildings in the neighborhood is positive; 36% say it’s negative.

Respondents want to see libraries, elementary schools, fire stations and churches in their “ideal” neighborhood.

Regulatory questions

In response to questions about the importance of regulating various activities in neighborhoods, the highest scores (5 is highest) were for:

- Regulating noise (4.25)
- Regulating the size and design of buildings (4.21)
- Regulating parking (4.09)
- The other items (landscaping, location of driveways, hours of operation and signs) also scored quite high; no item was below 3.82.

Workshop findings summary

Two three-hour workshops were conducted in mid-May 2008 to review in detail a consolidated list of uses that, until the Council's action in January, were permitted by right or with conditions in various residential and business zones. The Council's action at that time was to remove virtually all conditional uses from residential zones and parcels that abut residential zones, pending this review. The intent of the workshops was to determine which of these uses should be recommended to be put back in the zoning ordinance.

The workshops were attended by a cross-section of City residents, business owners, community council representatives and other interested individuals. Members of this ad hoc task force include:

Joel Briscoe	East Central Community Council chair
Mary Corporon	Business Advisory Board chair
Fred Cox	Fred C. Cox Architects
Cindy Cromer	Bryant neighborhood
Ila Rose Fife	Poplar Grove neighborhood
Maria Garciaz	NeighborWorks Salt Lake
Polly Hart	Capitol Hill Community Council chair
Virginia Hylton	Yalecrest neighborhood
Heidi-Kris Spoor	Yalecrest neighborhood
Warren Lloyd	Historic Landmarks Commission vice chair
Robert Lund	NeighborWorks Salt Lake
Gregg Morrow	Wasatch Hollow Community Council chair
Dallis Nordstrom	Attorney
Rex Olsen	Board of Adjustment vice chair
Vicky Orme	Fairpark Community Council chair
Ellen Reddick	Vest Pocket Coalition/Impact Factory Utah/ Bonneville Hills Community Council chair
Stephen Rosenberg	Liberty Heights Fresh
John Sittner	Avenues neighborhood
Grace Sperry	Sugar House Community Council chair
Ron Whitehead	Former City Council Member/small- business owner

General Recommendations Relating to Conditional/Permitted Uses

During the review of a consolidated list of conditional and permitted uses by zone, the following general recommendations/directions were suggested by the committee. (A spreadsheet indicating the proposed changes in the use table is provided at the end of this report.)

- Allow conditional office uses in higher density Multi-Family Zones and change permitted office uses to conditional in other Residential Zones.
- Change several permitted uses to conditional uses in Mixed Use Zones.
- Add uses to commercial zones, while protecting Neighborhood Commercial from higher impact uses.
- Add more uses to the Manufacturing Zones.

Uses Needing Further Review and Discussion

During the evaluation of conditional and permitted uses by zone, the following uses, as well as the standards for approval by the Planning Commission, were identified as needing further review. The City Council, Council staff and planning consultants hired will discuss and review these suggestions before recommendations for adjustments are made for the Zoning Ordinance use tables:

- Office uses
 - Offices, general and medical/dental
 - Allow as a conditional use in Residential Multi-Family 45 zone and above
 - Address criteria relating to size and other impacts
 - Parking
 - Consider the expansion of shared and alternative parking
 - Discourage the development of new parking lots in Residential Zoning Districts
 - Distinguish between short and long term parking in park and rides in neighborhoods
 - Veterinary offices
 - Review definition and refine to include size and type (small vs. large animal and boarding vs. non-boarding facilities)

- Retail sales and service uses
 - Bed & breakfasts
 - Liquor stores – must comply with state law
 - Restaurants without drive-through windows
 - Drive-through windows associated with other uses
 - Check cashing businesses

- Institutional uses
 - Assisted living/group homes
 - Research conditions that will conform with state and federal law
 - Day care – child and adult
 - Comply with state law
 - Schools and churches
 - Examine allowed uses
 - Private libraries

- Recreational, cultural and entertainment uses
 - Performance arts facilities
 - Review definition
 - Refine to add different categories of facilities
 - Private clubs
 - Comply with state law

- Miscellaneous uses
 - Animal pound (overnight boarding)
 - Review definition; does this cover doggie daycare/kennels?
 - Funeral homes
 - Look for appropriate zones that can allow them as a conditional use, particularly on the west side of the city
 - Domestic fowl coops
 - Vending machines outside of stores

Projects/Discussion Areas Identified for Future Consideration

The following projects and discussion areas were identified as needing future review, consideration and action by the City Council. Due to the time constraints of the ordinance amendments review and refinement process, some of these projects/discussions will need to be continued after the Council considers taking formal action on the conditional use amendments in July.

- Consistent naming of uses
 - Make the use listing similar in name across all zones, if possible, so City residents are able to easily identify where certain uses might be allowed. For example:
 - In the Residential Zoning District Zoning Table there is a listing for tavern/lounge/brewpub; 2,500 sq feet or less in floor area;
 - In the Commercial District Zoning Table there are listings for the tavern/lounge/brewpub; 2,500 sq feet or less in floor area, one that is 2,500 sq feet or more in area plus a separate listing for a microbrewery;
 - And in the Downtown District Zoning Table there are listings for brewpub (indoor), brewpub (outdoor), tavern/lounge (indoor) and tavern/lounge (outdoor) but no listing for a microbrewery or for a tavern/lounge/brewpub and no reference to sizes.

- Definitions
 - Ensure definitions are consistent with Utah State Land Use Development and Management Act (LUDMA)
 - Consider reviewing definitions for consistency, relevance and appropriate title. For example:
 - Change “specialty store” name to better reflect the actual use, which is large “mid-box”-type retailers
 - Review superstore/hypermarket square footage sizes
 - Review definition of community gardens
 - Review definition of animal pounds
 - Review definition of performance arts facilities

- Conditional Use standards and criteria
 - Refine the general conditional use approval standards/criteria. Create additional standards/criteria that address in greater detail issues applicable to certain individual uses to be used along with general standards/criteria. Specific examples identified include:
 - Remove 'recycling collection stations' and 'reverse vending machines' as primary permitted uses and developing conditional use standards for these listings as accessory uses.
 - Review uses to determine how 'outdoor vending machines' are regulated.
 - Determine whether or not an approval of a conditional use should be linked to the person applying or to the property on which it will be located (i.e. "run with the land"). This would also address whether or not conditional uses can change from one specific use to another.

- Additional uses
 - Consider adding additional uses, such as charter schools, to the Zoning Ordinance use tables.

- Cumulative impact
 - Determine how the accumulation of conditional uses in residential and neighborhood commercial zones should be handled. For example, consider limiting certain types of uses to a specific number of establishments within a specific area. Should a restaurant be allowed on each of the four corners at an intersection in a neighborhood commercial zone?

- Zoning District Purpose Statements
 - Review the purpose of several Zoning Districts to determine the appropriateness of adding additional conditional and permitted uses, such as:
 - Transit Corridor Commercial Zone – are there any transit-specific uses that should be added?
 - Residential/Office Zone – should additional commercial uses be considered here when the intent was to keep the zone limited to residential and office?
 - Residential/Business Zone – reexamine the purpose of this zone

- Multi-family Zones – should additional uses be considered for the higher-density multi-family zones? Keeping the residential character of the neighborhoods is important.
 - Manufacturing Zones – is it appropriate to add uses to these zones as primary permitted uses, or should they be conditional? Many uses identified as possible additions fall in the recreation, cultural and entertainment category. Is the City interested in allowing additional uses in some of the light-industrial areas?
- Non-conforming uses and non-complying structures
 - Comply with Utah State Land Use Development and Management Act (LUDMA) regulations
 - Need to address expansion, in-line additions, changes of use, and options to terminate non-conforming/non-complying status
 - Need comprehensive, in-depth refinement of existing regulations
 - Parking
 - Consider expansion of shared/alternative/off-site parking opportunities
 - Need a comprehensive citywide analysis
 - Consider incentives for incorporating transit use into development
 - Boarding/rooming houses
 - Limit to higher-density and/or commercial zones as they are incompatible in lower-density zoning districts
 - Analyze the number that exist and the number that would be non-conforming in RMF45 and RMF75 and Commercial Zoning Districts

SALT LAKE CITY CONDITIONAL USE SURVEY Results

Sample size: 708 interviews (equally divided by council district)
 Conducted: April 2008
 Error: $\pm 3.7\%$

Hello, I'm _____ from Dan Jones & Associates. We are conducting a survey for Salt Lake City on some important local issues. May I speak with someone 18 years of age or older?

Do you live within the boundaries of Salt Lake City?

Yes	100%
No	--
Don't know (DO NOT READ)	--

(INTRO QUESTIONS)

1. How do you define the word "neighborhood?" (What does "neighborhood" mean to you?)

(All comments typed)

Thinking about your own neighborhood now...

2. What do you like most about your neighborhood?

Don't know	1%
People/neighbors/friendly	23%
Diversity	7%
It is quiet/peaceful	12%
Location (not specific)	7%
Close to a park/parks	2%
Mature trees/big, old trees	3%
It is safe	3%
Walkability	4%
Convenient/close to everything – stores/schools	10%
Homes/yards kept up	2%
Proximity to freeway	2%
Older/historic/older homes/design of homes	4%
Close to downtown/city	5%
Scenery/view	1%
Close to my work	1%
Lots are roomy/homes are far apart	1%
It is nice/pretty	1%
Access to bus/transportation	1%
It is clean	1%
Nothing/not too much/I don't like it	2%
Miscellaneous	7%
My house/home/where I live	1%

3. What do you like least about your neighborhood?

Don't know	15%
Nothing / I like it	4%
Crime/gangs/graffiti/drugs	13%
Property/yards not kept up/houses run-down	7%
Traffic/speed	12%
Apartments/rental properties	4%
Miscellaneous neighbor comments	7%
Parking issues	2%
Building monster homes	1%
Dogs/dogs barking/loose dogs	1%
Noise	3%
Taxes	1%
It isn't safe	1%
Miscellaneous comments on immigrants/Hispanics	1%
Air quality/smog	1%
Lack of shopping	1%
Miscellaneous road and street comments/street lights	1%
Cost/expense of living here	1%
High price of homes	1%
Getting old/older homes/aging/declining	2%
Too close to the freeway	1%
Snow comments	1%
Miscellaneous	16%
City government comments	1%
Lack of public transportation/access to bus system	<1%
Houses too close together	1%
Sidewalk issues	1%
Lack of diversity	1%

4. When you think about your quality of life *in the neighborhood where you live*, which ONE of the following factors is MOST important to you personally. (READ ALL AND ROTATE)

Safe community/low crime	42%
Being close to family	8%
Jobs	2%
Less traffic congestion	4%
Good schools	7%
Easy access to parks	3%
Friendly people	10%
Social gathering places like coffee shops, cafes etc)	5%
Small businesses/easy access to shopping	7%
Other (SPECIFY)	10%
Don't know (DO NOT READ)	2%

When you think about your 'ideal' neighborhood – how close would you like to be to the following...
(ROTATE)

	Walking Distance = 5 min.	Short drive 10 min.	Longer drive more than 1	Don't Know
5. Access to buses and TRAX	70%	21%	4%	4%
6. Access to highways	14%	68%	15%	3%
7. Open-spaces or natural lands	54%	31%	12%	3%
8. Parks and recreational fields	64%	30%	5%	1%
9. Community Center (pool, fitness center)	30%	52%	12%	6%
10. Elementary, middle, and high schools	49%	29%	9%	12%
11. Library	46%	46%	6%	2%
12. Small markets	56%	36%	6%	2%
13. Grocery stores	40%	54%	5%	1%
14. Large super center stores	4%	36%	58%	3%
15. Neighborhood retail shops – like coffeeshops and cafes	50%	35%	11%	4%
16. Shopping malls and shops	7%	39%	51%	3%
17. Entertainment and restaurants	14%	57%	28%	2%
18. Your place of work (14% not employed)	17%	49%	18%	3%
19. Senior Center	18%	39%	30%	14%
20. Hospital	9%	64%	26%	2%
21. Larger clinics like doctors offices	9%	63%	26%	3%
22. Small doctor/dentist offices	13%	64%	21%	3%
23. Other professional services – like banks, and CPA's (Certified Public Accountants)	17%	63%	18%	1%

Now I would like to ask you some questions about your existing neighborhood and then what you would like to see in your 'ideal' neighborhood.

(HOUSING)

First about housing....

Are the following types of housing currently available in your neighborhood?

	Yes	No	Don't Know
24. Single family houses:	96%	3%	1%
25. Duplexes & townhomes	75%	23%	2%
26. Apartments	72%	28%	0%
27. Condos	51%	44%	4%
28. Accessory dwellings – that is owner occupied residences with a renter (mother-in-law apartment)	69%	20%	11%
29. Are there any other types of housing currently available in your neighborhood? (SPECIFY)	14%	82%	4%

What are the positive things about the types of housing in your neighborhood? (UNAIDED)

	<u>Ment.</u>	<u>Not Ment.</u>
30. Variety of people	19%	81%
31. Affordable housing (lower cost)	9%	91%
32. Variety of housing types	17%	83%
33. Variety of architecture housing/designs	12%	88%
34. Walkability	4%	96%
35. Density / number of houses	3%	97%
36. Historical homes / preservation of homes	11%	89%
37. Landscaping related / tree-lined streets	13%	87%
38. Other positive (SPECIFY)	49%	51%
39. Don't know (SPECIFY)	6%	94%

What are the negative things about the housing types in your neighborhood? (UNAIDED)

	<u>Ment.</u>	<u>Not Ment.</u>
40. Crime	6%	94%
41. Housing types	6%	94%
42. Design issues	7%	93%
43. Density issues	5%	95%
44. Noise and light	2%	98%
45. Parking	2%	98%
46. People	7%	93%
47. Property values	8%	92%
48. Traffic congestion	1%	99%
49. Other (SPECIFY)	57%	43%
50. Don't know	18%	82%

Now what types of housing you would have in your "ideal" neighborhood...? (READ OPTIONS)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
51. Single family houses	97%	2%	1%
52. Duplexes & townhomes	69%	28%	3%
53. Small apartment buildings (individual buildings)	47%	52%	2%
54. Large apartment complex	13%	86%	1%
55. Condos	59%	39%	2%
56. Accessory dwellings	67%	30%	4%
57. Any there any other types of housing you would have in your "ideal" neighborhood (SPECIFY)	12%	85%	2%

(RETAIL BUSINESS)

This next set of questions is about office and retail facilities...that is stores or restaurants.
Are the following types of retail facilities currently in your neighborhood?

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
58. Small neighborhood-oriented businesses	83%	17%	1%
59. Large retail or super center stores	29%	70%	1%
60. Small groups of businesses that create a cluster like on 9 th East and 9 th South	68%	31%	1%
61. A mix of small and large retail facilities	47%	51%	2%
62. Office buildings	48%	48%	3%

63. Overall, would you say it that having retail facilities in your neighborhood is more positive or negative?

Definitely positive	41%
Probably positive	27%
Neither positive nor negative	8%
Probably negative.....	9%
Definitely negative	11%
Don't know (DO NOT READ).....	5%

64. IF POSITIVE: What are the positive aspects of having retail facilities in your neighborhood?
(Number responding – 480)

Don't know	2%
Reduces driving/saves gas	10%
Convenience/easy access/things close by	44%
Gathering place/community feeling/get to know people	7%
Walkability	16%
Locally owned	3%
Places to shop/local services	4%
Creates jobs	1%
Bring revenue to community/increase tax base	3%
Bring people to the area/brings more people in	2%
Get to know merchants/store owners	1%
More life to the area/provides energy	1%
Miscellaneous	5%
Keeps property value up	1%

65. IF NEGATIVE: What are the negative aspects of having retail facilities in your neighborhood?
 (Number responding – 139)

Don't know	2%
More traffic/congestion	56%
Draws crime	6%
Undesirable	8%
Parking problems	3%
Destroy feeling of "neighborhood"/residential	9%
Get crowded/get lots of crowds	3%
Miscellaneous	6%
Neighborhood is too small/no room for them	4%
None – it would be good	1%
Take away peace/quiet	2%

What general types of retail businesses would you like to have in your 'ideal' neighborhood...?

	Yes	No	Don't Know
66. Small neighborhood-oriented businesses	89%	10%	1%
67. Large retail or super center stores	18%	82%	0%
68. Small groups of businesses that create a cluster like on 9 th East and 9 th South	81%	18%	1%
69. A mix of small and large retail facilities	40%	58%	2%
70. Are there other types of retail businesses you would like to have in your "ideal" neighborhood? (SPECIFY)	25%	74%	1%

And which of the following specific types of retail and services would you like in your ideal neighborhood? (MARK ALL THAT APPLY)

	Yes	No	Don't Know
71. coffee shop/juice bar	74%	25%	2%
72. dry cleaner	68%	30%	2%
73. small gift/clothing shops	73%	26%	1%
74. neighborhood grocery store/market	92%	7%	0%
75. pharmacy	85%	14%	1%
76. full-service restaurant	73%	24%	1%
77. drive-through or fast food restaurant	35%	63%	2%
78. bakery/deli	88%	12%	1%
79. gas station	71%	28%	2%
80. book store	81%	18%	1%
81. video/music store	58%	40%	2%
82. beauty salons/barber shops/day spa	72%	26%	2%
83. small professional. offices (accountant, dentist, designer, vet, etc.)	68%	30%	2%
84. Are there other retail business you would like in your neighborhood? (SPECIFY)	20%	80%	1%

Now a question about locally owned businesses and national chains.

85. Which of the following best describes your feelings...? (READ OPTIONS)

I prefer locally owned businesses in my neighborhood	52%
I prefer businesses who are national chains in my neighborhood	2%
I like both locally owned and national chains	40%
Neither.....	5%
Don't know (DO NOT READ).....	1%

86. Why prefer locally owned? (UNAIDED)

(Number responding – 369)

Don't know	1%
Keeps money in neighborhood/community	22%
Smaller more community oriented/more sense of neighborhood	19%
More unique/charming	5%
Personal service/responsive to needs of neighborhood	12%
I want to support locally-owned businesses	18%
Friendlier	2%
Better quality	2%
I don't like big chains/big box	5%
Doesn't cause traffic/less traffic	1%
Good for environment/better environmentally	2%
To know the owner/nice to know who you are buying from	2%
More intimate feel/better feeling	3%
Miscellaneous	7%

87. Why prefer national chains? (UNAIDED)

(Number responding – 11)

Don't know	0%
I get a better price	20%
More selection/larger variety	18%
They have more money	20%
Miscellaneous	41%

In your opinion, what positive things might there be in having some retail businesses in your 'ideal' neighborhood? (UNAIDED)

	<u>Ment.</u>	<u>Not Ment.</u>
88. Close to work / employment	9%	91%
89. More energy / vitality in area	6%	94%
90. Shopping / dining close	16%	84%
91. Drive-up windows / convenience.	36%	64%
92. Design / look / appearance	2%	98%
93. Density / number of businesses / size	1%	99%
94. Other (SPECIFY)	51%	49%
95. Don't know	8%	92%

What negative aspects might there be with having retail business in your 'ideal' neighborhood?
(UNAIDED – MARK ALL THAT APPLY)

	<u>Ment.</u>	<u>Not Ment.</u>
96. Parking	13%	87%
97. Traffic congestion	61%	39%
98. Noise and light	8%	92%
99. Drive-up windows / traffic for windows / noise of window	1%	99%
100. People	12%	88%
101. Design / look / appearance	3%	97%
102. Density / number of businesses / size	6%	94%
103. Other (SPECIFY)	28%	72%
104. Don't know	10%	90%

(OFFICE BUILDINGS)

Now a few questions about office buildings...

Are there any of the following types of commercial buildings, like office buildings, currently in your neighborhood? (AIDED)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
105. Large buildings (5 or more stories)	19%	81%	0%
106. Medium (2-5 floors)	62%	37%	0%
107. Small building (1 floor) – size of a single story	87%	12%	1%
108. Professional services like medical, dental, accounting offices	65%	34%	1%
109. No commercial buildings	18%	75%	7%
110. Are there any other types of commercial buildings in your neighborhood? (SPECIFY)	37%	60%	3%

What types of commercial buildings would you like to see in your 'ideal' neighborhood?

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
111. No commercial buildings	40%	55%	4%
112. Large buildings (5 or more stories)	12%	86%	2%
113. Medium (2-5 floors)	62%	36%	3%
114. Small building (1 floor) – size of a single story	94%	5%	1%
115. Professional services like medical, dental, accounting offices	84%	14%	2%
116. Are there any other types of commercial buildings you would like to see in your "ideal" neighborhood? (SPECIFY)	20%	78%	1%

117. Overall, would you say it is a positive or negative thing to have commercial buildings in your neighborhood?

Definitely positive	23%
Probably positive	27%
Neither positive nor negative	8%
Probably negative.....	19%
Definitely negative	17%
Don't know (DO NOT READ).....	6%

(INSTITUTIONAL SECTION)

The next few questions are about institutional facilities ...

Are the following types of institutional facilities **currently** in your neighborhood?

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
118. Elementary school	91%	8%	1%
119. Middle school	55%	41%	4%
120. High school	47%	52%	1%
121. Private or charter school(s)	46%	48%	5%
122. Police station	27%	67%	7%
123. Fire station	67%	30%	2%
124. Library	70%	30%	0%
125. Community center	48%	45%	7%
126. Churches	97%	3%	0%
127. Senior living facility	48%	45%	7%
128. Daycare facilities	49%	35%	16%
129. Are there any other types of institutional facilities currently in your neighborhood? (SPECIFY)	20%	75%	5%

And, thinking about those same institutional facilities, what you would like to see in your 'ideal' neighborhood

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
130. Elementary school	86%	12%	2%
131. Middle school	71%	26%	3%
132. High school	56%	41%	3%
133. Private or charter school(s)	58%	36%	6%
134. Police station	72%	25%	3%
135. Fire station	85%	14%	2%
136. Library	90%	9%	1%
137. Community center	73%	25%	3%
138. Churches	81%	15%	4%
139. Senior living facility	68%	26%	5%
140. Daycare facilities	73%	22%	5%
141. Are there any other types of institutional facilities you would like to see in your "ideal" neighborhood? (SPECIFY)	10%	89%	1%

142. What additional rules and regulations, if any, would you like to see on institutional facilities in your 'ideal' neighborhood?

Don't know	55%
None-it is fine now	8%
Parking comments	6%
Ordinance regulating size and/or height	8%
Noise restrictions/noise ordinance	2%
Traffic control/slower traffic/lower speed limits	3%
Buildings would fit in neighborhood/character of neighborhood	3%
Good landscaping and upkeep/kept up/looking nice	1%
Limit operating hours	1%
Miscellaneous zoning comments	1%
Don't want them in my neighborhood/should stay residential	1%
Neighbors should have a say/have a vote	1%
Nothing dangerous to neighborhood/child molesters/no halfway houses no shelters for sex crimes – drug abuse / prisoners	2%
Miscellaneous	8%

How important is it to you that the following rules and regulations be used when various housing, retail, commercial, or institutional buildings are in a residential area? Please rate on a 1-5 scale with 1 meaning 'not at all important' and 5 meaning 'very important.'

How important do you think regulation of...(READ OPTIONS)

	<u>Not at all</u> <u>Important</u>				<u>Very</u> <u>Important</u>	<u>Don't</u> <u>know</u>	<u>Mean</u>
143. parking in neighborhoods is?	4%	9%	14%	22%	51%	1%	4.09
144. location of driveways that go in and out of streets is?	5%	10%	19%	26%	38%	3%	3.83
145. noise in neighborhoods is?	3%	4%	15%	22%	56%	0%	4.25
146. the size and design of buildings in neighborhoods is?	4%	5%	14%	21%	55%	1%	4.21
147. landscaping around buildings in neighborhoods is?	3%	6%	19%	28%	43%	1%	4.02
148. of hours of operation of businesses and services in neighborhoods is?	5%	8%	24%	25%	37%	1%	3.82
149. the number of retail stores, restaurants or office buildings in any one area is?	4%	5%	22%	25%	43%	2%	4.01
150. signs and advertising on buildings is?	7%	7%	16%	21%	49%	1%	3.99

Now, just a few questions about yourself in order to categorize the data:

151. Gender (DO NOT ASK)

Male	45%
Female	55%

152. What is your age category?

18-25.....	5%
26-35.....	16%
36-45.....	18%
46-55.....	21%
56-65.....	20%
Over 65	20%
Refuse (DO NOT READ).....	1%

153. Which of the following best describes your ethnic background?

Caucasian/White	91%
African-American/Black	1%
Asian or Pacific Islander.....	1%
Hispanic/Latino.....	4%
Other (specify _____).....	2%
Refuse (DO NOT READ).....	2%

154. How long have you lived in Salt Lake City?

Less than 2 years.....	2%
2 – 5 years	7%
5 – 10 years	12%
More than 10 years	80%
Refuse (DO NOT READ).....	0%

155. Do you rent or own your home?

Homeowner.....	85%
Renter	13%
Other.....	1%
Refuse (DO NOT READ).....	1%

156. What is your political party affiliation?

Republican	21%
Democrat	40%
Independent voter	21%
Other (specify _____).....	9%
Refuse (DO NOT READ).....	9%

157. And, which of the following, if any, describes your religious preference?

Catholic	8%
Protestant.....	6%
LDS	40%
Other	15%
None	27%
Refuse (DO NOT READ).....	4%

158. What is your approximate annual family income category?

Less than \$15,000	4%
\$15,000 - \$24,999	6%
\$25,000 - \$34,999	11%
\$35,000 - \$44,999	10%
\$45,000 - \$54,999	9%
\$55,000 - \$64,999	9%
\$65,000 - \$100,000	17%
Over \$100,000	22%
Refuse (DO NOT READ).....	12%

159. City District:

District 1	14%
District 2	14%
District 3	14%
District 4	15%
District 5	15%
District 6	13%
District 7	14%

160. Zip code:

8 4 _ _ _