

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...?

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
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)

	<u>Yes</u>	<u>No</u>	<u>Don't Know</u>
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:

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