

**PLANNING COMMISSION STAFF
REPORT
LEGISLATIVE ITEM**



Planning Division
Department of Community
and Economic Development

**Small Neighborhood Business
Amendment
Zoning Text Amendment PLNPCM2009-
00615
City Wide
August 10, 2011**

Applicant: City Initiated

Staff: Nole Walkingshaw
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Tax ID: City Wide

Current Zone: NA

Master Plan Designation:
NA

Council District:
City Wide

Community Council:
City Wide

Lot Size:
NA

Current Use:
Primarily Non-conforming uses

**Applicable Land Use
Regulations:**

- List all applicable regulation citations

Attachments:

- Draft Ordinance
- Small Neighborhood Business Report
- Citizen Input
- Department Comments

Request

At the request of the Mayor, the Planning Division has taken a comprehensive look at small businesses in neighborhoods of the City. It is well known that these businesses are an essential component to the sustainability and vibrancy of our neighborhoods, providing much needed services to the community. Many of them have been in their current location for more than 50 years and have become local institutions.

Over the last decade, the City has analyzed various ways to allow and encourage commercial land uses which provide important community gathering spaces, necessary services, employment and an enhanced tax base for the City. Various studies have been conducted to try and address how to encourage appropriate business and commercial activities while ensuring compatibility and mitigation of negative impacts. These studies included identifying the former B-3 zoned properties (early 1990s), creating a draft small neighborhood business zone (2000) and performance zoning (2002). The City has successfully been able to adopt changes to the non-conforming use regulations (2006) and changes to the parking requirements (2008) to address some of the issues. However, with the goal of sustainable neighborhoods and fostering the development of business to serve the communities, the Planning Division would like to undertake a planning process to address these issues in a more comprehensive manner. This issue has also been discussed by many interested parties including members of the City Council, Mayor's Staff and the Business Advisory Board.

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| | <p>This petition may affect non-conforming business uses as well as businesses that are currently zoned for lower intensive commercial uses. Therefore, the process may also include modifications to the existing RB, CN, CB and other similar zones as well as potentially creating a new Small Neighborhood Business zone to address the issues.</p> <p><i>Recommendation</i> Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission transmit a favorable recommendation to the City Council with the following conditions.</p> <p><i>Recommended Motion</i> Based on the findings listed in the staff report, it is the Planning Staff's opinion that overall the project generally meets the applicable standards and therefore, recommends the Planning Commission transmit a favorable recommendation to the City Council.</p> |
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Background

Project Description

On April 24, 2009, Mayor Ralph Becker initiated a petition requesting that the Planning Division analyze the appropriateness of rezoning lower intensive commercial uses to appropriate zoning districts. Since that time, the Planning Division has taken a comprehensive look at small businesses in all neighborhoods of the City.

To date staff has made the following progress:

1. Prepared an inventory of all existing small business located within residential districts of the City, identifying exiting uses, nonconforming uses, and generally describing the property.
2. Developed a new zoning classification titled "Small Neighborhood Business." The district is intended for small sites in or near residential neighborhoods, which may include midblock small commercial uses. It is generally applicable to existing commercial uses meeting these criteria.
3. Developed the "Small Neighborhood Business Report" This document summarizes staff progress to date. Copies of the document are available at www.slcgov.com/ced/planning/snba/docs/SNBA_FullPackage_ReducedSize.pdf
4. Conducted a survey of business owners, property owners and residents to garner public opinion regarding small businesses and their impacts, both positive and negative. Copies available at www.slcgov.com/ced/planning/snba/docs/Chapter4.pdf.
5. Consulted with the public and local business groups.

6. Open City Hall topic www.peakdemocracy.com/680.

Following the adoption of the proposed ordinance and other policy guidance from the Planning Commission and City Council, the Planning Commission will be reviewing a number of petitions related to this project including:

- Zoning Map amendments to rezone nonconforming uses to commercial designations
- Amendments to the various master plan future land use maps to accommodate proposed zone changes.

Issues from Planning Commission Briefing

On July 13, 2011 Staff briefed the Planning Commission at an issue only briefing. the following is a summary of the issues and how they have been addressed.

1. Add Plant and Garden shop to table of permitted uses:

- Plant and Garden Shop with outdoor display as a use, has been added to the proposed table of permitted and conditional uses.

2. Add Restaurants to the Table of Permitted Uses as a Conditional Use with qualifying provisions:

- Staffs opinion on why restaurants were not included is that the smells, noise and traffic would be difficult to mitigate in respect to the close proximity and unique locations of the properties deemed appropriate for the SNB district.
- Staff believes that properties deemed suitable for restaurant uses could be zoned to a more intensive zoning classification such as CN or a Mixed Use zone based upon; existing use, availability of parking and existing separations and buffers between the property and residential uses.
- Conditional Uses are difficult to deny and as such we should consider them as permitted subject too the established qualifying provisions. The provisions that were suggested were specific to parking management restrictions.
- Based on the survey of residents and from our discussions with the public, the parking and transportation impacts of restaurants is a major concern.
- Restaurants as a use have not been added to the proposed table of Permitted and Conditional Uses. Retail Service which allows for coffee and light food service has been listed as a permitted use in the table.

3. Parking in Park strip area:

- Please see the attached link to the Transportation Divisions worksheet on standards and applications <http://www.slcgov.com/transportation/design/pdf/F1.b2.pdf> . Should a property owner wish to pursue this type of parking development an application and any approval would be handled by the Transportation and Engineering Divisions.

4. Signs:

- The sign allowance within this district as presented by staff is conservative. It has been the intent of staff to minimize opportunities for visual clutter within the district resulting from excessive signage, respecting the residential nature of the surrounding properties.
- Awning/Canopy signs are permitted within the proposed ordinance. There had been some confusion about the allowed sign area of an Awning/Canopy sign. The allowed sign area on awnings may only face parallel or perpendicular to the building. A note has been added to the table referencing this as well as directing the viewer to the illustrations.

Public Notice, Meetings and Comments

The following is a list of public meetings that have been held related to the proposed project:

- Open House held on June 21, 2011. Comments and notes can be found in Attachment C.
- Community Council meetings held on July 22, 2001 Greater Avenues Community Council, March 11, 2010 East Central Community Council, March 10, 2011 East Central Community Council, May 24, 2011 East Side Community Council Chairs Group. Comments and notes can be found in Attachment C.
- Presentations to Business Advisory Board held on August 12, 2009 and May 11, 2011 Comments and notes can be found in Attachment C
- Presentations to Salt Lake City Neighborhood Business Conference 2010 and 2011 conferences.
- May 6, 2011 opened topic on Open City Hall Comments and notes can be found in Attachment C

Notice of the public hearing for the proposal includes:

- Public hearing notice mailed on August 4, 2011.
- Public hearing notice posted on property on August 4, 2011.
- Public hearing notice posted on City and State websites on August 4, 2011.
- Public hearing notice emailed to the Planning Division list serve on August 4, 2011.
- Public hearing notice for newspaper announcement August 4, 2011.

City Department Comments

The comments received from pertinent City Departments / Divisions are attached to this staff report in Attachment D. The Planning Division has not received comments from the applicable City Departments / Divisions that cannot reasonably be fulfilled or that warrant denial of the petition.

Analysis and Findings

Findings

Section 21A.50.050. A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. However, in making its decision concerning a proposed amendment, the City Council should consider the following factors:

- a. **Whether a proposed text amendment is consistent with the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;**

Finding: Based upon the broad dispersion of properties many of the Planning Community Master Plans apply to this proposal in unique ways. Many have specific language regarding addressing neighborhood commercial and nonconforming uses. Some support the change and specifically call for change others have general language in support or opposition to the continuance of non-conforming uses. Attachment A is the Small Neighborhood Business Amendment Report within the land use section of this report there is a specific discussion of the Planning Community Master Plan position regarding the properties within the scope of this project, this report can be used to opine on consistency of the purposes, goals, objectives and policies of Salt Lake City. Following the adoption of the proposed ordinance there will be a series of map amendments modifying the specific zoning designation of subject properties. During the map amendment process it may be required to amend portions of text or the future land use map of the applicable Planning Community Master Plan. The proposed ordinance meets this standard.

- b. **Whether a proposed text amendment furthers the specific purpose statements of the zoning ordinance;**

Finding: One of the primary intentions of this amendment is to reinforce the overall character and existing development patterns of the subject property and their impact on the community. This standard is reflected in the purpose statement *“This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings”*. The proposed ordinance meets this standard.

- c. **Whether a proposed text amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards; and;**

Finding: The proposed ordinance reinforces the intentions of the Local Historic District Overlay by reinforcing the traditional development patterns within the district. Any development within an overlay district would remain subject to the standards of the applicable overlay district. The proposed ordinance meets this standard.

- d. **The extent to which a proposed text amendment implements best current, professional practices of urban planning and design.**

Finding: The proposed ordinance intends to mitigate any know adverse impacts on adjacent properties. The purpose statements reflects this standard *“The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian-oriented development.”*. The noted impacts that have been raised as concerns by the public and

through our research include; noise, odors, light, traffic and parking. Noise and odor regulations are primarily enforced through Title 9 Health and Safety Chapter of the Salt Lake City Code, and the specific standards of compliance can be referenced from here. In an effort to mitigate potential impacts the use chart tries to reflect uses which may be considered low impact uses that do not intentionally create a lot of noise and odor. Light is being managed directly within the ordinance requiring lighting to be contained within the property by down directed and shielded from adjacent properties. There is also a specific provision prohibiting strobe, flashing or flickering lights. Traffic and parking impacts are arguably the most discussed issues. This ordinance deals with these in two primary forms. First the parking requirements leverage the walkability exemptions found in Section 21A.44.020. M. Parking Exemptions For Pedestrian Friendly Development. This section of code reduces the number of parking requirements when pedestrian friendly amenities are present. Secondly the ordinance manages the expansion of structures through an administrative review this review and requires compliance with the following standard. *“The traffic generated by the proposed expansion is similar to that generated by the existing use or off street parking is available for the additional square footage.”* There seem to be two generalized camps when it comes to parking issues. First, is reflective of the intentions of the pedestrian friendly exemptions. This line of thought tries to reinforce the changes in travel behavior away from motor vehicles. There are some “growing pains” as culturally we move away from vehicles and also learn to live with more on street vehicle parking congestions. The second group thought is that all parking demand should be managed within the site and not spill out on to streets or adjacent neighborhoods. Currently the policies of our parking chapter reinforce the pedestrian oriented parking patterns, and this project aims to be consistent with those policies. As noted above there have been some standards to be codified to help mitigate any expansions which may increase parking demand. The proposed ordinance meets this standard.

Commission Options

The Planning Commission has four options at this time:

1. Forward a positive recommendation of the proposed amendment in its present form.
2. Forward a positive recommendation of the proposed amendment with specific modifications to the ordinance.
3. Forward a negative recommendation of the proposed amendment with some clarification of concerns.
4. Table the issue for additional information.

Potential Motions

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. The Planning Commission could also prepare an alternative motion based upon the options presented above.

**Attachment A
Draft Ordinance**

Section 21A.26.025 SNB SMALL NEIGHBORHOOD BUSINESS

Purpose Statement

The purpose of the Small Neighborhood Business zoning district is to provide areas for small commercial uses to be located adjacent to residential land uses, including midblock. This district will preserve and enhance older commercial structures and storefront character by allowing a variety of commercial uses and placing more strict regulations on new construction and major additions to existing buildings. The regulations are intended to restrict the size and scale of the commercial uses in order to mitigate negative impacts to adjacent residential development and encourage pedestrian-oriented development. This zoning district is appropriate in places where it is supported by a community master plan, small area master plan or other adopted City Policies.

Uses

Uses in the SNB small neighborhood business district as specified in the Table of Permitted and Conditional Uses:

| | | | | |
|---------|-----|-------------|-----|-----------|
| Legend: | C = | Conditional | P = | Permitted |
|---------|-----|-------------|-----|-----------|

| Permitted And Conditional Uses, By District Residential Districts | |
|--|------------|
| Use | SNB |
| Residential: | |
| Accessory guest and servants' quarters | |
| Accessory uses on accessory lots | |
| Assisted living facility, large | |
| Assisted living facility, small | P |
| Dormitories, fraternities, sororities (see section 21A.36.150 of this title) | |
| Group home, large (see section 21A.36.070 of this title) | |
| Group home, small (see section 21A.36.070 of this title) | P |
| Manufactured home | P |

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| Mixed use developments, including residential and other uses allowed in the zoning district | P ¹ |
| Multiple-family dwellings | P |
| Nursing care facility (see section 21A.36.060 of this title) | |
| Resident healthcare facility (see section 21A.36.040 of this title) | |
| Residential substance abuse treatment home, large | |
| Residential substance abuse treatment home, small | |
| Rooming (boarding) house | |
| Single-family attached dwellings | P |
| Single-family detached dwellings | P |
| Transitional treatment home, large (see section 21A.36.090 of this title) | |
| Transitional treatment home, small (see section 21A.36.090 of this title) | |
| Transitional victim home, large (see section 21A.36.080 of this title) | |
| Transitional victim home, small (see section 21A.36.080 of this title) | |
| Twin home dwellings | P |
| Two-family dwellings | P |
| Office and related uses: | |
| Financial institutions with drive-through facilities | |
| Financial institutions without drive-through facilities | |
| Medical and dental clinics and offices | |
| Municipal service uses, including city utility uses and police and fire stations | C |
| Offices, excluding medical and dental clinics and offices | P ⁵ |
| Recreation, cultural and entertainment: | |
| Art galleries | P |
| Art studio | P |
| Community and recreation centers, public and private on lots less than 4 acres in size | |

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| Community gardens as defined in chapter 21A.62 of this title and as regulated by subsection 21A.24.010Q of this chapter | P |
| Live performance theaters | |
| Movie theaters | |
| Natural open space and conservation areas on lots less than 4 acres in size | P |
| Parks and playgrounds, public and private, less than 4 acres in size | |
| Pedestrian pathways, trails and greenways | P |
| Private clubs/tavern/ lounge/brewpub; 2,500 square feet or less in floor area | |
| Studio, dance, music, art classes type | P ⁶ |
| Retail sales and service: | |
| Gas station (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title | |
| Health and fitness facility | P ⁷ |
| Liquor store | |
| Restaurants, without drive-through facilities | |
| Retail goods establishments | P ² |
| Retail service establishments | P ² |
| Institutional: | |
| Adult daycare center | |
| Child daycare center | |
| Daycare, registered home daycare or preschool | P |
| Governmental uses and facilities | C |
| Library | P ⁷ |
| Museum | P ¹⁰ |
| Places of worship on lots less than 4 acres in size | P ⁸ |
| School, music conservatory | |

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| Schools, professional and vocational | |
| Seminaries and religious institutes | C |
| Commercial: | |
| Laboratory, medical, dental, optical | |
| Plant and garden shop, with outdoor retail sales area | P |
| Miscellaneous: | |
| Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title | P |
| Bed and breakfast (In Landmark Site) | P ⁹ |
| Bed and breakfast inn | |
| Bed and breakfast manor | |
| Crematorium | |
| Farmers' Market | |
| Funeral home | |
| House museum in landmark sites (see subsection 21A.24.010T of this chapter) | C |
| Offices and reception centers in landmark sites (see subsection 21A.24.010T of this chapter) | C |
| Park and ride parking, shared with church parking lot on arterial street | |
| Parking, off site facilities (accessory to permitted uses) | |
| Parking, off site (to support nonconforming uses) | |
| Public/private utility buildings and structures ³ | P ³ |
| Public/private utility transmission wires, lines, pipes and poles ⁵ | P |
| Reuse of church and school buildings | |
| Veterinary offices | |
| Wireless telecommunications facilities (see table 21A.40.090E of this title) | C |

Qualifying provisions:

1. Residential units may be located above first floor retail/office.
2. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160I and J of this chapter.
3. See subsection 21A.02.050B of this title for utility regulations.
4. Medical/Dental Clinics
5. Medical/Dental offices
6. Studio, Dance
7. Health and Fitness provision
8. Place of worship
9. Bed and breakfast Landmark site
10. Museum

Conditional Building and Site Design Review

Projects which meet the intent of the ordinance, but not the specific design criteria outlined in the following subsections, may be approved by the planning commission pursuant to the provisions of section 21A.55 of this title.

Minimum Lot Area and Lot Width: The minimum lot areas and lot widths required in this district are as follows:

| Land Use | Minimum Lot Area | Minimum Lot Width |
|--|----------------------------------|----------------------------------|
| <i>Dwelling unit, located above first floor retail or office uses</i> | <i>Included in principal use</i> | <i>Included in principal use</i> |
| <i>Municipal service uses, including city utility uses and police and fire stations</i> | <i>No minimum</i> | <i>No minimum</i> |
| <i>Natural open space and conservation areas, public and private</i> | <i>No minimum</i> | <i>No minimum</i> |
| <i>Places of worship less than 4 acres in size</i> | <i>5,000 square feet</i> | <i>50 feet</i> |
| <i>Public pedestrian pathways, trails and greenways</i> | <i>No minimum</i> | <i>No minimum</i> |
| <i>Public/private utility transmission wires, lines, pipes and poles</i> | <i>No minimum</i> | <i>No minimum</i> |
| <i>Retail goods establishments, when located within an existing building originally designed for</i> | <i>5,000 square feet</i> | <i>50 feet</i> |

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| <i>residential use</i> | | |
| <i>Retail service establishments, when located within an existing building originally designed for residential use</i> | <i>5,000 square feet</i> | <i>50 feet</i> |
| <i>Single-family detached dwellings</i> | <i>5,000 square feet</i> | <i>50 feet</i> |
| <i>Two-family dwellings</i> | <i>8,000 square feet</i> | <i>50 feet</i> |
| <i>Other permitted or conditional uses as listed in section 21A.24.190 of this chapter</i> | <i>5,000 square feet</i> | <i>50 feet</i> |

Maximum District Size

16,000 square feet

Yard Requirements

1. Front and Corner Side Yard. *Front and Corner Side Yard Setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.*
2. Interior Side Yard. *Interior Side Yard equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zone the more restrictive requirement shall apply.*
3. Rear Yard. *Rear Yard Setbacks shall be equal to the required yard areas of the abutting zoning district along the block face. When the property abuts more than one zoning district the more restrictive requirement shall apply.*
4. Buffer Yards. *Any lot abutting a lot in a residential district shall conform to the buffer yard requirements of Part IV, Chapter 21A.48, Landscaping and Buffers.*
5. Accessory Buildings and Structures in Yards. *Accessory buildings and structures may be located in a required yard subject to Part IV, Chapter 21A.36, Section 21A.36.020B, Table 21A.36.020B, Obstructions in Yards.*
6. Parking in Required Yard Area: *No Parking is allowed within the front or corner side yard.*

Landscape Yard Requirements

Front and corner side yards shall be maintained as landscape yards. Subject to site plan review approval, part or the entire landscape yard may be a patio or plaza, conforming to the requirements of Part IV, Chapter 21A.48, Landscaping and Buffers, Section 21A.48.090.

Maximum Height

Twenty-five feet (25'). However, in no instance shall the height exceed the maximum height of any abutting residential zoning district along the blockface.

Maximum Height of Accessory Structures

Refer to Section 21A.40.050.C

Hours of Operation

Businesses in the SNB zone shall be open to the general public no earlier than 7:00 a.m. and no later than 10:00 p.m.

Minimum First Floor Glass

The first floor elevation of all new façades facing a street, or buildings in which the property owner is modifying the size of windows on the front facade, shall not have less than forty percent (40%) glass surfaces. All first floor glass shall be non-reflective. The window face of display windows that are three-dimensional and are at least two feet (2') deep are permitted and may be counted toward the forty percent (40%) glass requirement. Exceptions to this requirement may be authorized through the conditional building and site design review process, subject to the requirements of chapter 21A.59 of this title. The planning director may approve a modification to this requirement if the planning director finds:

- A. The requirement would negatively impact the historic character of the building, or
- B. The requirement would negatively impact the structural stability of the building.
- C. This requirement would not be required for first floor residential development.

Facade Articulation

Structures of greater than 30 feet in width shall consist of one of the following design features:

- A. The maximum length of any blank wall uninterrupted by windows, doors, art or architectural detailing at the first floor level shall not exceed 75% of the building façade.
- B. Changes of color, texture, or material, either horizontally or vertically, at intervals of not less than 10 feet and not more than 20 feet;
- C. A repeating pattern of wall recesses and projections, such as bays, offsets, reveals or projecting ribs, that has a relief of at least eight inches.

Primary Entrance Design

Primary entrance design shall consist of at least three of the following design elements at the primary entrance, so that the primary entrance is architecturally prominent and clearly visible from the abutting street. Alternatives to these standards may be reviewed by the Planning Director:

- A. Architectural details such as arches, friezes, tile work, canopies, or awnings.
- B. Integral planters or wing walls that incorporate landscape or seating.
- C. Enhanced exterior light fixtures such as wall sconces, light coves with concealed light sources, or decorative pedestal lights.
- D. A repeating pattern of pilasters projecting from the façade wall by a minimum of eight inches or architectural or decorative columns.
- E. Recessed entrances that include a minimum step back of 2 feet from the primary façade and that include glass on the sidewalls.
- F. Screening: All building equipment and service areas, including on grade and roof mechanical equipment and transformers that are readily visible from the public right of way, shall be screened from public view. These elements shall be sited to minimize their visibility and impact, or enclosed as to appear to be an integral part of the architectural design of the building. Refer to section 21A.48.120 for refuse dumpster screening requirements.

Exterior Lighting

Exterior lighting for structures in the SNB zone shall have the following qualities in addition to lighting requirements found in Section 21A.24.010.K.

- A. Exterior lighting shall be down directed and shielded from adjacent properties.
- B. All exterior and interior lighting features that are readily visible from the exterior shall not strobe, flash, or flicker.

Signs

STANDARDS FOR THE SNB DISTRICT

| <u>Type of Signs Permitted:</u> | <u>Maximum Area Per Sign Face:</u> | <u>Maximum Height of Free Standing Signs^1:</u> | <u>Minimum Setback:</u> | <u>Number of Signs Permitted Per Sign Type:</u> |
|---|---|--|--|--|
| Awning sign/ canopy sign See note 3 | 10 square feet (sign area only) | See note 1 | May extend 5 feet from face of building, but shall not extend across a property line | 1 per first floor door/window |

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|--|---|--|--|---|
| Construction sign | 16 square feet | 4 feet | 3 feet | 1 per street frontage |
| Garage/yard sale sign | 6 square feet | 4 feet | 3 feet | 1 per street frontage |
| Projecting business storefront sign | 4 square feet per side; 8 square feet total | See note 1. Signface limited to 2 feet in height | May extend 4 feet from the face of the building, but no more than 2 feet from back of curb. See note 2 | 1 per street frontage |
| Nameplate | 2 square feet | See note 1 | N/A | 1 per building entry |
| Political sign | 10 square feet | 4 feet | 5 feet | No limit |
| Private directional sign | 6 square feet | 4 feet | 3 feet | No limit |
| Public safety sign | 8 square feet | 6 feet | 5 feet | No limit |
| Real estate sign | 8 square feet | 4 feet | 5 feet | 1 per street frontage |
| Window sign | 4 square feet | See note 1 | N/A | Not to exceed 25% of the window area or compromise the "visible" qualities of a window, see subsection 21A.46.020 for definition. |

Notes:

1. For heights limits on building signs, see subsection 21A.46.070J of the Sign Ordinance.
2. Public property lease and insurance required for projection over property line.
3. Signs on awnings may only face parallel or perpendicular to the building, see illustrations for an example.

New Nonresidential Construction:

Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a residential structure or a structure

containing residential units shall only be through a Conditional Building And Site Design Review Process pursuant to chapter 21A.59 of this title and subject to the design standards of subsection I of this section; provided, that in such cases the planning commission finds that the applicant has adequately demonstrated the following:

Enlargement of A Structure: The enlargement by square footage of an existing structure may be approved by an Administrative Hearing Officer only if all of the following conditions are met:

1. Use is permitted in the zone.
2. The proposed use is compatible to the neighborhood in terms of development intensity, building configuration, building height, and building bulk.
3. The traffic generated by the proposed expansion is similar to that generated by the existing use or off street parking is available for the additional square footage.
4. The use will not be detrimental to the existing character of development in the immediate neighborhood or endanger the public health, safety, or general welfare.

21A.40.050.C Maximum Height of Accessory Buildings/Structures:

1. Accessory To Residential Uses In The FP District, RMF Districts, RB, R-MU Districts, SNB and the RO District: The height of accessory buildings/structures in residential districts shall conform to the following:

- a. The height of accessory buildings with flat roofs shall not exceed twelve feet (12');
- b. The height of accessory buildings with pitched roofs shall not exceed seventeen feet (17') measured to the midpoint of the roof; and
- c. Accessory buildings with greater building height may be approved as a special exception, pursuant to chapter 21A.52 of this title.

21A.44.020.L. Off Site Parking Facilities:

1. The maximum distance between the proposed use and the closest point of the off site parking facility shall not exceed five hundred feet (500'). However, in the D-1 district, such distance shall not exceed one thousand two hundred feet (1,200').

2. Projects requiring off site, shared, and/or alternative parking in areas of the city where a UI zoning district abuts a D-1 district, the following apply:

- a. For a project located within a UI district, the area available for off site, shared, and/or alternative parking shall not exceed five hundred feet (500') within the UI district unless the D-1 district is located within one thousand two hundred feet (1,200'), in which case the

area available for off site, shared, and/or alternative parking may extend up to one thousand two hundred feet (1,200') from the project in the direction of the D-1 district;

- b. For a project located within a D-1 district, the area available for off site, shared, and/or alternative parking shall not exceed one thousand two hundred feet (1,200'); however, if the UI district is located within one thousand two hundred feet (1,200'), the area available for off site, shared, and/or alternative parking shall not extend into the UI district more than five hundred feet (500');
- c. The maximum distance between the proposed use and the off site, shared, and/or alternative parking shall be measured radially from the closest property line of the proposed use to the closest property line of the off site, shared, and/or alternative parking;
- d. Parking stalls shall not be counted more than once in off site, shared, and/or alternative parking plans for different facilities, except where different plans comply with off site, shared, and/or alternative parking regulations due to hours of operation, days of usage, or other reasons.

3. Off site parking to support uses in the CB, CN, RB, **SNB**, MU, R-MU, R-MU-35 and R-MU-45 zone need not comply with the maximum five hundred foot (500') distance limitation, provided the applicant can demonstrate that a viable plan to transport patrons or employees has been developed.

21A.44.020. M. Parking Exemptions For Pedestrian Friendly Development:

1. In the CB, CN, RB, **SNB**, MU, R-MU, R-MU-35 and R-MU-45 zoning districts, businesses may be granted a partial exemption from off street parking requirements if they satisfy the criteria set forth below.

2. For any business that has pedestrian friendly amenities, such as bike racks, baby buggy parking areas, benches or other similar pedestrian oriented amenities, which are located within one hundred feet (100') of the entrance to the business, either on public or private property, the first two thousand five hundred (2,500) square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any such pedestrian oriented amenities must be permanently affixed to the property and shall be installed and maintained at the property owner or business owner's expense. Any pedestrian oriented amenities to be located on public property may only be installed pursuant to authorization granted by appropriate city officials, and upon proof of adequate insurance coverage to protect the city from liability.

3. For any business which meets the criteria set forth in subsection M2 of this section, and which also has time limited on street parking of two (2) hours or less ending at six o'clock (6:00) P.M. located within the commercially zoned area and within one hundred feet (100') of the entrance to the business, the first three thousand five hundred (3,500) square feet of the building area shall be excluded from parking calculations and exempt from parking requirements. Any request to change unlimited on street parking to time limited on street parking must be reviewed and approved by appropriate city officials.

4. For any business which meets the criteria set forth in subsection M2 of this section and which also has angular parking spaces which provide traffic calming and provide shorter unprotected crossing distances by narrowing the roadway, and which parking spaces are located within the commercially zoned area and within one hundred feet (100') of the entrance to the business, the first three thousand five hundred (3,500) square feet of building area shall be excluded from parking calculations and exempt from parking requirements. Any request to create angular on street parking spaces where such parking does not now exist, must be reviewed and approved by appropriate city officials.

5. For any business which meets the criteria set forth in subsections M2, M3 and M4 of this section, the first five thousand (5,000) square feet of building area shall be excluded from parking calculations and exempt from parking requirements.

Purpose Statement Revisions

It has been requested that we revise the Neighborhood Commercial (CN) and the Community Business (CB) zoning district purpose statements to be consistent with the changes proposed by petition number PLNPCM2009-00173 and reflect the opinions of the community. The proposed amendments are based upon the Zoning Amendment Project (ZAP) meetings held in the spring of 2009.

21A.26.020: CN NEIGHBORHOOD COMMERCIAL DISTRICT:

A. **Purpose Statement:** The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses that can be located within *and serve* residential neighborhoods without having significant impact upon residential uses. *This district is appropriate in areas where supported by applicable master plans and along local streets that are served by multiple transportation modes, such as pedestrian, bicycle, transit and automobiles. The standards for the district are intended to* ~~The design guidelines are~~ reinforce the historical scale and ambiance of traditional neighborhood retail that is ~~designed with the~~ oriented toward the pedestrian while ensuring adequate transit and automobile access. Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas.

21A.26.030: CB COMMUNITY BUSINESS DISTRICT:

A. **Purpose Statement:** The CB community business district is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods while limiting adverse impacts through appropriate design standards. *This district is appropriate in areas supported by applicable master plans and along collector or arterial streets. Development is intended to be oriented to the pedestrian with buildings close to the street and compatible with the scale of the adjacent neighborhood.* ~~The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site.~~ Uses are

restricted in size and intensity in order to limit adverse impacts on adjacent residential areas.

Attachment B
Small Neighborhood Business Report



Small Neighborhood Business Amendment



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Small Neighborhood
Business Amendment

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Small Neighborhood
Business Amendment

1 Introduction

Under the direction of the Mayor and City Council, the Planning Division is taking a comprehensive look at small businesses located within neighborhoods of the City. The purpose of this endeavor is to complete a comprehensive study of the small businesses located in the residential neighborhoods, to identify nonconforming uses, and apply appropriate zoning to commercial uses in primarily residential areas. These businesses are an essential component to the sustainability and vibrancy of our neighborhoods, providing much needed services to the community. Many of them have been in their current location for more than 50 years and have become local institutions.

In 1995 Salt Lake City adopted new zoning regulations that rezoned areas of the City within and abutting residential neighborhoods. This action made many neighborhood commercial uses nonconforming, meaning the use was considered inappropriate for its location, but allowed to remain until voluntarily removed or abandoned. Since that time, City policy makers have rethought that decision. They have found that that many neighborhood businesses provide a necessary service and are an essential component to a sustainable, walkable neighborhood. As a result, this process will return many neighborhood businesses to legal conforming status.

Over the last decade, the City has analyzed various ways to allow and encourage commercial land uses that provide important community gathering spaces, necessary services, employment and an enhanced tax base for the City. Various studies have been conducted to try and address how to encourage appropriate business and commercial activities while ensuring compatibility and mitigation of negative impacts. The City successfully adopted changes to the non-conforming use regulations (2006) and changes to the parking requirements (2008) to address some of the issues. Nonetheless, with the goal of sustainable neighborhoods and fostering the development of business to serve the communities, there is a pressing need to address these issues in a more comprehensive manner.

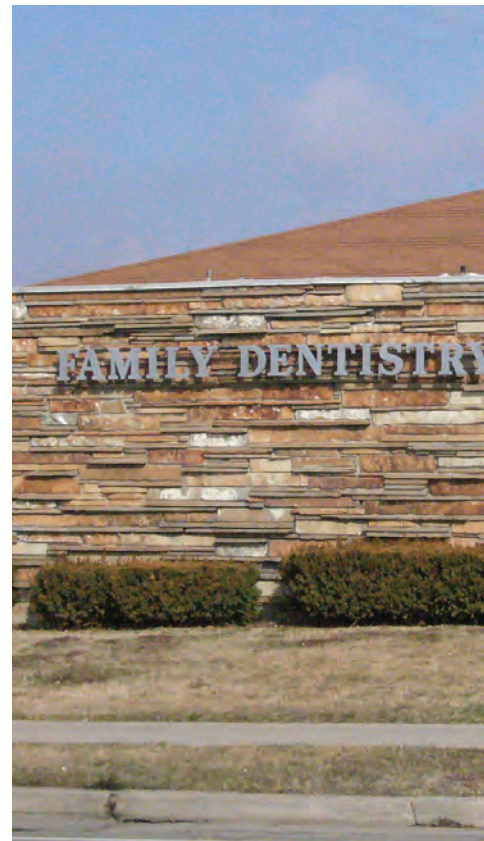






Small Neighborhood
Business Amendment

Introduction





Staff has prepared an inventory of all existing small businesses located within residential neighborhoods of the City, identifying existing uses, nonconforming uses, and a general description of the properties. It is expected that the Planning Staff will work with business owners, property owners, community leaders, citizens, and interested parties to achieve the goals of the project. It is also expected that multiple opportunities will be provided to the public to comment and review the proposed amendments and documents, through open houses, task force reviews, public hearings and surveys.

GOALS

The goals initially set out for this project include:

- Conduct a comprehensive inventory of businesses located in the residential neighborhoods.
- Identify nonconforming uses, and apply appropriate zoning to commercial uses in primarily residential areas.
- Work with business owners, property owners, community leaders, citizens, and interested parties to achieve the goals of the project.
- Conduct a formal survey of business owners and residents.



PROCESS

Throughout the year, the Planning Division has developed and implemented the following:

- Created an inventory of all small commercial uses in residential areas (generally the “R” zones, RMU, RB, CN, CB and RO zones, etc.) The inventory has been divided into Planning Districts. This inventory is complete and the attached maps plot their location and provide site specific and statistical information about the planning district. This

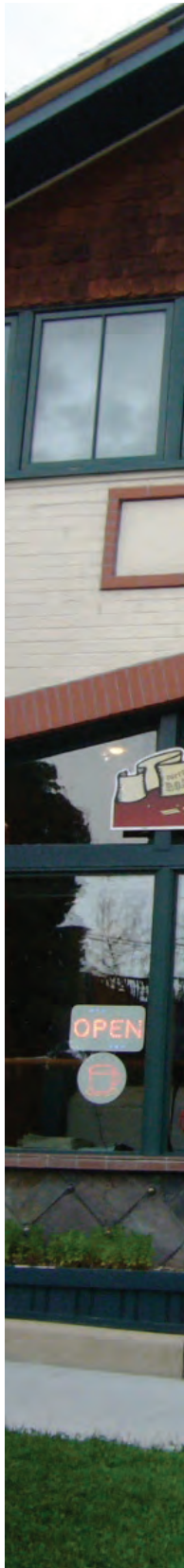


Small Neighborhood
Business Amendment

Introduction

information is described in the land-use analysis section of the report.

- Researched other communities and publications regarding these issues, in order to develop some “Best Practice” policies and recommendations. We have reviewed ordinances and small business policies from several jurisdictions, including Seattle, Tacoma, Austin, Boise, Portland. Policy briefs provided by the American Planning Association were also reviewed.
- Developed a new zoning classification currently titled “Small Neighborhood Commercial.” The district is intended for small sites in or near residential neighborhoods, which may include midblock small commercial uses. It is generally applicable to existing commercial uses meeting these criteria. Details can be reviewed in the proposed draft ordinance in Chapter 3.
- Developed the “Salt Lake City Small Business Resource Guide” (previously referred to as the “Toolbox.”) This document is designed as an aid to small business owners. This document is currently being developed and will be available at a later date from the Salt Lake City website. The document includes:
 - An introduction and philosophical statements regarding Small Businesses.
 - A section on developing a sense of place and design related issues, with the intent of empowering the community to create these places.
 - Business licensing processes.
 - Small business advice and resources.
 - General development rules, such as obtaining permits and basic planning processes.
- Conducted a survey of business owners, property owners and residents to garner public opinion regarding small businesses and their impacts, both positive and negative. This survey will be used in conjunction with a survey conducted for a Conditional Use Amendment in 2008. The survey was conducted by Dan Jones and Associates. A summary of the survey is attached in chapter 4; the complete report can be viewed from the project website.
- Consulted with the public and local business groups through open





houses, presentations and meetings. Thus far the project team has met with the Greater Avenues Community Council, the East Central Community Council, and the Salt Lake City Business Advisory Board. In addition, information inserts were provided to the attendees of the 2010 Neighborhood Business Conference, and newsletter articles were included in the Greater Avenues Community Council Newsletter and the Planning Divisions Newsletter “Urbanus.” Furthermore, discussions were held with many individuals and property/business owners.

- Prepared documents for public input and notification of the project. This memorandum is intended to introduce the draft ordinance reflecting the findings and information from the inventory; best practices research and survey results. Opinions and comments will be prepared and presented to the Planning Commission for recommendation.

PARKING

How the City approaches parking is an important issue relating to the Small Neighborhood Business Amendment. Many traditional commercial properties located within neighborhoods were developed with few or no off-street parking stalls.

Staff’s intent is to mirror the Parking Exemptions for Pedestrian Friendly Development with the Small Neighborhood Business District (SNB). These exemptions waive the off street parking requirement for the first 2,500 square feet of building area. The majority of the businesses surveyed are less than 2,500 square feet. This would allow for the legalization of non-conforming uses without requiring the development of additional parking, in the majority of cases.



Small Neighborhood
Business Amendment

Introduction

SUMMARY

This memorandum provides in depth analysis and addresses current thinking, regarding best practices as they relate to small business. The document introduces the draft ordinance, provides analysis and findings from surveys, and addresses specific issues relating to compatibility. Policy makers, citizens and interested parties will find this information beneficial when making decisions relating to the future regulations of small businesses in Salt Lake City.

FEEDBACK

The Planning Department is very interested in hearing what the public has to say about this important project. This document is intended to educate interested parties on the pending process and to stimulate discussion regarding amendments proposed in the Small Business Analysis and Survey Project. Persons who are interested in providing feedback on any component of this project are strongly encouraged to do so. There are a number of ways to contact staff.

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OPEN CITY HALL PUBLIC FORUM

www.slcgov.com/opencityhall

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2 Land Use Analysis



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| Zoning | Number of Businesses |
|-------------------------|----------------------|
| NONCONFORMING | |
| RMF-75 | 1 |
| RMF-35 | 12 |
| SR-1A | 8 |
| Subtotal | 21 (62%) |
| CONFORMING | |
| CB | 1 |
| CN | 12 |
| Subtotal | 13 (38%) |
| TOTAL BUSINESSES | 34 |

AVENUES

The Avenues district of Salt Lake City was surveyed for existing small neighborhood businesses. This survey identified 34 of these businesses. Of these 34 businesses, 22 have been identified as non-conforming with their current zoning. These non-conforming businesses are zoned residential, as opposed to commercial zoning. Twelve of these businesses have been zoned RMF-35, seven are zoned SR-1A, and one has been zoned RMF-75. Though RMF-75 allows for some commercial uses, the identified parcel's use is not one of these allowed uses. RMF-35 is a multi-family zoning type with very few commercial uses allowed and none of the identified parcels are conforming. SR-1A zoning allows even fewer uses than these other residential districts and again businesses with this zoning are not conforming.

Avenues Master Plan

The Avenues Master Plan specifically addresses non-conforming uses, and standards for providing additional business zoning. The Master Plan explains that “the City should not grant variances to rebuild structures containing nonconforming uses. Once the structure has deteriorated, as defined in the nonconforming use ordinance, or is lost because of fire or other act of god, the property should revert to a use conforming to present zoning.”

Text within the Master Plan explains that there is no immediate need to zone for additional business in the Avenues, as “some Business “B-3” properties are occupied by residential uses. Other than the properties fronting on South Temple, policies for which have already been discussed, zoning of “B-3” properties occupied by residential uses should be changed to residential, consistent with surrounding residential zoning.

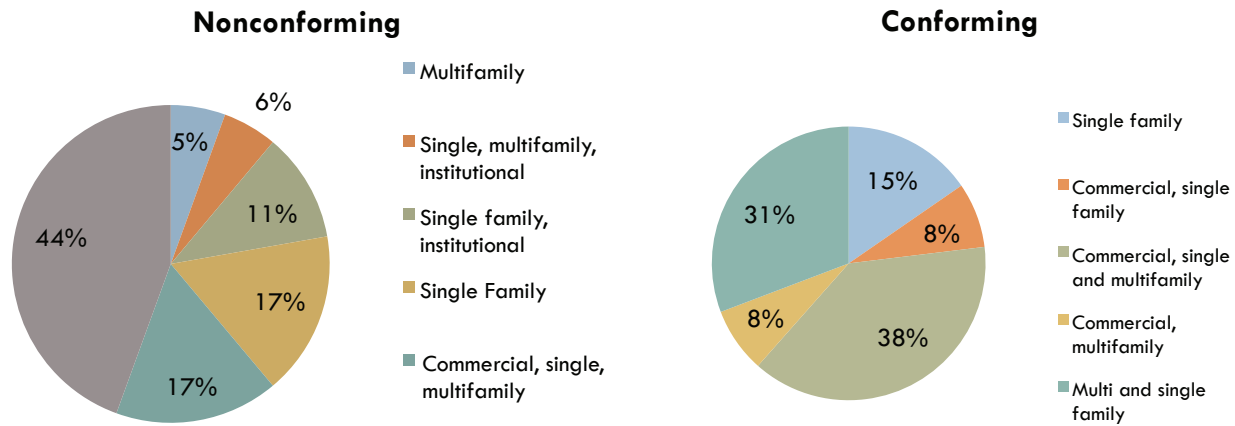
Additional retail services may eventually be needed in the Avenues. However, locational decisions for changing zoning to accommodate a new retail service should not be made until Avenues residents express the need for additional retail shopping. At that point, the following criteria should be considered in evaluating possible locations.

- The need for proposed business must be documented through obvious community support.
- Property owners must show the need for the business with regard to the city-wide perspective.
- The property must be located on a street that can handle the additional traffic.
- The site must be large enough to provide adequate open space and parking (including required landscaped buffers) without overcrowding the lot.
- Business projects must be of a scale and density that will not negatively impact neighboring residential properties.
- The proposal should not involve the demolition of residential structures.
- The proposal must be accompanied by a market analysis indicating a need and market area.



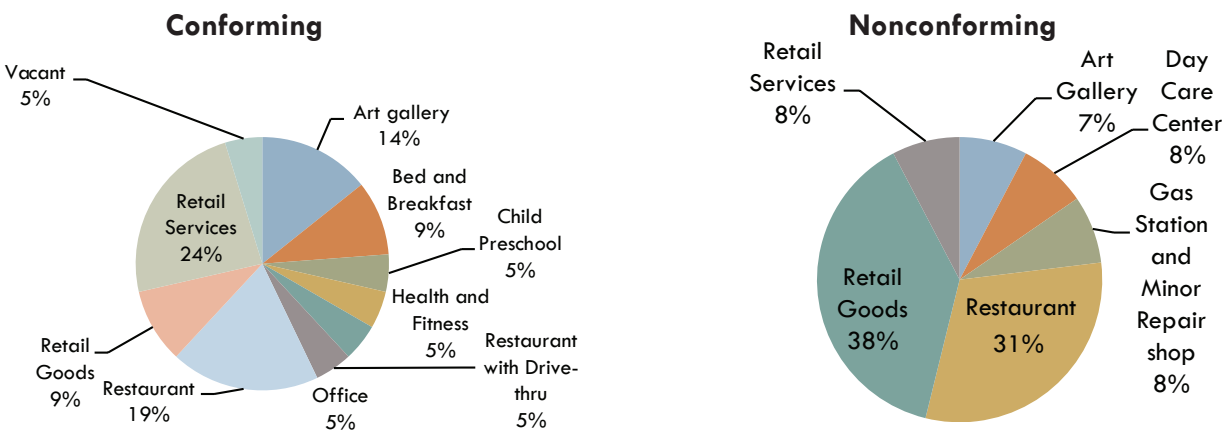
Surrounding Land Uses

The 13 businesses that were identified as conforming are located in the CN and CB zoning districts. These zoning designations are mostly placed around high activity streets and often have abutting residential zoning. In the specific case of these properties, all the conforming parcels are surrounded by residential zoning and land uses. The non-conforming parcels are in the same situation, surrounded by residential uses and some institutional uses. However, the conforming parcels are mostly surrounded by multi-family residential, whereas the non-conforming parcels are located mainly next to single family residential zoning and land use.



Current Land Uses

Most of the businesses would be allowed in CB and CN zoning areas. Unlike the conforming businesses, restaurants make up just 18% of nonconforming businesses. Retail goods and services take up 33% of nonconforming businesses, compared to 46% among conforming properties.



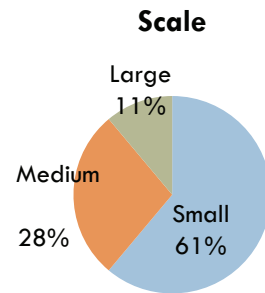
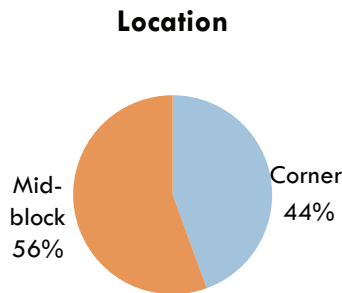
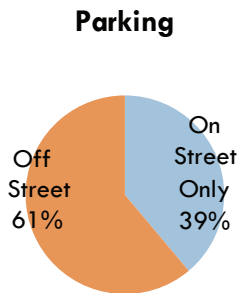


Land Use Analysis

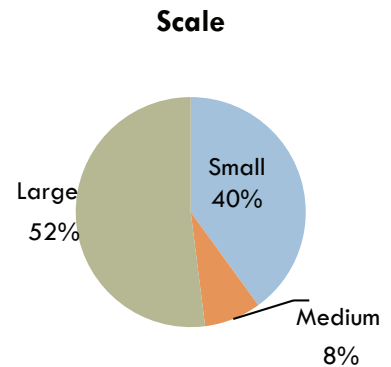
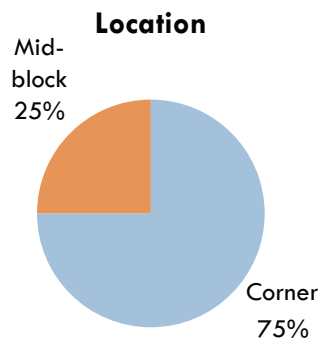
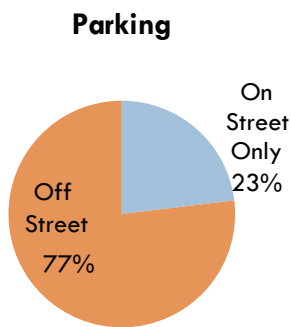
Additional Statistics

As can be seen in the following charts, more than half of the nonconforming parcels have some off street parking. About 40% lack any off street parking and rely on street parking. As for scale, about 60% of the unique parcels are relatively small lots at less than 5,000 square feet. About 30% are medium scale, between 5,000 and 16,500 square feet, while only two parcels exceed 16,500 square feet.

Nonconforming



Conforming





Nonconforming Properties Table

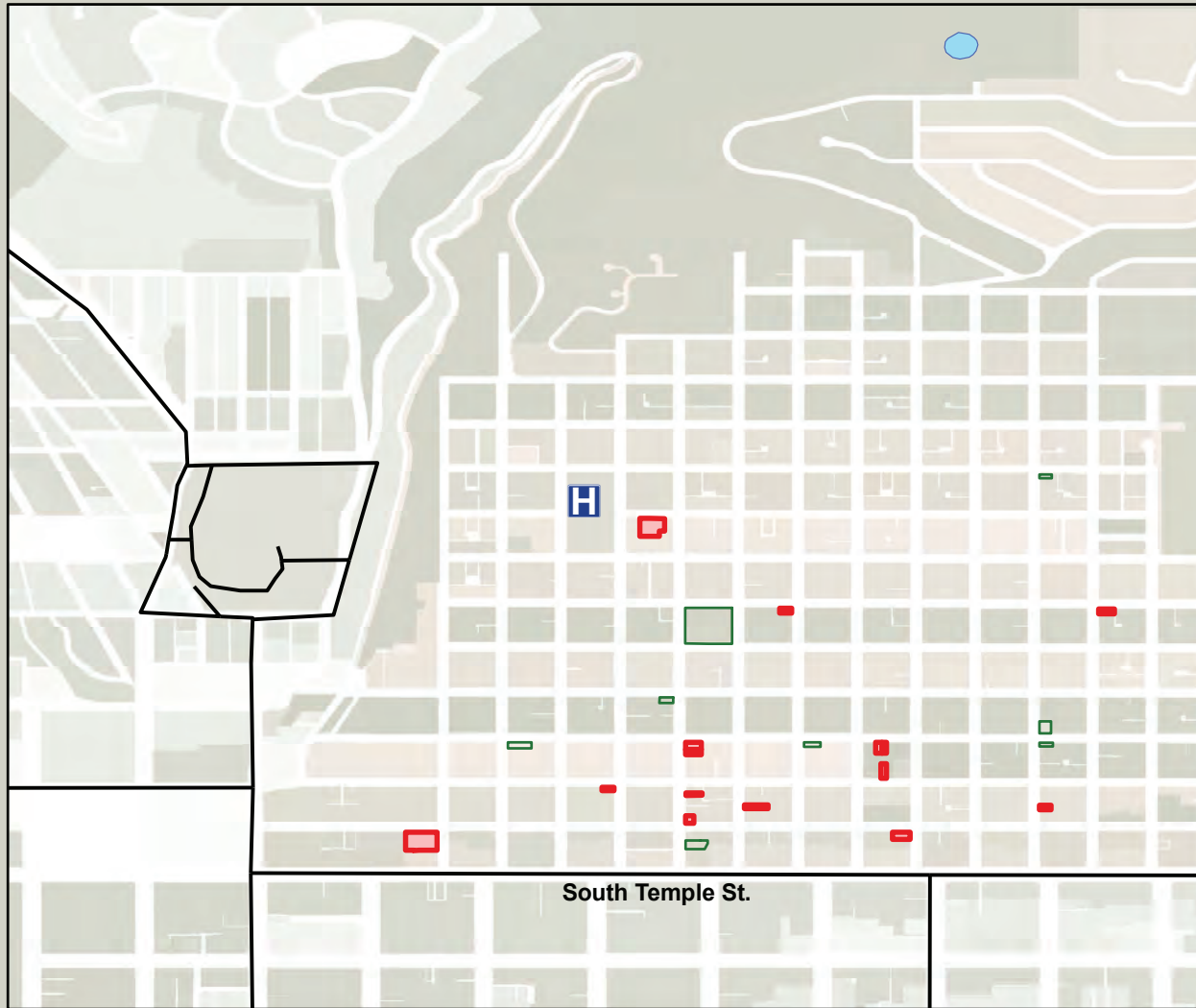
| Address | Zone | Business Name | Type of Business |
|--------------------|--------|-------------------------------------|--------------------|
| 166/170 1st Ave | RMF-75 | ABC Market/ office space | Retail Goods |
| 943 E South Temple | SR-1A | Haxton Manor | Bed and Breakfast |
| 752 6th | SR-1A | The Frame shop on 6th and L | Retail Goods |
| 568 3rd Ave | SR-1A | Wayne's Barber shop, Balbinas Salon | Retail Services |
| 1136 E 3rd Ave | SR-1A | The Kura Door | Retail Services |
| 376 8th Ave | SR-1A | 8th Ave Market | Vacant |
| 82 N 'E' St | RMF-35 | Jack Mormon Coffee | Restaurant |
| 569 2nd Ave | SR-1A | Cabelo Salon | Retail Services |
| 68 K st | RMF-35 | Avenues Yoga Studio | Health and Fitness |
| 564 3rd Ave | SR-1A | Good Day Bakery | Restaurant |
| 70 N 'F' St | RMF-35 | The Washboard | Retail Services |
| 480 6th Ave | SR-1A | Imaj | Retail Services |
| 401 E 1st ave | RMF-35 | Java Joes | Restaurant |
| 39 N I St | RMF-35 | Café on 1st | Restaurant |
| 410 3rd | RMF-35 | Avenues Preschool | Child Daycare |
| 132 N 'E' St | RMF-35 | Wexler Company | Art Gallery |
| 89 D St | RMF-35 | Indian Market and Grill | Restaurant |
| 140 B St | RMF-35 | Ellerbeck Bed and Breakfast | Bed and Breakfast |



Small Neighborhood Business Amendment

Property Map

Small Neighborhood Business




Avenues



Small Neighborhood Business Amendment

**Parcels
Conforming**

 No

 Yes

s Amendment

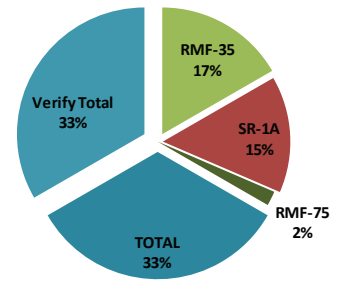


0 0.125 0.25 0.5 0.75 1 Miles

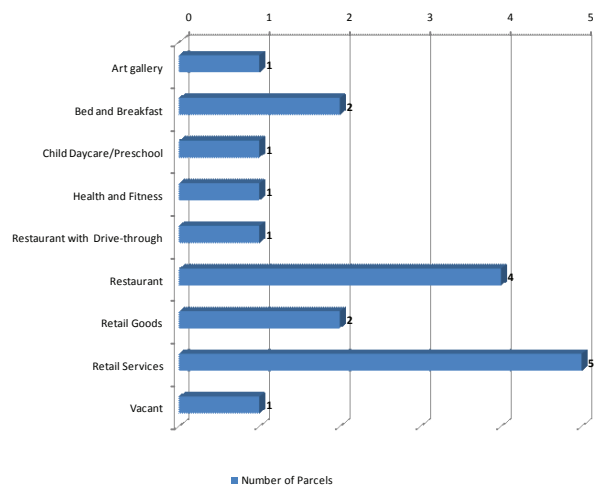


Information on Nonconforming Parcels

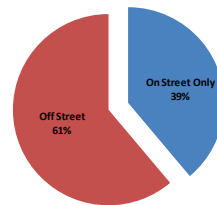
Zoning



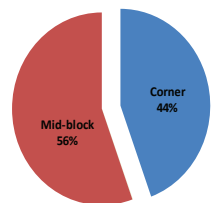
Land Uses



Parking



Location





| Zoning | Number of Businesses |
|--|----------------------|
| NONCONFORMING | |
| R-1-5,000 | 21 |
| R-2 | 12 |
| RMF-30 | 33 |
| RMF-35 | 22 |
| RMF-45 | 9 |
| SR-1 | 3 |
| RB | 8 |
| CN | 1 |
| Subtotal | 110 (29%) |
| CONFORMING | |
| CN | 70 |
| CB | 73 |
| CC | 1 |
| RO | 2 |
| RMU | 23 |
| RMF-45 | 1 |
| RB | 99* |
| Subtotal | 268 (71%) |
| TOTAL BUSINESSES | 378 |
| *Denotes some parcels have multiple/overlapping zoning types | |

CENTRAL COMMUNITY

The Central Community district encompasses the most properties that were identified in the survey. The total number of businesses identified totals at 378, with some businesses occupying the same parcel. Thus, the exact unique parcel count is 264. Of the total 378 businesses, 110 have been identified as non-conforming to their zoning. The majority of these businesses are located in multi-family residential (RMF) zoning, with 64 non-conforming businesses identified. Single family residential R-1 and R-2 zoning make up the second largest group of non-conforming businesses, with 33 businesses. The total 110 nonconforming businesses are spread across 70 unique parcels.

Of the 268 conforming small neighborhood businesses, the majority of these are located in CN or CB zoning, with 143 businesses located in this zoning type. This is followed by 99 businesses located within RB, residential business, zoning. Twenty-three businesses are zoned residential mixed use (RMU), with 2 businesses in residential office (RO) zoning, and 1 business located in corridor commercial (CC) zoning.

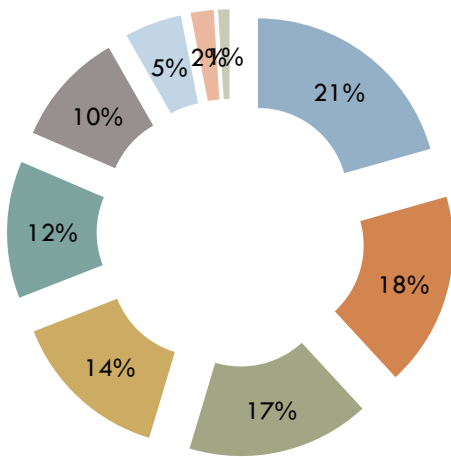
Central City Master Plan

It is explained within the Central Community Master Plan that “changes in commercial land uses are inevitable and need to be managed,” identifying that “many small business properties within the City are nonconforming” uses, and “some of the properties may or may not be appropriate for a different land use designation.” The Master Plan encourages Salt Lake City “to evaluate community and neighborhood zoning district structure, and to consider the potential for creating a new Small Neighborhood Business zoning classification and/or the application of a performance zoning approach.”

When a citywide evaluation of land use and zoning is completed, the “nonconforming businesses should be evaluated as to whether the subject properties should be designated for a non-commercial land use and continue as a nonconforming business or possibly be designated for neighborhood commercial land use with the new small neighborhood business zoning district applied to the property.” Furthermore, the Master Plan explains that “unless the subject properties are petitioned individually for review, once the City has developed a more compatible neighborhood business zoning approach these mapped nonconforming sites should be evaluated on a case-by-base basis for whether or not the specific properties are appropriate for small-scale commercial or residential land use designation.”



Surrounding Land Use Per Business (Nonconforming)



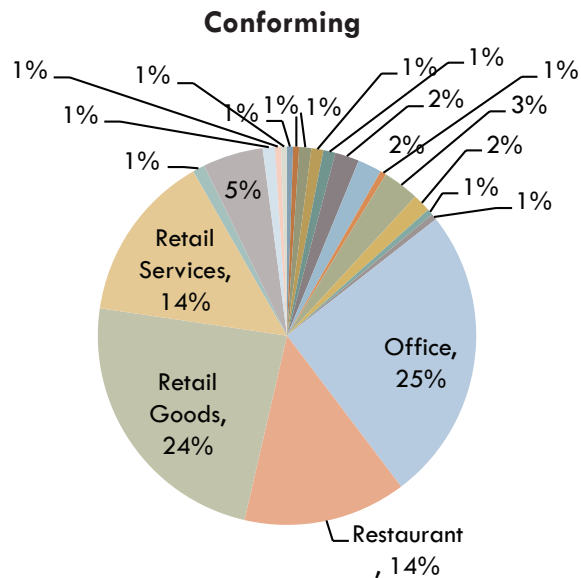
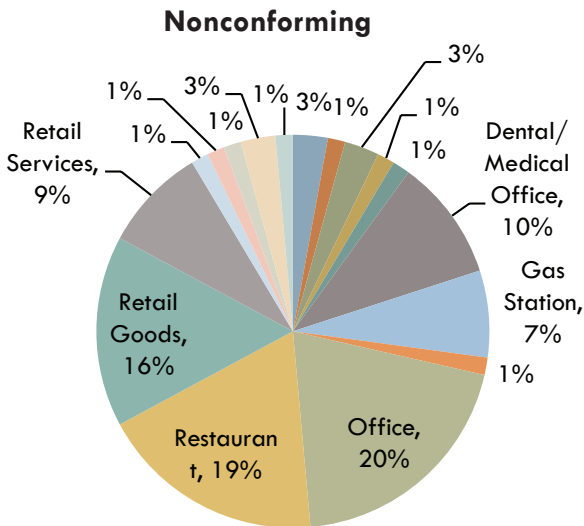
- Multi-family and Institutional
- Commercial and Multi-family
- Single family and Commercial
- Multi-family
- Single and Multi-family
- Commercial, single, and multifamily
- Commercial, residential, and institutional

Surrounding Land Uses

Among the non-conforming businesses, 21% are surrounded by multifamily residential use and institutional use, such as a school or church. Most businesses have some form of residential and some commercial use neighboring the business. No businesses are located solely next to single-family residential homes in this district. When a business is located near single family homes, the business is always neighbored by other land uses.

Current Land Uses

As with the Avenues district, most of the business in the non-conforming properties would be permitted if they were located within a CN or CB zone. The nonconforming and conforming businesses have similar distributions of land uses. Offices make up about a quarter of the businesses for both. Retail goods and services make up a collective 25% in nonconforming compared to 38% among conforming properties. Central Community has the greatest diversity of land uses, with a diverse range of individual businesses types occupying nearly a quarter of all properties. For readability, the following graphs only identify land uses that make up more than 5% of the identified businesses.

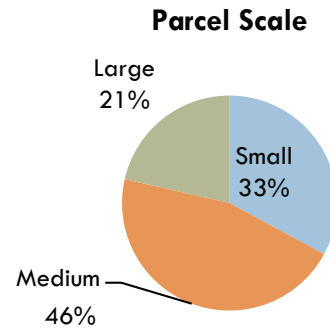
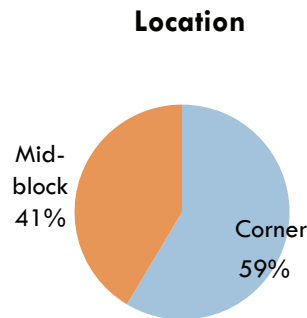
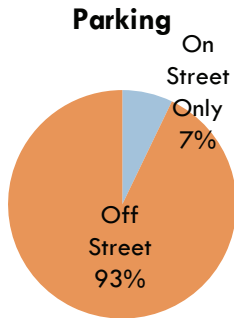




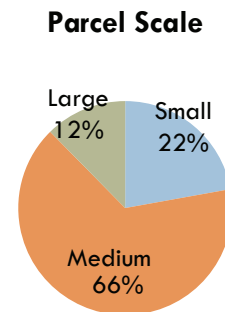
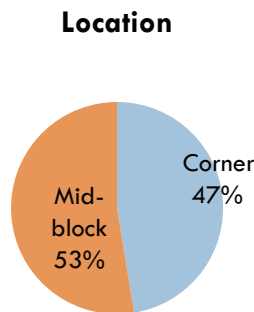
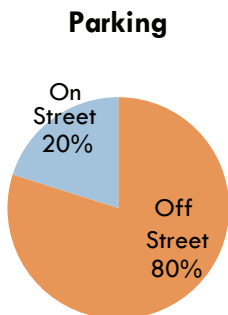
Additional Statistics

Of the 66 unique nonconforming parcels, nearly half have medium lot sizes of 5,000 to 16,500 square feet. About a quarter of the parcels are large lots, above 16,500 square feet, and another quarter of the parcels are small lots, less than 5,000 square feet. Additionally, 91% of these parcels have some off street parking, similar to the conforming property rate. Only a limited number of parcels lack their own parking lots.

Nonconforming



Conforming





Nonconforming Properties Table

| Address | Zone | Business Name | Type of Business |
|-----------------------------|----------|--|--|
| 802 S 600 E | RMF-30 | Arts of the world | Art Gallery |
| 620 E 100 S | RMF-45 | Sego Art and Frame | Art Gallery |
| 301 E 1700 S | R-1-5000 | Reflections Art Studio | Art Studio |
| 865 E 500 S | CN | New Comercial Construction | Commercial Indoor Recreation or Health and Fitness/Martial Arts Studio |
| 270 E 900 S | R-1-5000 | Shaolin Arts Sugar House | Commercial Indoor Recreation/Martial Arts Studio |
| 59 S 1100 E | R-2 | Cancer Wellness House | Community Recreation Center |
| 900E 202 S | RMF-35 | A+ Market | Convenience Store |
| 1060 E 100S #302 | RMF-30 | Pettit Mark LDDS | Dental Office |
| 928 100 S | RMF-35 | Midtown Dental Center | Dental Office |
| 176s 1300e | R-2 | Tesoro | Gas Station |
| 776 S 1300 E | RMF-30 | Seven Eleven | Gas Station |
| 901 E South Temple | RMF-35 | Sinclair | Gas Station |
| 75 S 900 E | RMF-35 | Food Mart | Gas Station |
| 873 E South Temple | RMF-45 | Sinclair | Gas Station |
| 215 S 1000 E 213 S 1000E | R-2 | Fit Life Ciropmatic/Brown Dental Clinic | Medical Office |
| 1343 S 1100 E | R-2 | Medical Offices | Medical Office |
| 50 S 900E | RMF-35 | Fitwell Prostetic, Farmers Insurance, Master Cleaning | Medical Office |
| 144 S 700 E | RMF-35 | Podiatry Cener Corporation | Medical Office |
| 150 S 1000 E | RMF-35 | Utah eye Associates, Diabetic Eye Center Intermountain Alergy Clinic | Medical Office |
| 41 S 900 E | RMF-35 | Federal Heights Nursing and Rehab | Nursing Home/ Rehab |
| 501 E 1700 S | R-1-5000 | Community Dev corp of Utah | Office |
| 703 E 1700 S | R-1-5000 | Old Bike Board Blade | Office |
| 2225 S 500 E | R-1-5000 | Accentuate Sales | Office |
| 1115 S 900 E | R-1-5000 | Spectrum | Office |
| 1425 S 700 E | R-1-5000 | Pegasus Research | Office |



Land Use Analysis

| | | | |
|-----------------|----------|---|-------------------------------|
| 1548 S 500 E | R-1-5000 | Mendoza's Dry Wall Finishing | Office |
| 170 S 1000 E | R-2 | Uptown Cheapskate, Basecamp Franchising, Clearbra Franchising | Office |
| 944 e 200s | R-2 | John Dimond Architect | Office |
| 814 E 100 S | RMF-30 | 814 Gallery | Office |
| 705 E 900 S | RMF-30 | Vacant Offices | Office |
| 827/833 S 200 E | RMF-30 | Dixon and Associates | Office |
| 160S 1000 E | RMF-35 | Medical Dental Clinic/VACANT | Office |
| 850 E 300 S | RMF-35 | Medical Ventures | Office |
| 573 E 300 S | RMF-35 | Cannon and Match Attorney | Office |
| 1355 S 1100 E | RB | alchemy | Restaurant |
| 370 E 900 S | RB | Forage | Restaurant |
| 278 E 900 S | RB | Chanon Thai Café | Restaurant |
| 1624 S 1100 E | RB | Finn's | Restaurant |
| 1429 S 1100 E | RB | Whispers Café | Restaurant |
| 702 S 300 E | RMF-35 | Kyoko Kitchen | Restaurant |
| 902 S 1100 E | SR-1 | Café Espresso | Restaurant with drive through |
| 1035 E 200 S | R-2 | Coffee Noir | Restaurant/Café |
| 777 E 300 S | RMF-35 | Niche | Restaurant/Café |
| 1575 S 1100 E | RB | kosher on the go | Restaurant/Deli |
| 401 E 900 S | RMF-30 | You're the Boss/VACANT | Restaurant/Deli |
| 265 E 900 S #B | RMF-30 | Mr Brain Freeze | Restaurant/Dessert |
| 1080 E 500 S | RMF-30 | Little Ceasars | Restaurant/Take Out |
| 1035 S 700 E | R-1-5000 | Find and Rent | Retail Goods |
| 679 E 900 S | RMF-30 | Cummings Chocolate | Retail Goods |
| 801 S 800 E | RMF-30 | Emillyjane | Retail Goods |
| 780 S 500 E | RMF-35 | JJ Shool's Damaged Freight | Retail Goods |
| 702 E 100 S | RMF-45 | Wasatch Touring, Intermountain Guitar & Banjo | Retail Goods |



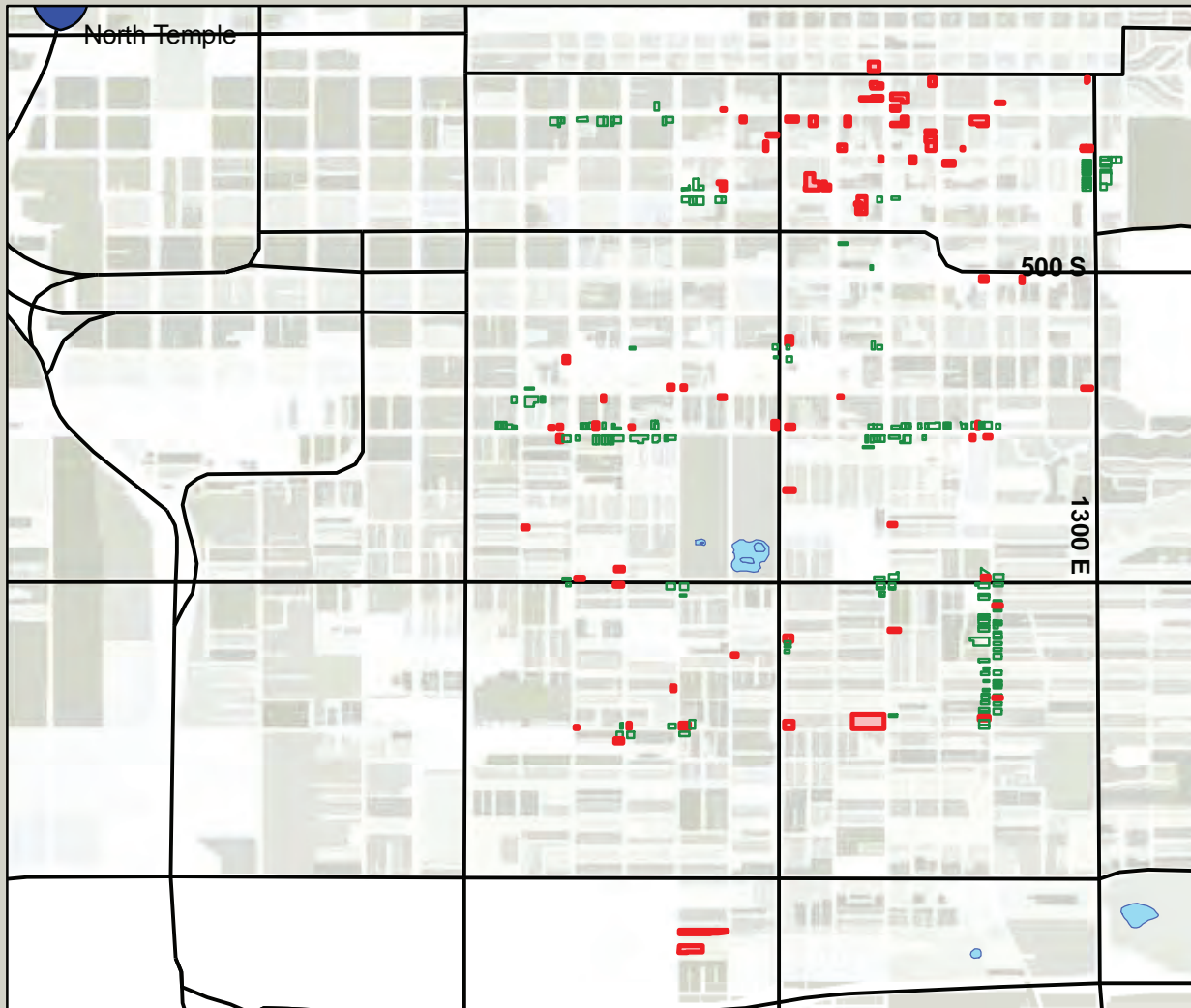
| | | | |
|--------------------|----------|------------------------------------|------------------------------------|
| 203 E Hampton Ave | R-1-5000 | Corner Market | Retail Goods/ Market |
| 667 S 700 E | RMF-30 | Oriental Food Market | Retail Goods/ Market |
| 1058 E 900 S | SR-1 | The Country Home | Retail Goods/Antiques |
| 1224 S 400 E | R-1-5000 | The Grocery Store | Retail Goods/Grocery |
| 1411 S 900 E | R-1-5000 | Charley Hafen Jewelers | Retail Goods/Jeweler Gallery |
| 779 S 500 E | RMF-30 | Rico Mexican Market | Retail Goods/Market |
| 1473 S 600 E | R-1-5000 | Bach Chiropractic massage therapy | Retail Services |
| 655 E 200 S | RMF-35 | Fashion Avenue | Retail Services Alterations |
| 1150 E 500 S | RMF-30 | 6 dollar haircuts | Retail Services/Barber |
| 272 E 900 S | R-1-5000 | Any's Fashion Salon | Retail Services/Salon |
| 247 E 900 So | RMF-30 | 247 Salon/Studio | Retail Services/Salon |
| 579 E 100 S | RMF-45 | The Luxe | Retail Services/Salon |
| 675 S 400 E | RMF-35 | Wasatch Music Coaching Academy | School, Professional Vocational |
| 974 E South Temple | R-2 | R.D. Gilespie Transitional Housing | Transitional Treatment Home, Small |
| 350 E 800 S | RMF-30 | Vacant | Vacant |
| 390 s 1300 s | R-1-5000 | Joe's Repair Shop | Vehicle, Minor Auto Repair |
| 341 E 900 S | RB | Alpine Foreign Repair | Vehicle, Minor Auto Repair |
| 2253 S 500 E | RMF-35 | Design Resource Center LLC | Wholesale/ Design products |



Small Neighborhood Business Amendment

Property Map

Small Neighborhood Business



Central Community



Small Neighborhood Business Amendment

Parcels

Conforming

 No

 Yes

Map Amendment

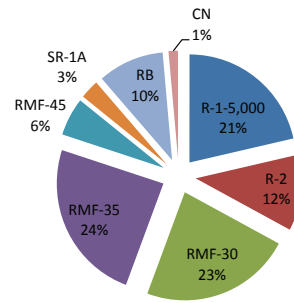


0 0.25 0.5 1 1.5 2 Miles

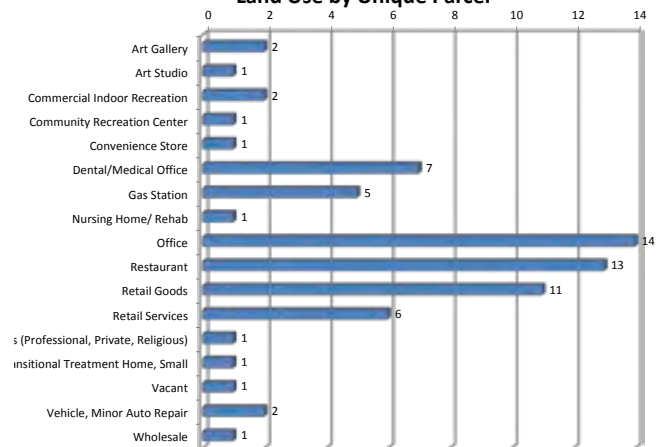


Information on Nonconforming Parcels

Zoning

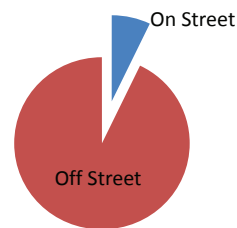


Nonconforming Land Use by Unique Parcel

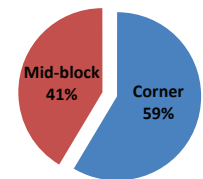


■ Number of Parcels

Parking



Location





Land Use Analysis

| Zoning | Number of Businesses |
|-------------------------|----------------------|
| NONCONFORMING | |
| R-1-7,000 | 6 |
| R-1-5,000 | 13 |
| CN | 1 |
| Subtotal | 20 (32%) |
| CONFORMING | |
| CB | 23 |
| CN | 19 |
| Subtotal | 42 (58%) |
| TOTAL BUSINESSES | 62 |

EAST BENCH

The East Bench district contains 62 identified small neighborhood businesses, the majority of which are conforming. Thirty-two percent, or 20 businesses, are currently nonconforming. These businesses are mostly located in large lot residential zoning, specifically R-1-7,000 and R-1-5,000. Just one of these businesses is zoned CN. The conforming businesses are located in CB and CN zoning. The 19 identified nonconforming businesses are located on only 3 parcels, due to most of these businesses being clustered in office buildings that are nonconforming.

East Bench Master Plan

The East Bench Master Plan addresses non-residential land uses and provisions regarding non-conforming businesses within the community. Within the Master Plan, it is encouraged that “since nearly all properties zoned for business are occupied, most new business development will

require either redevelopment of existing sites or a change of zoning to accommodate business activities in locations previously zoned for residential use.”

Alternative to any proposed change in zoning, it is explained that “major zoning changes in the East Bench Community are neither anticipated nor encouraged. Changes involving expansion of existing business sites in response to documented needs should be reviewed cautiously and approved sparingly. The city should not approve any zoning change that will result in the removal of homes. The community is so completely developed that a change of zoning in most areas would negatively impact surrounding residential properties. Efforts to change residential zoning should be limited, and considerations should include impacts on the immediate neighborhood along with merits of the proposed change.”

Beyond the non-residential land uses of the East Bench, the “expansion of non-conforming businesses is a related concern. The non-conforming use ordinance states that expansion of non-conforming uses is not permitted. The Board of Adjustment should reinforce this ordinance by carefully scrutinizing requests for expansion. In most cases, such expansions would be undesirable to surrounding property owners.”

Surrounding Land Use

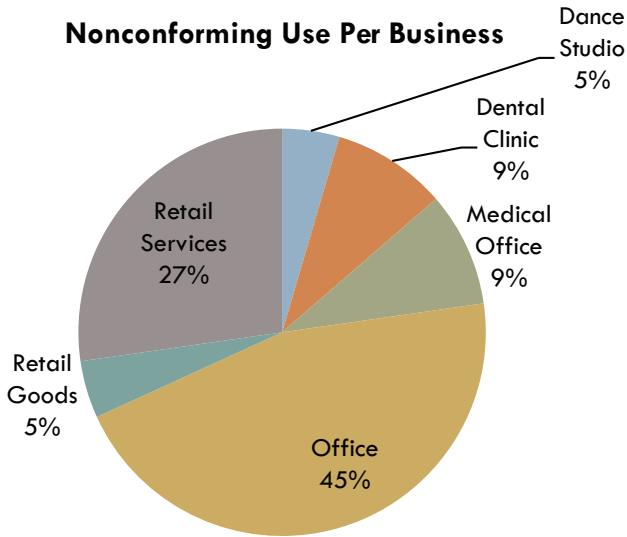
All identified conforming and nonconforming businesses in this district are next to both single family residential and commercial land uses. No businesses in the area are located next to institutional or multi-family residential land uses.

Current Land Uses

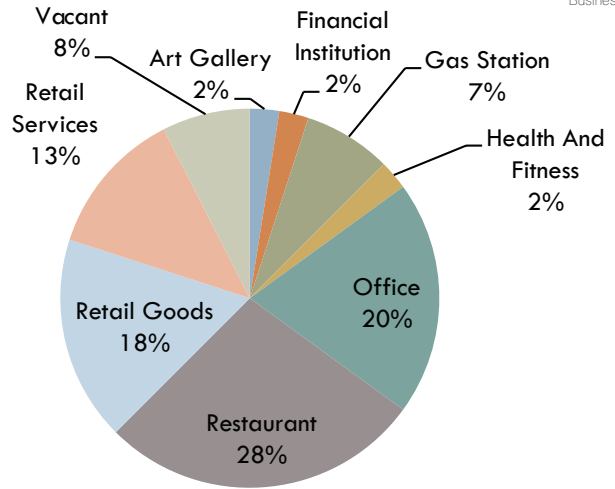
Nearly all the land uses of the nonconforming properties in this district would be permitted outright if these properties were zoned CB or CN. The majority of these businesses are office type, low intensity uses. Ten of these businesses are general offices. Four businesses are medical/dental clinics. The remaining businesses include retail goods and retail service establishments.



Nonconforming Use Per Business



Conforming Use Per Business

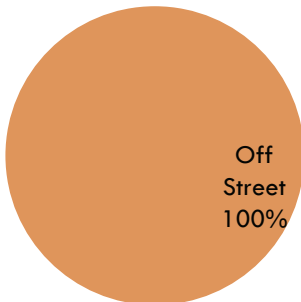


Additional Statistics

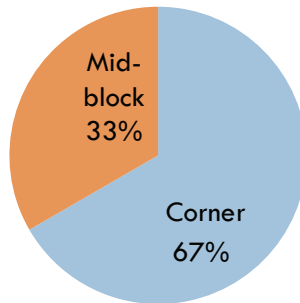
The lots of the identified nonconforming parcels range from 5,000 square feet to more than 16,500 square feet. No identified nonconforming parcels are classified as small, or less than 5,000 square feet. Two of the nonconforming parcels are on corner lots. One nonconforming parcel is near the middle of the block. Additionally, all the buildings on these parcels have been classified as being in good condition.

Nonconforming

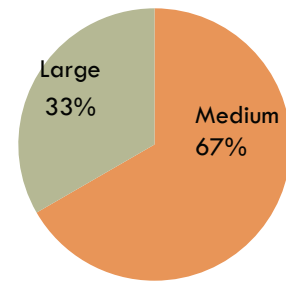
Parking



Location

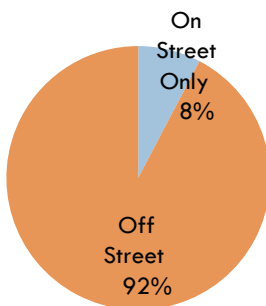


Parcel Scale

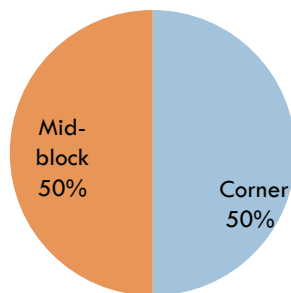


Conforming

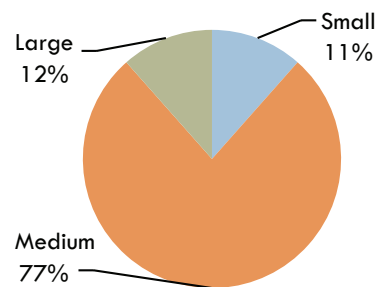
Parking



Location



Parcel Scale





Land Use Analysis

Nonconforming Properties

| Address | Zone | Business Name | Type of Business |
|---------------|----------|----------------------|----------------------|
| 1670 E 1300 S | R-1-5000 | Evan's Counseling | Medical Office |
| 2091 E 1300 S | R-1-7000 | The Bringhurst Group | Dental Clinic |
| 1508 S 1500 E | CN | The Dog Show | Retail Services/Pets |

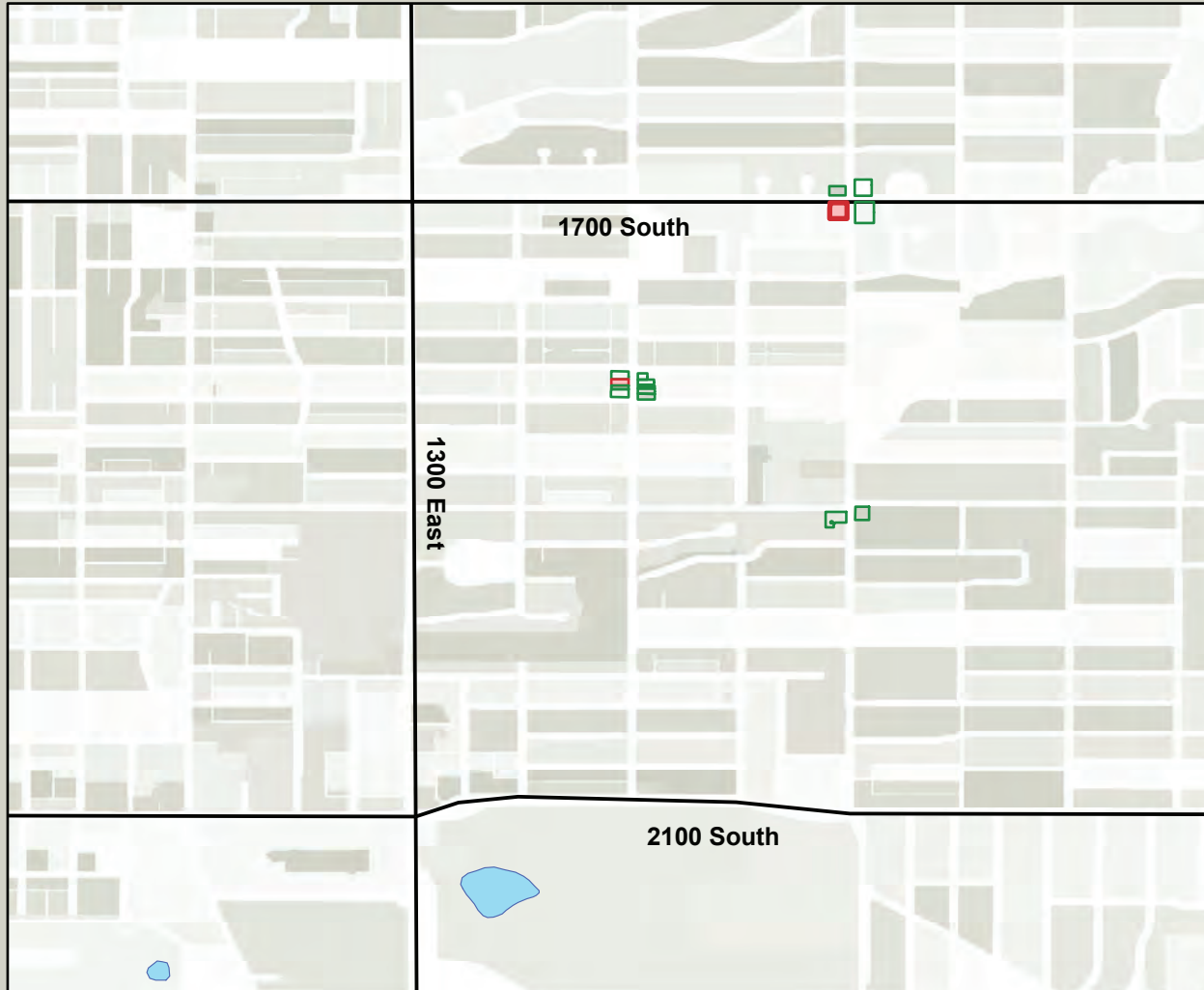




Small Neighborhood Business Amendment

Property Map

Small Neighborhood Business



East Bench



Small Neighborhood Business Amendment

**Parcels
Conforming**

 No

 Yes

s Amendment

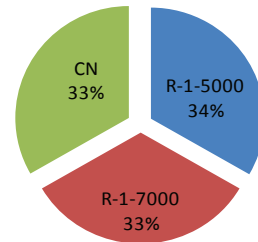


0 0.125 0.25 0.5 0.75 1 Miles

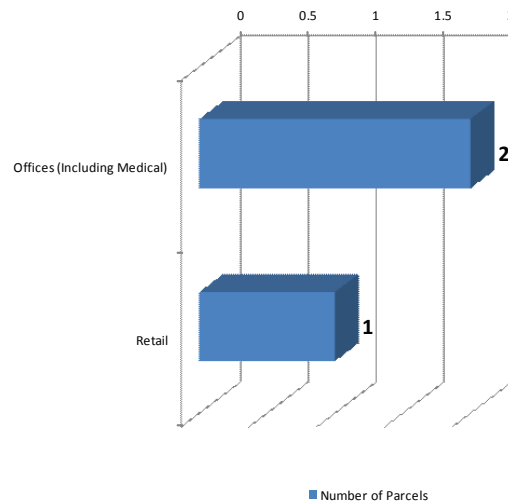


Information on Nonconforming Parcels

Zoning



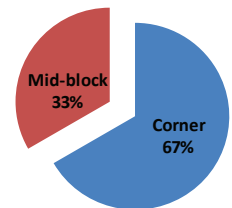
Land Use



Parking



Location





| Zoning | Number of Businesses |
|-------------------------|----------------------|
| NONCONFORMING | |
| RMF-35 | 1 |
| RMF-30 | 2 |
| R-1-7,000 | 3 |
| Subtotal | 6 (10%) |
| CONFORMING | |
| CN | 29 |
| CB | 27 |
| Subtotal | 56 (90%) |
| TOTAL BUSINESSES | 62 |

SUGAR HOUSE DISTRICT

The Sugar House district contains 62 identified small neighborhood businesses. The large majority of businesses that have been identified in this district are conforming to their zoning type. However, there are six businesses identified that do not match their zoning type. These six businesses are distributed across just four unique parcels. Half of the nonconforming businesses are located in RMF, multifamily residential zoning. The other half are located in low density single family residential zoning, R-1-7,000. The conforming businesses are distributed evenly across both CN, neighborhood commercial, and CB, community business, zoning.

Sugarhouse Master Plan

Under the element of “Neighborhood Commercial” within the Sugarhouse Community Master Plan, the “community supports a Citywide effort to revise and strengthen the Neighborhood Commercial zoning district.” This support includes the recommendation that “the City should give serious consideration to creating a new less intensive neighborhood commercial zone or using performance zoning techniques to allow single parcels to be zoned commercially. Notwithstanding the acknowledgement that neighborhood business can be positive for the City and neighborhood, the community emphasizes the need to protect adjoining residences from negative impacts of these commercial uses. These impacts include: lighting, noise, smells, insensitive design, traffic and parking.”

Additional consideration for neighborhood commercial uses includes nonconforming properties, “used for commercial or business purposes,” but are zoned residential. As nonconforming property, the business is very limited in terms of expansion or rebuilding, even if a disaster strikes. In some cases, these nonconforming businesses have been present and operating for many decades and have served the surrounding residential area without undue harm to that neighborhood. However, rezoning the property to commercial bestows upon that property significant value and rights including allowing the possibility that the current use could be replaced with any use permitted in the commercial zone. Therefore, the City should be cautious in rezoning these nonconforming properties to commercial. Each one should be considered on its own merits, with the public and surrounding residents given the opportunity to provide input into the decision making process.

The City should also consider the establishment of a distinct new zoning status for these properties, giving the property owner some certainty (e.g., the right to rebuild after a fire) without raising the status to full commercial zoning. This concept could be called “legal conforming” status, which the City already uses in a few discrete circumstances especially for residential land uses.”

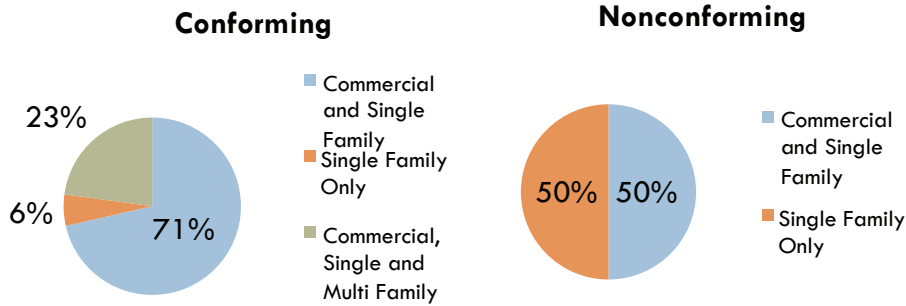
Additionally, the Sugarhouse Master Plan includes policy recommendations for non-conforming uses, such that “the City should explore new techniques and ordinances that support small businesses to serve residents within the surrounding neighborhood while mitigating impacts that may adversely affect the residential character of the neighborhood.”



Surrounding Land Use

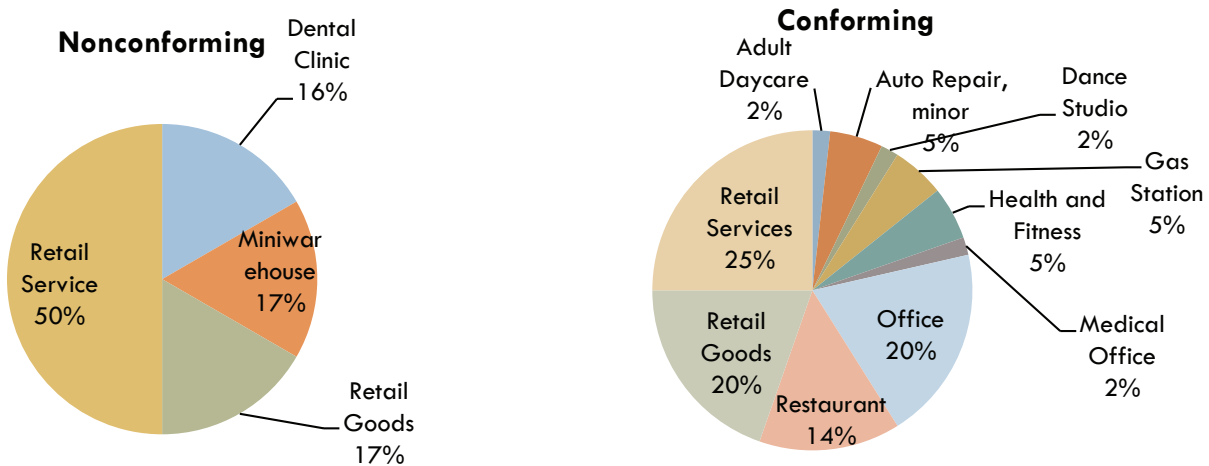
The identified nonconforming parcels in this district are surrounded by both single family homes and commercial development. Half of the parcels are surrounded by commercial and single family homes. The remaining half is bordered only by single family homes.

Conforming properties are surrounded by a more diverse mix of uses. The majority of these parcels are bordered by commercial development and single family homes. However, a quarter of these are bordered by commercial and both single and multi-family homes.



Current Land Uses

The current nonconforming parcels would be conforming if they were zoned CN or CB, as they include low intensity commercial uses. The conforming businesses are all zoned either CN or CB. The majority of nonconforming businesses are retail oriented, similar in proportion to the percent of retail mix among the conforming properties.



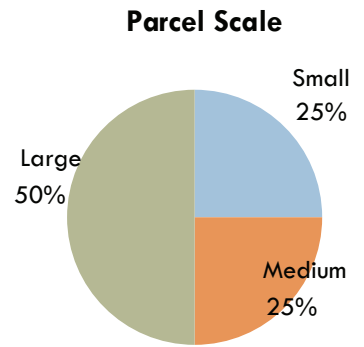
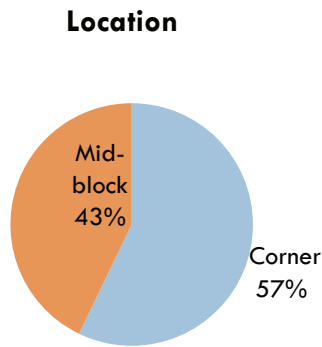
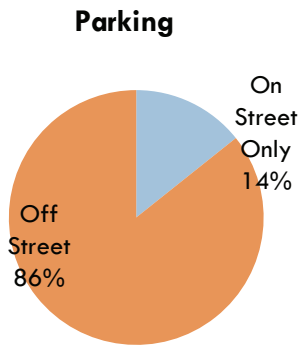


Land Use Analysis

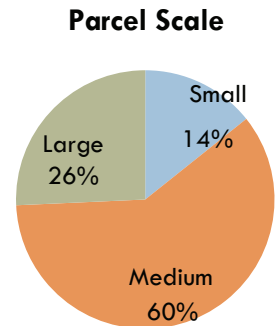
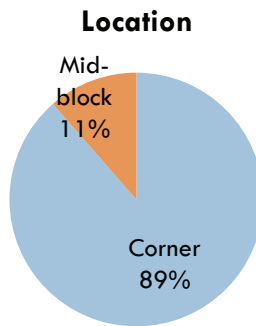
Additional Statistics

Unlike the conforming parcels which are mostly located on block corners, only half of the nonconforming parcels are located on corner lots. However, nearly all nonconforming parcels have off street parking, as do all conforming parcels. Two of the nonconforming parcels are on large lots, making up 50% of the nonconforming parcels. This differs with the majority of conforming small businesses which are located on medium lots.

Nonconforming



Conforming





Nonconforming Properties Table

| Address | Zone | Business Name | Type of Business |
|---------------|----------|------------------------------|--------------------------|
| 2043 E 2700 S | RMF-35 | Elmwood Dentistry | Dental Clinic |
| 1123 E 2700 S | RMF-30 | Graystone Storage | Miniwarehouse |
| 1446 E 2700 S | R-1-7000 | Studio Salon | Retail Service/Salon |
| 1826 E 2700 S | R-1-7000 | Exclusive Clothing/Tailoring | Retail Services/Clothing |



Small Neighborhood Business Amendment

Property Map

Small Neighborhood Business



Sugar House

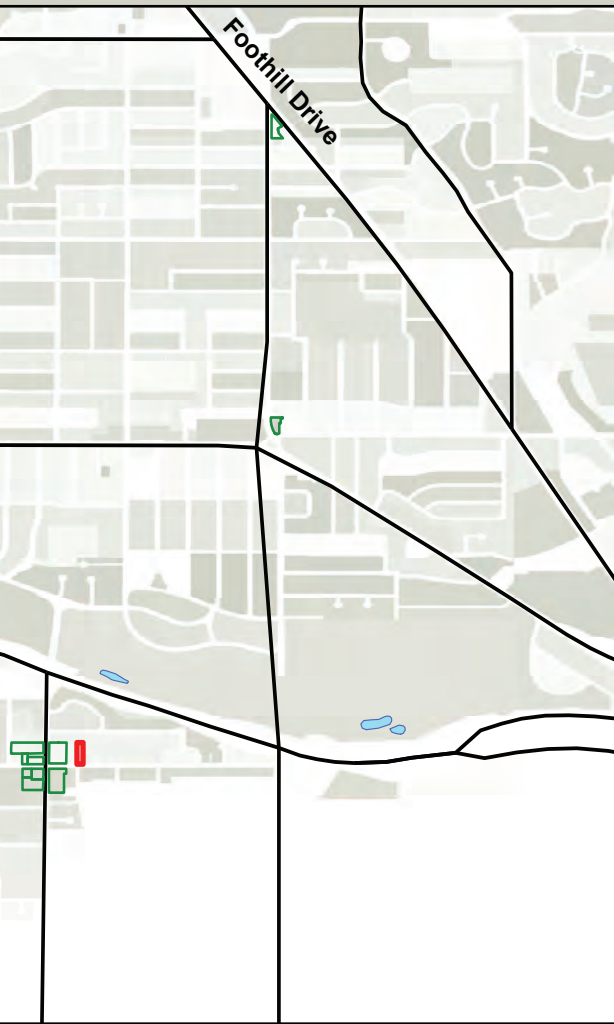


Small Neighborhood Business Amendment

**Parcels
Conforming**

- No
- Yes

Amendment

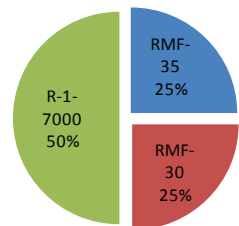


0.2 0.4 0.8 1.2 1.6 Miles

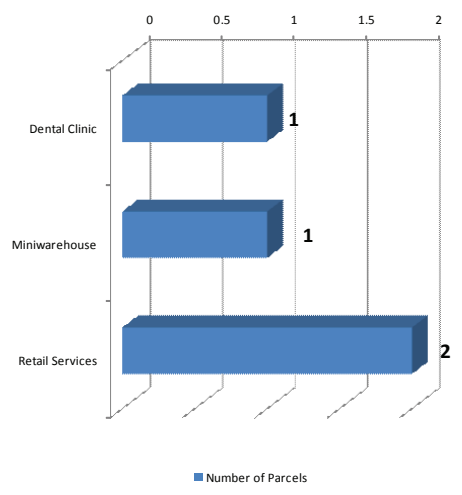


Information on Nonconforming Parcels

Zoning



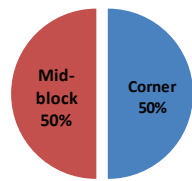
Land Use



Parking



Location





Land Use Analysis

| Zoning | Number of Businesses |
|-------------------------|----------------------|
| NONCONFORMING | |
| RMF-35 | 2 |
| RMF-45 | 1 |
| SR-1A | 5 |
| Subtotal | 8 (89%) |
| CONFORMING | |
| M1 | 1 |
| Subtotal | 1 (11%) |
| TOTAL BUSINESSES | 9 |

CAPITOL HILL DISTRICT

The Capitol Hill district has the least amount of identified small businesses. All of the nonconforming parcels are located in residential type zoning, specifically, residential multi-family (RMF) and special development pattern (SR). The one conforming use identified is zoned industrial (M).

Capitol Hill Master Plan

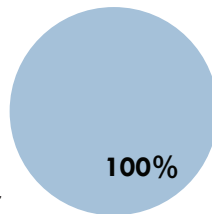
Within the Capitol Hill Master Plan, small-scale and neighborhood oriented commercial services are encouraged, catering to “both vehicular and non-vehicular patrons will help improve the livability of the community.” The Master Plan further encourages these uses with actions including “amend the existing Capitol Hill Community Zoning Map to place incompatible commercial activities in residential neighborhoods in a non-conforming state as the means of phasing them out.”

Further explanation from the Master Plan includes actions which “maintain existing neighborhood oriented commercial land uses and encourage new neighborhood commercial uses in areas where appropriate such as 300 West,” and further recommendation for “a new ordinance which encourages the reuse of small neighborhood commercial structures to provide neighborhood commercial uses where appropriate.”

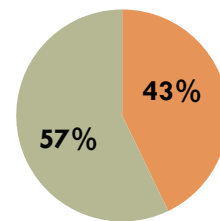
Surrounding Land Use

The one conforming business in this district is next to some commercial property and some single family homes. Nonconforming parcels are varied with about half being located near single family homes and the other half located near both single and multifamily housing.

Conforming



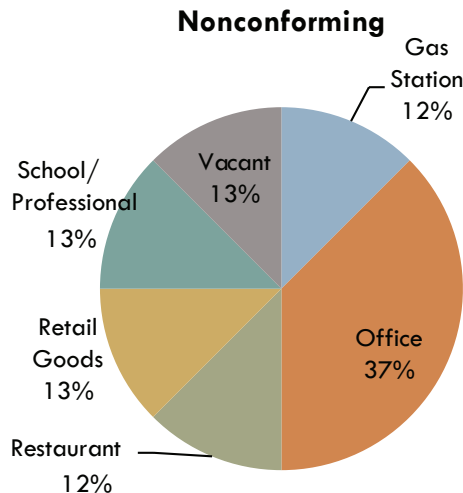
Nonconforming



- Commercial and Single Family
- Single Family Only
- Single Family and Multi-Family

Current Land Uses

As can be seen in the graphs, the majority of nonconforming businesses are low intensity offices. Each other portion of the graph represents one unique business. As there is only one conforming parcel, the conforming graph consists of one use.



Conforming

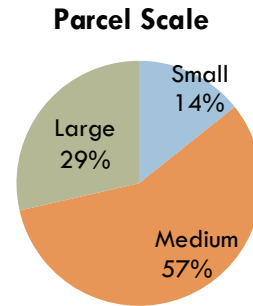
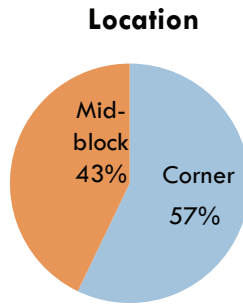
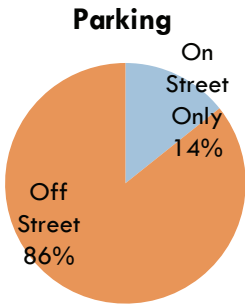




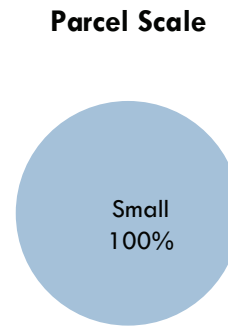
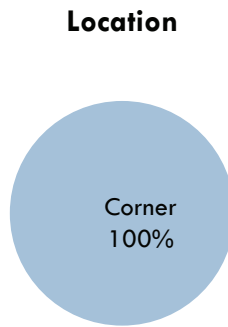
Additional Statistics

As there is only one conforming parcel, the conforming graphs do not provide much comparative information with regard to the nonconforming parcels. Overall, however, the nonconforming parcels generally have off street parking. They are distributed about evenly between midblock and corner block locations. As for parcel size, more than half of these parcels are medium in size, ranging from 5,000 square feet to 16,500 square feet.

Nonconforming



Conforming



Nonconforming Properties Table

| Address | Zone | Business Name | Type of Business |
|-------------------------|--------|------------------------------------|------------------------------------|
| 206 North 200 West | RMF-35 | Hansen Service Inc | Gas Station |
| 273 East Capitol Street | RMF-35 | Garbett Homes | Office |
| 271 North Center Street | RMF-45 | EMS Deli | Restaurant/ Deli |
| 700 North 200 West | SR-1A | Cooper Roberts Simonsen Architects | Office |
| 577 North 200 West | SR-1A | E-Z Mart | Retail Goods/Convenience Store |
| 168 West 500 North | SR-1A | Salt Lake Acting | School/ Professional Acting School |
| 260 North 600 West | SR-1A | Montoya Boxing | Vacant |

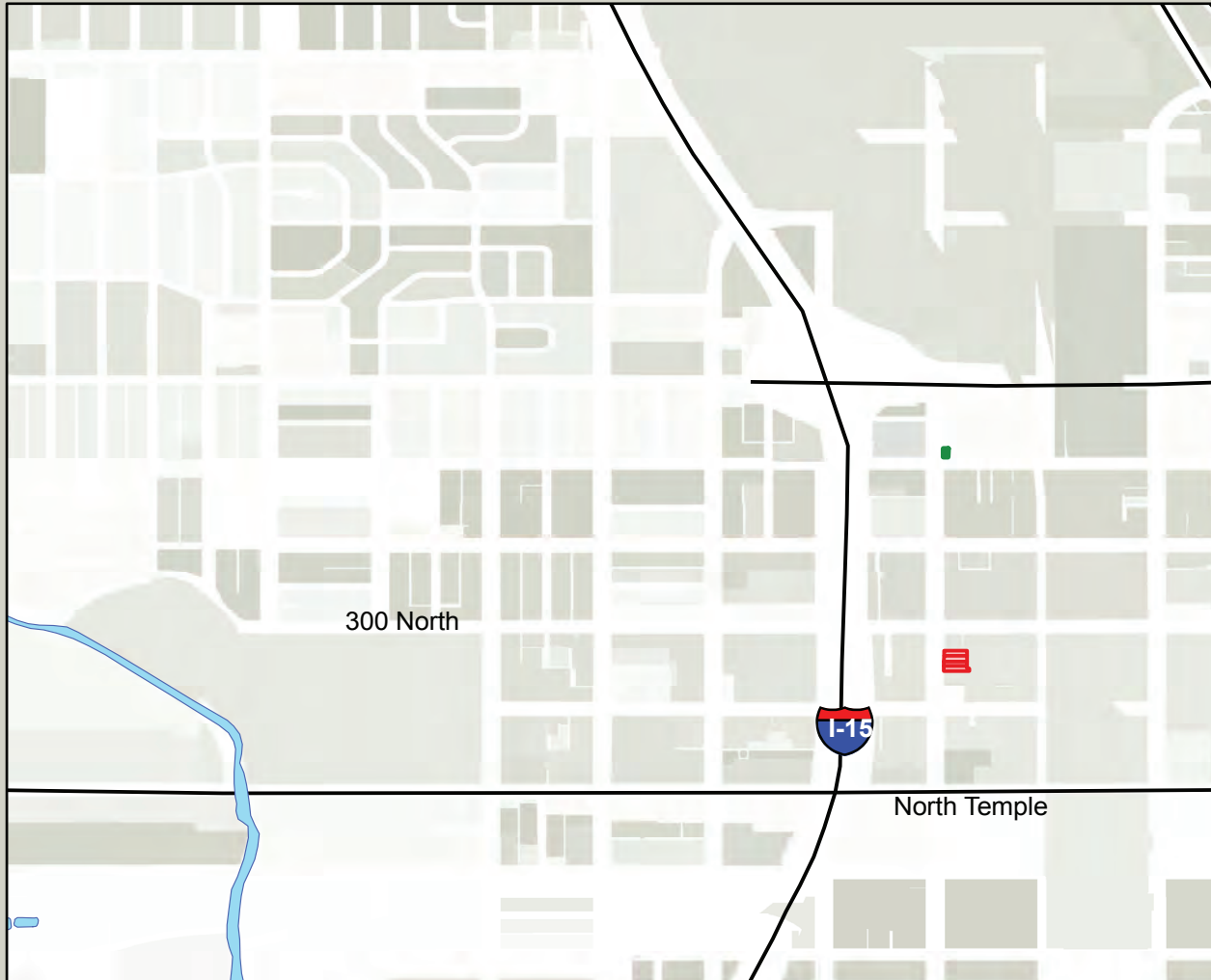


Small Neighborhood Business Amendment

Land Use Analysis

Property Map

Small Neighborhood Business



Capitol Hill



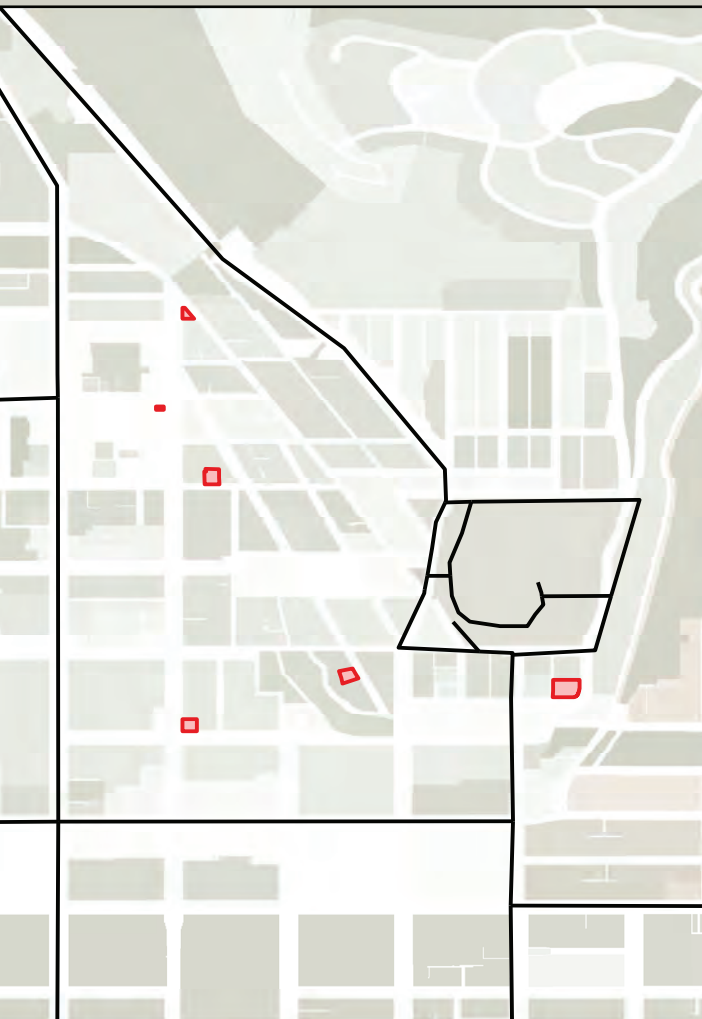
Small Neighborhood Business Amendment

Parcels Conforming

 No

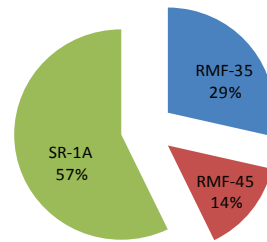
 Yes

s Amendment

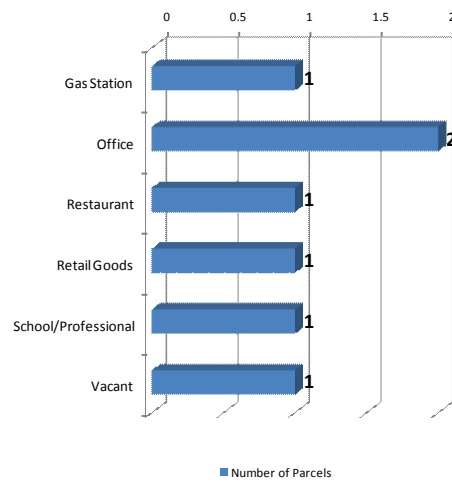


Information on Nonconforming Parcels

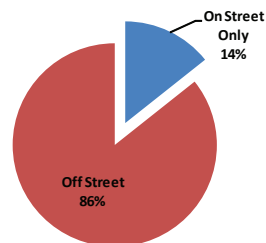
Zoning



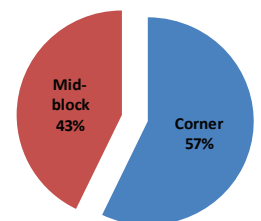
Land Use



Parking



Location





Land Use Analysis

| Zoning | Number of Businesses |
|-------------------------|----------------------|
| NONCONFORMING | |
| R-1-7,000 | 1 |
| Subtotal | 1 (5%) |
| CONFORMING | |
| CN | 14 |
| CB | 5 |
| Subtotal | 19 (95%) |
| TOTAL BUSINESSES | 20 |

WEST & NORTHWEST SALT LAKE

The West and Northwest Salt Lake districts have one identified non-conforming small business parcel. This parcel is zoned very low density residential (R-7,000). The conforming parcels are all zoned neighborhood (CN) commercial or community business (CB) and include multiple businesses per parcel.

West Salt Lake Master Plan

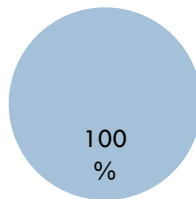
The West Salt Lake Master Plan addresses commercial land use, and supports the use of small commercial uses of low-intensity. The Master Plan states that the “Community’s population of 17,000 people residing in low-to moderate-income households cannot presently support

commercial activities more intense than a neighborhood level shopping center. Smaller neighborhood corner establishment are not flourishing. West Salt Lake residents have expressed the need for businesses that provide basic necessities to be located in the community as well as increased retail shopping opportunities. This demand is only partially being met by commercial strip development along major arterial streets in and around the community.”

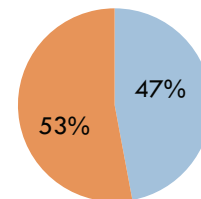
Surrounding Land Use

The one nonconforming parcel in this area is surrounded by both commercial and single family homes. The remaining conforming businesses are surrounded by both commercial and single family homes or commercial and single/multifamily homes.

Nonconforming



Conforming



- Commercial and Single Family
- Commercial and Single/Multi-Family

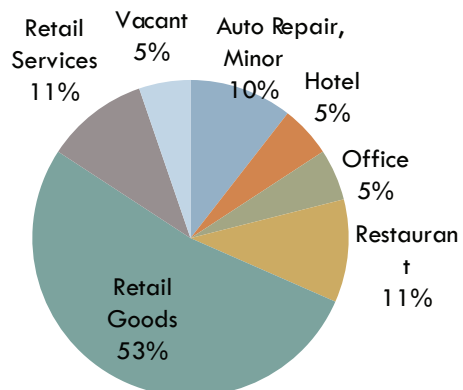
Current Land Uses

The one identified nonconforming business is a retail goods and services business. The majority of conforming businesses in this area fit in the land use category of retail goods and services. In addition, there are two auto repair shops and two restaurants in the area. The remainder of businesses includes a hotel, an office, and a vacant parcel.

Nonconforming



Conforming





Additional Statistics

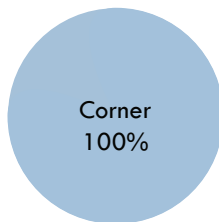
As there is only one nonconforming parcel identified in this area, the statistics reflect only this one parcel. However, there is some variety in the conforming businesses. These businesses are mostly able to provide off street parking except for around ten percent of them. The majority of the conforming businesses are located on corner lots. With regard to scale, most of the businesses are on medium lots between 5,000 and 16,500 square feet. Only one parcel is located on a large lot. The remaining businesses are located on small lots less than 5,000 square feet.

Nonconforming

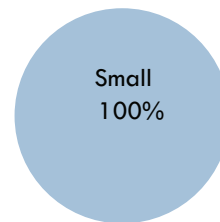
Parking



Location

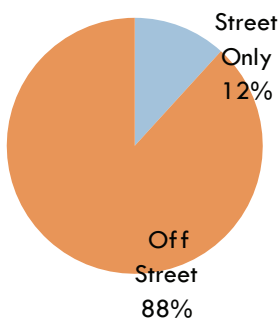


Parcel Size

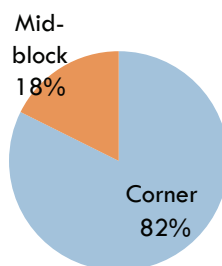


Conforming

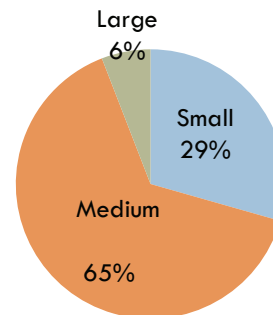
Parking



Location



Parcel Size



Nonconforming Properties Table

| Address | Zone | Business Name | Type of Business |
|-------------|----------|---|---------------------|
| 878 W 200 N | R-1-7000 | Get Wired/ Cricket & Boost Mobile Sales | Retail Goods/Phones |

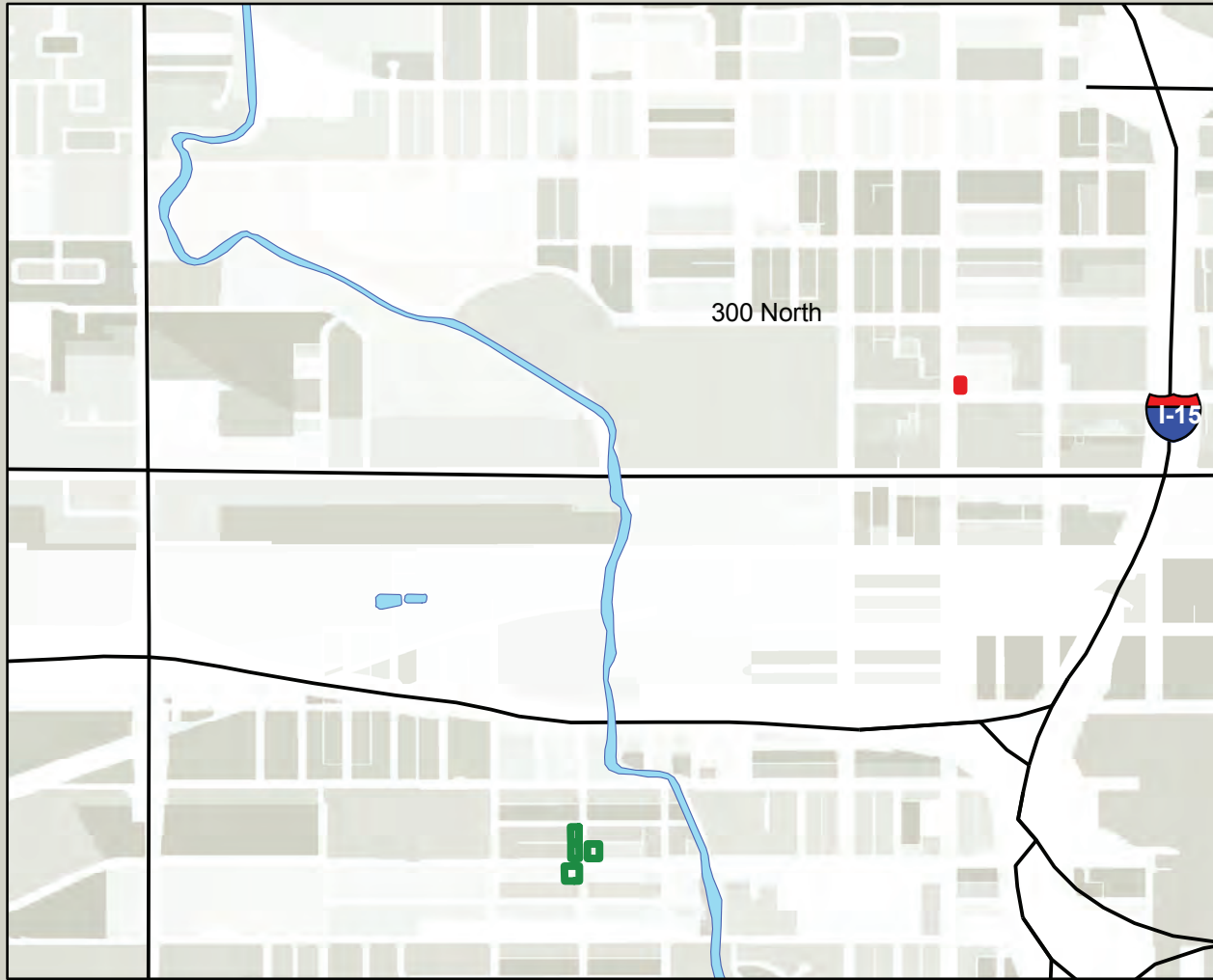


Small Neighborhood Business Amendment

Land Use Analysis

Property Map

Small Neighborhood Business



West Salt Lake



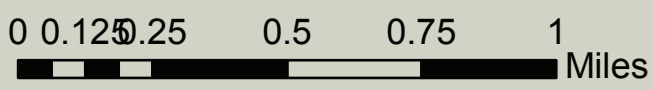
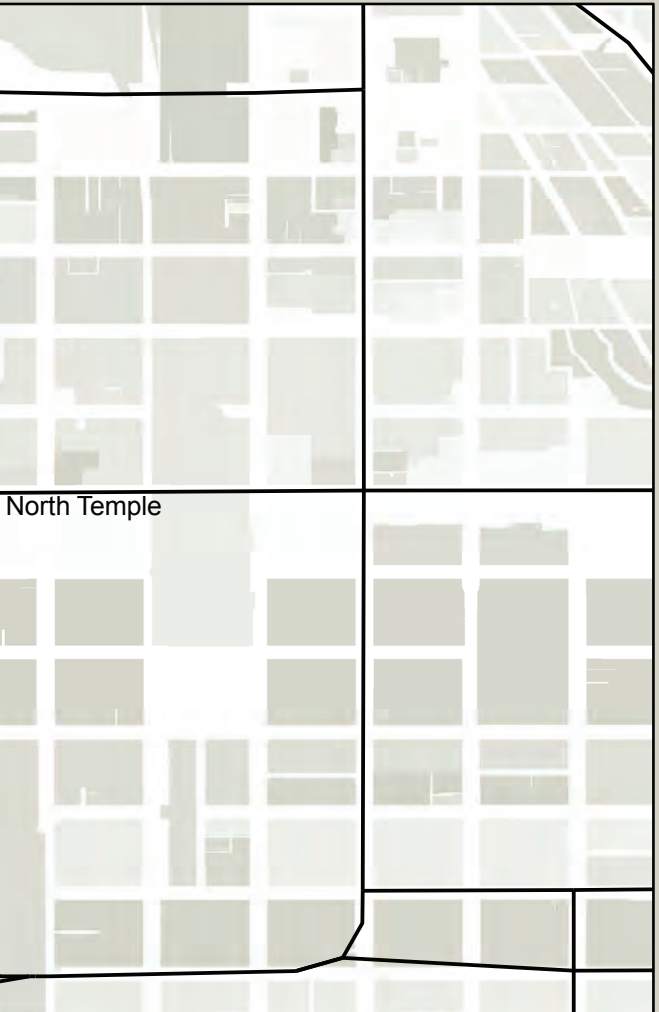
Small Neighborhood Business Amendment

**Parcels
Conforming**

 No

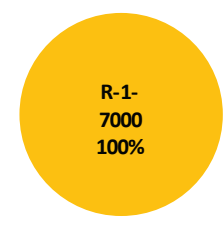
 Yes

Amendment

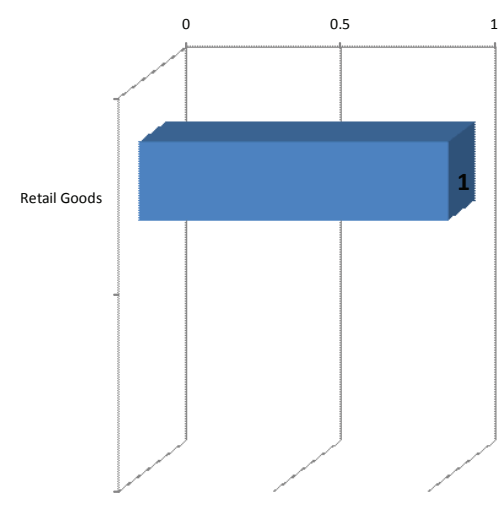


Information on Nonconforming Parcels

Zoning



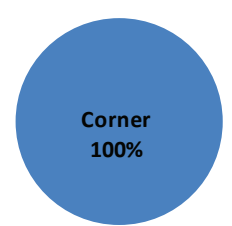
Land Use



Parking



Location





Land Use Analysis

LAND USES

| Use | Avenues | Central Community | East Bench | Sugarhouse | Capitol Hill | West & Northwest |
|---|-----------|-------------------|------------|------------|--------------|------------------|
| Art gallery | 3 | 2 | | | | |
| Art Studio | | 1 | | | | |
| Bed and breakfast inn | 2 | | | | | |
| Commercial indoor recreation | | 2 | | | | |
| Community recreation center | | 1 | | | | |
| Dance Studio | | | 1 | | | |
| Daycare center, child | 1 | | | | | |
| Drive-through window facility | | 1 | | | | |
| Food, prepared food, take out | | 1 | | | | |
| Gas station | | 5 | | | 1 | |
| Health and Fitness | 1 | | | | | |
| Medical and dental clinic/office | | 20 | 4 | 1 | | |
| Medical laboratory | | 2 | | | | |
| Miniwarehouse/Storage | | | | 1 | | |
| Nursing care facility | | 1 | | | | |
| Office | 1 | 28 | 10 | | 3 | |
| Recreation, private facility indoor | | | | | | |
| Restaurant | 4 | 13 | | | 1 | |
| Restaurant with Drive Through | 1 | 1 | | | | |
| Retail goods establishments | 2 | 14 | 1 | 1 | 1 | 1 |
| Retail service establishment | 5 | 10 | 4 | 3 | | |
| School, professional and vocational (indoor) | | 1 | | | 1 | |
| Store, convenience | | 1 | | | | |
| Vacant | 1 | 1 | | | 1 | |
| Vehicle, automobile repair, minor | | 3 | | | | |
| Wholesale distribution | | 1 | | | | |
| Transitional Treatment Home, Small (see section 21A.36.0x0 of this title. | | 1 | | | | |
| TOTAL BUSINESSES | 21 | 110 | 20 | 6 | 8 | 1 |



4 Survey Summary



Small Neighborhood
Business Amendment

Executive Summary

Opinions regarding neighborhoods businesses were solicited from 1,005 residents living in the vicinity of 11 targeted Salt Lake City intersections. These 11 neighborhood areas total into six city planning areas. The following are some of the more notable findings from this study. This section looks at total study results and is not differentiated by neighborhood, planning area, or proximity to businesses except in a few significant instances. Whenever results are separated by planning area, the Capitol Hill area will not be included because of its small sample size (n=33).

Residents Find Quality of Life in Salt Lake City to be Good

Overall quality of life in Salt Lake City is seen as good or excellent by 83% of those Salt Lake City residents surveyed for this study. When asked to rate their quality of life using a five-point scale, with one meaning *poor* and five meaning *excellent*, half of residents (50%) rate their quality of life with a rating of 4 and another third (33%) assess it as a 5 (excellent). Ratings are most positive from those living in the *Avenues* area (n=177) where 87% rate their quality of life with either a 4 or 5. The least positive ratings come from those living in the *West Salt Lake* area (n=200) with 77% giving their quality of life a rating of 4 or 5.

Neighborhood Businesses are Generally Viewed Positively

One half of residents (49%) report that having businesses located in their neighborhood is *definitely positive*, while another 30% say it is *probably positive*. Only 4% think that having businesses in their neighborhood is *definitely negative*.

When asked in an open-ended question, what they *like* about their neighborhood businesses, nearly half (48%) praise either the *convenience* or *proximity* of businesses or that they are *walkable*. One in five (20%) like that their neighborhood businesses are *local* or *locally-owned* (13%) or are *small* (7%). Others like the *variety, diversity and unique* nature of those businesses.

Answers are compiled from participants' first responses.

| <i>What things do you like about the businesses in your neighborhood?</i> (First-mentioned responses) | n=1005 | |
|--|--------|-----|
| Advantages of having them nearby: | | |
| <i>Convenience / convenient</i> | 19% | 48% |
| <i>Close / proximity</i> | 18% | |
| <i>Walkable</i> | 11% | |
| Part of the community: | | |
| <i>Local / locally-owned</i> | 13% | 28% |
| <i>Small</i> | 7% | |
| <i>Variety / diversity / unique</i> | 6% | |
| <i>Friendly employees / owners</i> | 2% | |
| Contributes to neighborhood: | | |
| <i>They serve community needs</i> | 2% | 5% |
| <i>Brings community together</i> | 2% | |
| <i>They bring vitality / character</i> | 1% | |
| Other: | | |
| <i>Miscellaneous</i> | 6% | 6% |
| Nothing specific: | | |
| <i>Don't know</i> | 5% | 8% |
| <i>Nothing / not much</i> | 3% | |

Expanded Charts of “All Mentions” Tallied by Neighborhood

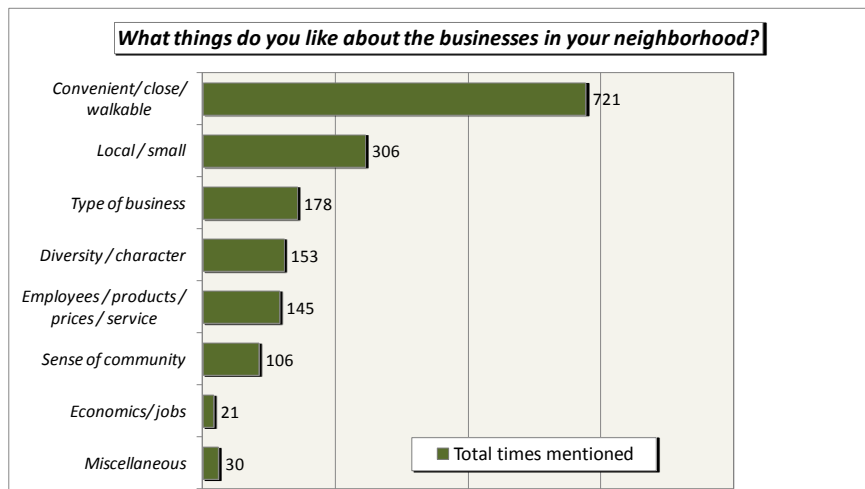
As participants often volunteer multiple answers to this type of question, a table of *first mentions* does not provide a complete inventory of every instance when a response was offered (*all mentions*). To present a more inclusive catalog of responses, steps were taken to tally and chart the total number of all mentions for common answers.

Additionally, because the issues being studied often impact neighborhoods and planning areas within the city differently, *all mentions* have been further separated into the 11 individual neighborhood survey areas. Charts of all mentions for the above question and other open-ended questions in the survey can be found in APPENDIX E.

While these charts can be a helpful tool for a quick overview of responses, Dan Jones & Associates strongly recommends that the full text of all verbatim comments be read completely to ascertain context and understand the respondents’ true feelings.

What is Liked and Disliked about Neighborhood Businesses

When all mentions are considered for this question, that businesses are *convenient/close/walkable* is offered 721 times as a quality residents like about having them in their neighborhoods. Many also like that these nearby businesses are *small or local* (mentioned 306 times). Others mention a specific *type of businesses* they like, or they report varying ways neighborhood businesses add to or improve their area.



While all neighborhoods are represented in every category on this chart, the frequency of mentions varies greatly from one neighborhood to another. One distinctive geographical area of Salt Lake City, with regard to answers on this question, is the *West Salt Lake* planning area. Most responses from the two neighborhoods that make up this area (n=200) focus primarily on *convenience or proximity* of businesses. That a business is either *local or small* gets only 20 mentions by these residents. However, the qualities of being small and local are mentioned frequently by those living in other areas

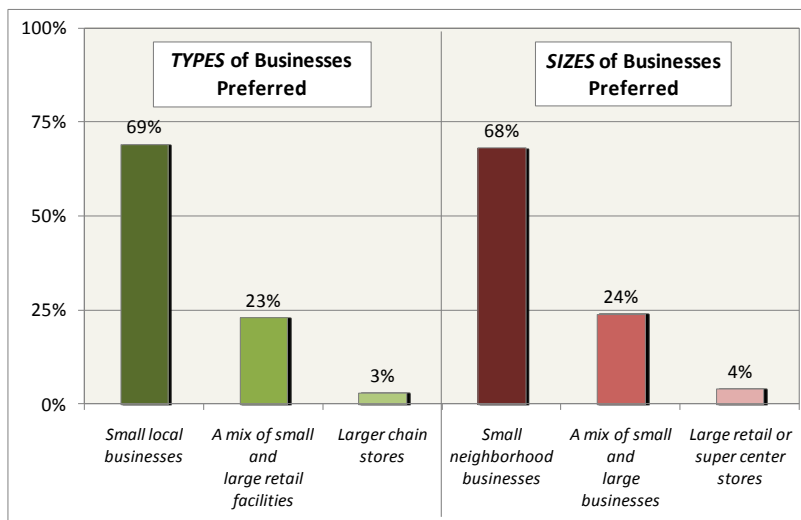
of the city; Avenues (n=177) has 58 mentions of small or local, Central City (n=387) has 145, East Bench (n=100) has 31, and Sugar House (n=108) has 48.

While 92% of respondents suggest at least one specific thing they *like* about their neighborhood businesses, when asked to name what they *dislike*, fewer are able to come up with a particular concern. Nearly half report that there is either *nothing* (28%) they dislike or that they *don't know* (20%).

Those who do offer specific answers share a widely diverse assortment of dislikes. Mentioned most frequently as a first response are *traffic* (9%), *parking* (5%), and that a business is *not kept up* (5%). Five percent more cite a specific business they do not like. But for 7% of respondents, their first-mentioned answer is not related to an existing business at all. Instead, what they dislike most is that there are simply *not enough businesses* nearby (4%) or there is a *lack of variety* (3%) in the ones that are there.

| What things do you dislike about the businesses in your neighborhood? (First-mentioned responses) | n=1004 |
|--|------------|
| Nothing, or nothing specific: | |
| Nothing | 28% |
| Don't know | 20% |
| | 48% |
| Not enough, or not the type wanted: | |
| Type of business | 5% |
| Not enough | 4% |
| Lack of variety | 3% |
| Expensive | 3% |
| Chain stores / big box stores | 2% |
| There is no bar/pub | 1% |
| Ethnic stores/people | 1% |
| | 19% |
| Physically impacts residential areas: | |
| Traffic | 9% |
| Parking | 5% |
| Crowded | 2% |
| Noise | 1% |
| | 17% |
| Diminishes neighborhood: | |
| Not kept up | 5% |
| Type of people they attract | 3% |
| | 8% |
| Other: | |
| Miscellaneous | 8% |
| | 8% |

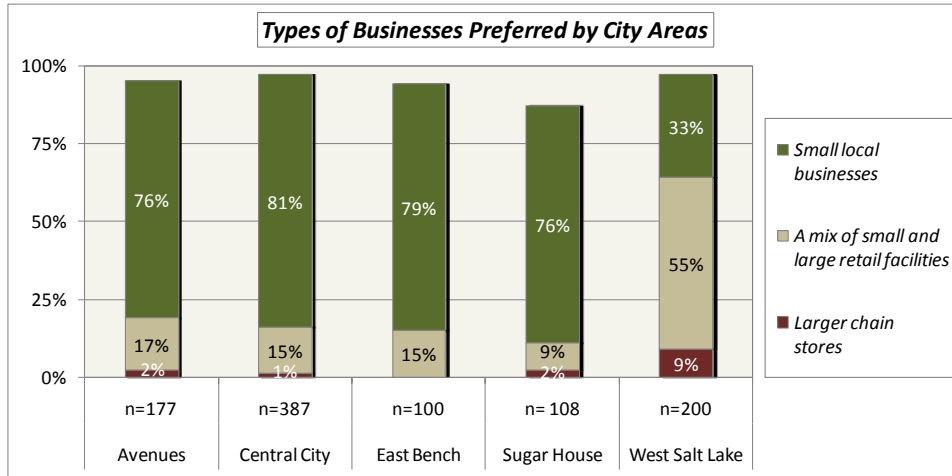
“Small” and “Local” Define the Types and Size of Businesses Preferred by Most Area Residents



Two related questions return nearly identical responses. Asked about *types* of businesses they prefer, two-thirds (69%) of those surveyed view *small local businesses* as most desirable for their neighborhood. Only 3% indicate a preference for larger chain stores, while 23% like *a mix of small and large retail facilities*. When

questioned about business *sizes* preferred, *small* earns 68% of the responses, *large* earns 4%, and *a mix* gets 24%.

Total results for these two questions fail to highlight area differences. Again, the opinions of West Salt Lake residents diverge from those in other parts of the city.



Considering just preferred business type, over three-quarters of those surveyed who live in the Central City, East Bench, Avenues, or Sugar House neighborhoods (76% to 81%),

prefer to have *small local businesses* in their area. However, only 33% in West Salt Lake indicate a preference for this business type. The majority of those surveyed from West Salt Lake (55%) prefer, instead, *a mix of small and large businesses*. Another 9% prefer only *larger chain stores*, which contrasts with other areas of the city where 2% or less of residents report this preference. Although preferred business size is not illustrated in the chart above, when asked specifically about size, the number of West Salt Lake residents preferring *large* businesses jumps from 9% to 12%.

Two additional open-ended questions gave residents the opportunity to share, unaided, if there are *other types* of businesses they would like or would not prefer to have in their neighborhoods.

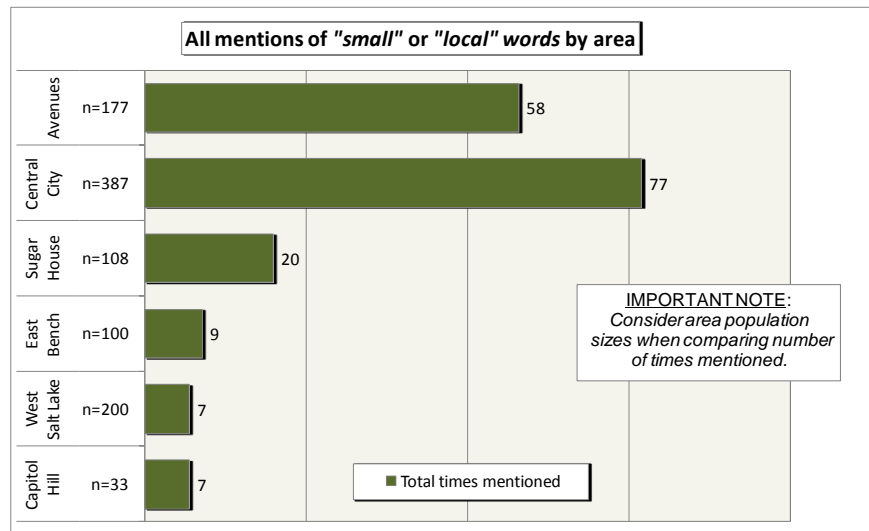
On the question of business types they *would like*, nearly half (49%) say they *don't know*, but 22% suggest a variety of different retail businesses, 15% cite *dining* establishments, and 9% would like *grocery and food* stores in their neighborhoods.

The words *small* and *local*—or words with similar meanings—are modifiers heard frequently to describe other business types residents would like nearby. These key terms are repeated often enough by respondents that three of the coding categories (shown in red on chart) use these words to describe the businesses in their groups.

| Are there any other types of businesses that you would like to have in your neighborhood? (UNAIDED. First mentions only.) (n=1005) | | |
|--|-----|-----|
| Retail | | |
| <i>Small retail</i> | 7% | 22% |
| <i>Big box stores</i> | 3% | |
| <i>Bookstore</i> | 2% | |
| <i>Clothing stores</i> | 2% | |
| <i>Hardware store</i> | 1% | |
| <i>Miscellaneous</i> | 7% | |
| Dining | | |
| <i>Restaurants</i> | 11% | 15% |
| <i>Coffee shops</i> | 3% | |
| <i>Cafes</i> | 1% | |
| Grocery / Food | | |
| <i>Small markets / grocery stores</i> | 6% | 9% |
| <i>Grocery stores (full-size)</i> | 3% | |
| Bars | | |
| <i>Local bar / pub</i> | 6% | 6% |
| Nothing specific | | |
| <i>Don't know</i> | 49% | 49% |

When all mentions for this question are counted, not just first mentions, modifiers meaning either *small* or *local* occur 178 times.

That a business be either *small* or *local* is reported to be of greatest importance to those residing in the Avenues area where residents (n=177) mention these words 58 times. These qualities are also important to those in the four neighborhoods comprising the Central City area (n=387) with 77



mentions and to Sugar House residents (n=108) with 20 mentions. West Salt Lake residents (n=200) again place lesser importance on businesses being small or local with only seven mentions.

| Are there any business types you would prefer not to have? (UNAIDED. First mentions only.) (n=1005) | | |
|---|-----|-----|
| Large Chain Stores | | |
| Big box / large chain stores | 26% | 30% |
| Wal-Mart | 4% | |
| Bars, Clubs, and Liquor | | |
| Bars / liquor stores | 14% | 14% |
| Adult-oriented Businesses | | |
| Adult stores / strip clubs | 5% | 5% |
| Other types specified | | |
| Ones that generate noise / traffic | 3% | 21% |
| Smoke shops | 2% | |
| Payday lenders / pawnshops | 2% | |
| Manufacturing / industrial | 2% | |
| Gas stations | 2% | |
| Auto shops / dealerships | 1% | |
| Hispanic / ethnic stores | 1% | |
| Fast-food | 1% | |
| Miscellaneous | 7% | |
| Nothing specific | | |
| Don't know | 30% | 30% |

Answers come more readily when participants are asked if there are any business types they *would not prefer*, with *don't know* answers dropping to 30%. Topping the list of unaided first-mentioned responses are *large chain stores*, an answer given by 30% of those surveyed. Included in this number is *Wal-Mart*, mentioned by name as not preferred by 4%. *Bars/liquor stores*, a category which also includes night clubs, is the first response for 14%, and 5% say they would not prefer *adult stores/strip clubs* in their neighborhood. Nearly half of those surveyed (49%) register first responses which fall into one of these three categories making them the least preferred business types.

When all-mentioned responses are tallied for this question, one third (344 of the 1005 surveyed) say they would not prefer a *large chain store* for their neighborhood. Included in that number are 86 who identify *Wal-Mart* by name. The number who do not prefer *bars/liquor stores* in their neighborhood jumps from 141 who give this as their first

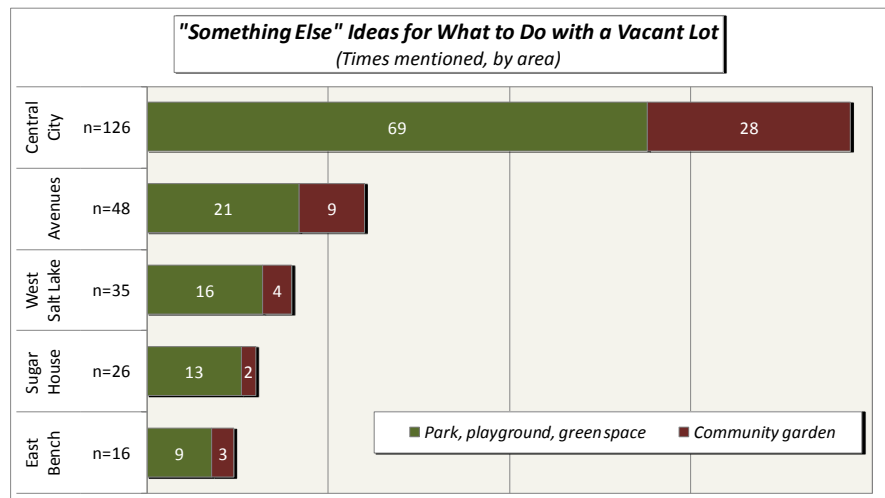
response to 196 all mentions. *Adult-oriented businesses* increase from 50 first mentions to 87 when all mentions are counted.

Some respondents volunteer *why* they would not prefer these businesses in their neighborhoods. Reasons given most frequently are *traffic* (72 mentions), *attracts undesirable clientele* (40), *doesn't fit or takes away from neighborhood* (40), and *noise* (36). Also not preferred are businesses that are *not family-friendly or good for kids* (24) or big-box or chain businesses that *hurt local businesses/economy* (22).

Residential Use Preferred Over Commercial Use for a Vacant Lot—But Some Say, “What About a Park?”

Twice as many residents indicate they would prefer a vacant corner lot in their neighborhood be used for *residential* (43%) as say they would want it used for *commercial* purposes (21%). However, one quarter (26%) respond *something else* and follow up with

suggestions of what that should be. Their leading idea, with 131 mentions, is that a vacant lot be developed into some type of neighborhood common area—a *park, playground, or green space*. Also mentioned by 46 is to use a vacant lot for a



community garden. While individual-planning-area numbers are small, this chart shows how all areas put forth these same ideas.

Mild Favorability for Multi-use Buildings

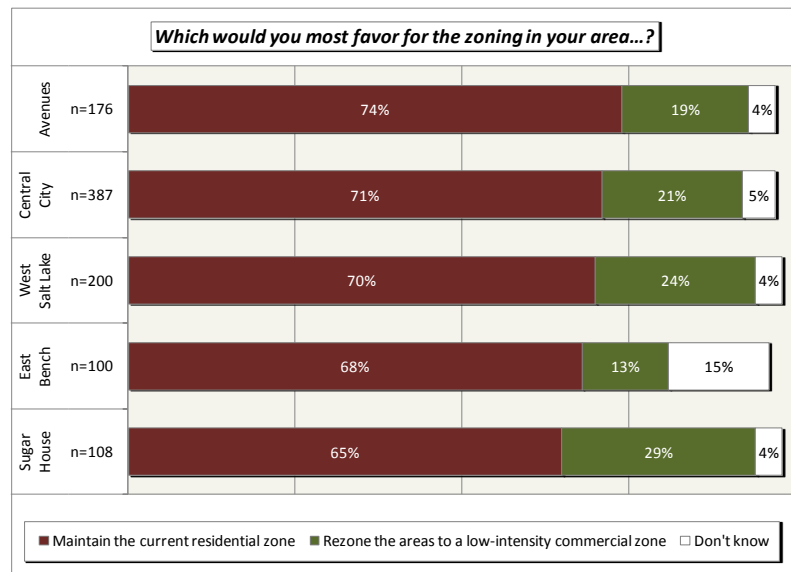
A simple majority (53%) indicate some level of favorability toward having *multi-use buildings* in their neighborhoods (defined as buildings with more than one occupant type, e.g., a building with a store or office downstairs and an apartment or condominium upstairs). Only one in five (19%) say they would *strongly favor* them, however, another third (34%) would *somewhat favor* them.

Planning areas where residents are most likely to favor multi-use buildings to some degree are the Avenues with 60% favorable and Central City with 58%. East Bench residents, with 41%, and Sugar House, with 38%, are the least likely to favor having multi-use buildings in their neighborhoods.

Seventy Percent Support Keeping Current Non-conforming Use Zoning in Residential Areas

After querying residents on how they feel about neighborhood businesses, they were asked their opinions regarding zoning for these businesses. First explaining that maintaining the current practice of non-conforming use zoning in residential areas would keep businesses of similar type and intensity in their area but might restrict future commercial use, 70% of all respondents conclude they would prefer to maintain the current residential zone. However, 22% would like to rezone these non-conforming areas for low-intensity commercial use.

Looking at responses by area, those residing in the Avenues are most likely to answer, *maintain the current residential zone* (74%). Sugar House has the lowest percentage of residents (65%). Residents in the East Bench area show the most uncertainty about rezoning, with only 13% saying, rezone, and 15% saying *don't know*.



Nearly Half Have Some Acquaintance with Business Owners or Employees, and Relationships are Mostly Positive

When asked how well residents know the owners or employees of any nearby businesses, almost half (47%) of those surveyed report knowing them either *very well* (12%) or *somewhat well* (35%). Another 19% report knowing them *not very well*, and one third (32%) say they know them *not at all*. Of those who report some degree of acquaintance with nearby business owners or employees, 89% indicate their relationships with them are positive, with 58% saying *very positive* and 31% saying *somewhat positive*.

Avenues area residents are the most likely to know business personnel to some degree (57%) and to say those relationships are *very positive* (67%). West Salt Lakers are the least likely to know them (33%) or to report relationships as *very positive* (44%).

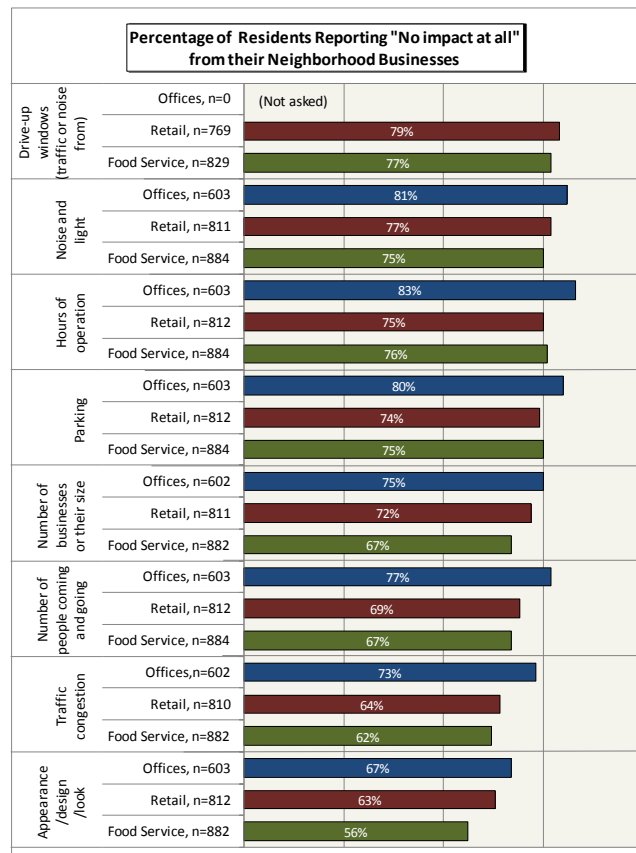
A Majority of Residents Report “No Impact at All” from Their Neighborhood Businesses

Salt Lake City residents were surveyed on their awareness of businesses in their neighborhoods and asked to rate the degree to which they feel impacted by issues (e.g., parking, traffic congestion, appearance, etc.) from having businesses nearby.

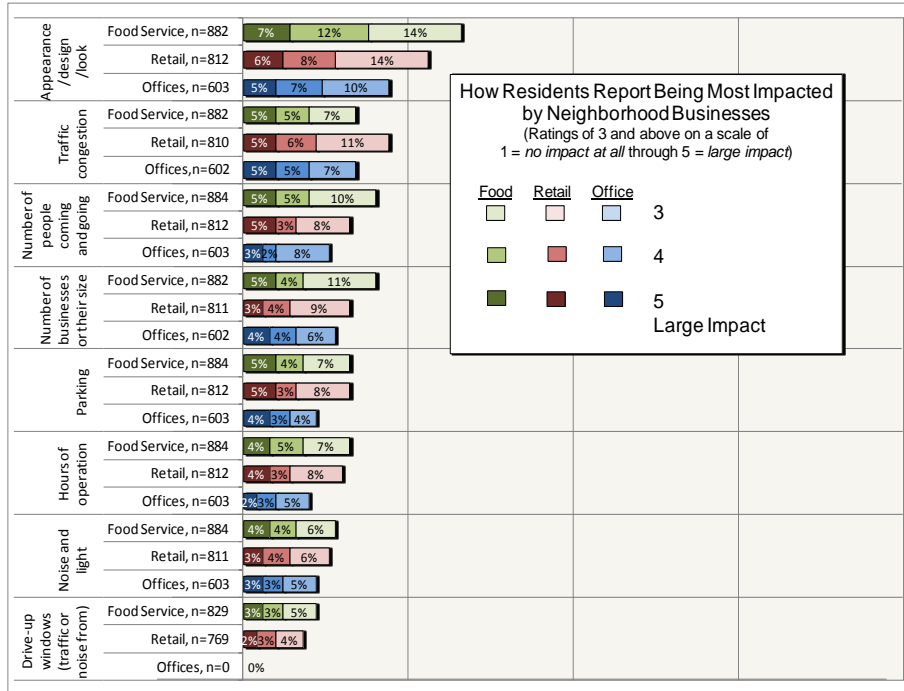
As each respondent has a different group of businesses in mind when considering impacts from those businesses, residents were also asked to name specific businesses they are aware in their neighborhoods. Their answers, shown by neighborhood area, and tallied by each specific business type mentioned, are included in APPENDIX E.

Overall, more residents indicate an awareness of *food service businesses* (88%) and *retail stores* (82%) in their neighborhoods than report an awareness of *offices* (62%).

Only those who indicate an awareness of a business type were asked about the degree of impact by business type, on a five-point scale, with *one* meaning *no impact at all* to *five* meaning a *very large impact*. On every issue—and for every business type—the most commonly reported answer from the majority of those surveyed is a rating of 1, *no impact at all*.



For residents who do assert that there is a moderate to large impact from their neighborhood businesses (3 or greater on the same five-point scale), a business's *appearance/design/look* is reported most frequently to have the most impact. This holds true for each of the three business types, but is greatest for *food service* businesses,



with one third of respondents (33%) rating the impact they feel from the appearance of their neighborhood food service businesses to be moderate or high (rating of 5: 7%, 4: 12%, and 3: 14%).

For *retail* businesses, 28% register an *impact from appearance/design/look* as a 3 or higher (5: 6%, 4: 8%, and 3: 14%).

The impact from the appearance of *offices* has 22% giving that issue a rating of 3 or higher (5: 5%, 4: 7%, and 3: 10%).

Traffic congestion has 20% of those with *retail* businesses in their neighborhoods reporting a moderate to large impact. Two issues from *food service* businesses, the *number of people coming and going* and *number businesses or their size*, both have 20% of residents reporting at least a moderate impact. More residents report being impacted by food service businesses on most issues than from other business types. *Office* businesses have the least reported impact for every issue surveyed.

Impact of Neighborhood Businesses by Area

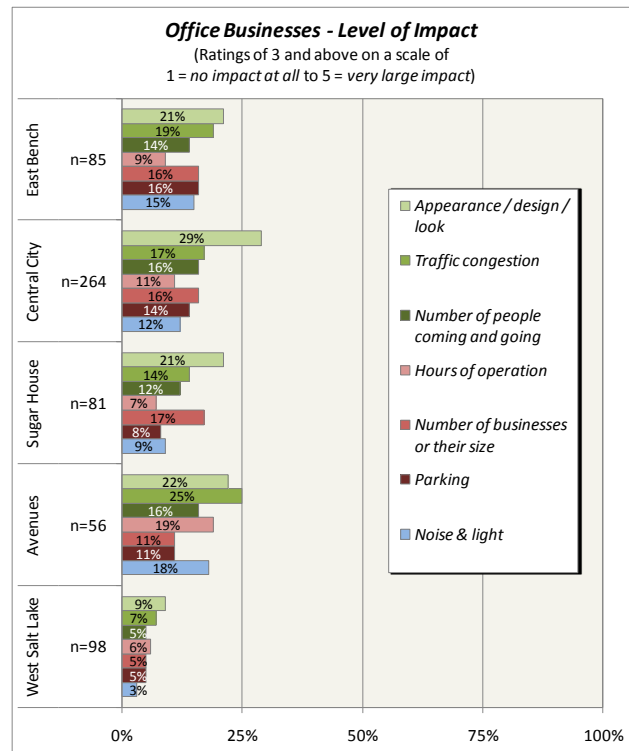
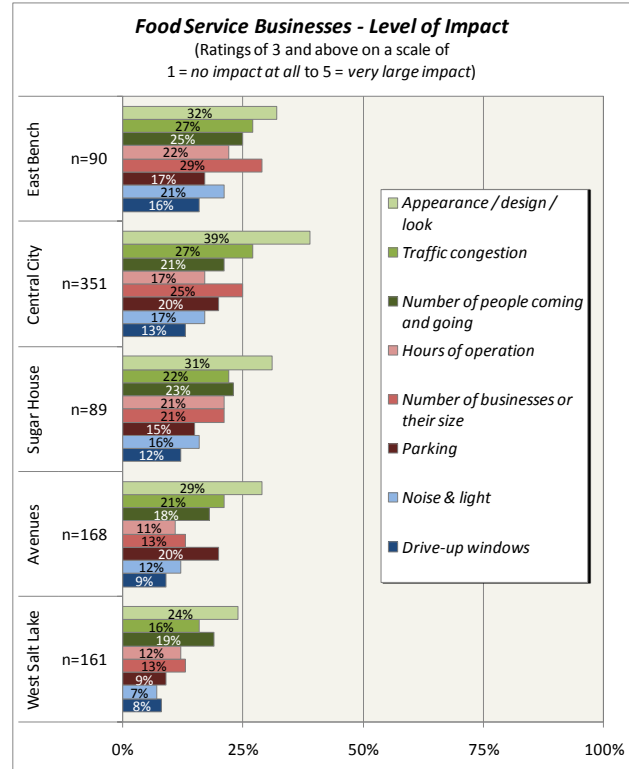
Because the number of residents feeling impacted from each issue varies by locality, charts by planning area have been prepared for each of the three business types to illustrate the percentage of residents in different areas of the city who report a moderate to very large impact from having businesses in their neighborhoods (ratings of 3 or above on the same five-point scale).

Few comments will be made on these charts; however, in general, East Bench residents are at, or near, the top in percentage reporting impacts from issues. West Salt Lake residents are at the bottom on nearly every issue for residents who indicate a moderate to high impact from neighborhood businesses.

Food Service Businesses: In every planning area, a greater percentage of residents report being impacted by the *appearance/design/look* of food service businesses than by other issues. Most impacted are residents of the Central City area where three of every five (39%) say they are at least moderately impacted by the appearance of food service businesses.

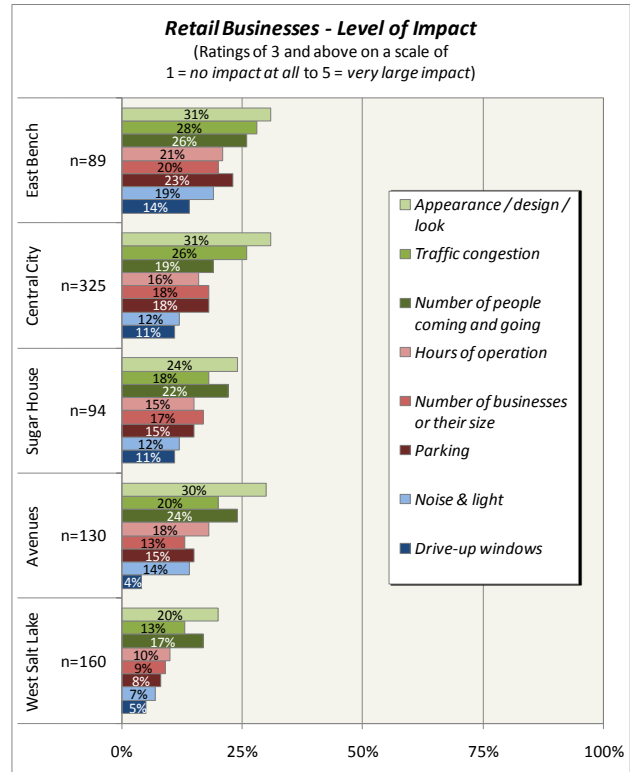
Traffic congestion is number two in the percentage reporting an impact for those in the Central City (27%) and Avenues (21%) areas. *Number of businesses or their size* has over a quarter or more of residents on the East Bench (29%) and in the Central City (25%) saying they are impacted by this issue. The *number of people coming and going* is second in mentions in Sugar House (23%) and equally high in mentions among East Bench residents (25%).

Office Businesses: impact all planning areas the least. Notable impacts are the Central City area with 29% saying they are most impacted by the *appearance/look/design* of offices in their neighborhood. In the Avenues, 25% cite a moderate to very large impact from *traffic congestion* resulting from offices.



Retail Businesses: The *appearance/design* of retail businesses is, again, the top issue of impact for every city planning area. Additionally, *traffic congestion* has over a quarter of East Bench (28%) and Central City (26%) residents citing a moderate to very large impact.

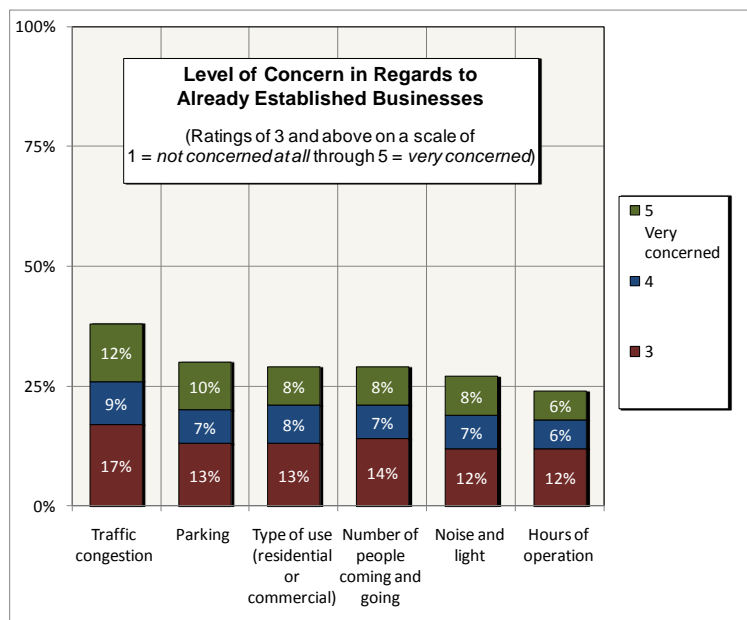
The *number of people coming and going* to frequent retail businesses in their neighborhoods draws their second greatest percentage of mentions from those living in Sugar House (22%), the Avenues (24%), and West Salt Lake (17%) areas, but it is also reported by 26% in the East Bench area.



Level of Concern for Currently Established Businesses

Residents were read a list of possible concerns they might have regarding *current businesses already established in their neighborhoods* and asked to rate their level of concern relating to each issue.

Topping this list is a greater concern over *traffic congestion* than for the other issues queried, with a total of 38% of residents offering ratings of 3 or higher (5: 17%, 4: 9%, and 3: 12%), using a five-point scale, with one being *not concerned at all* and five being *very concerned*. Residents are least concerned about the *hours of operation* of neighborhood business. Over a quarter of residents



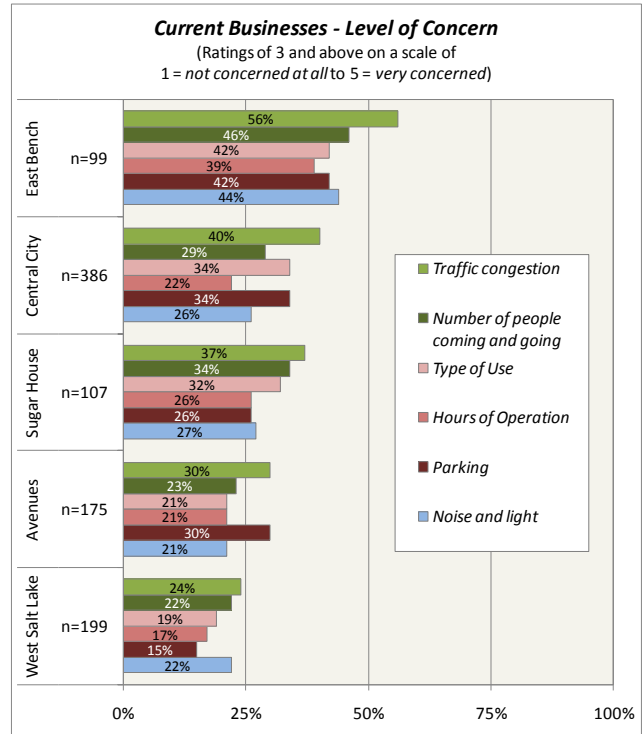
report a moderate to very large concern for businesses currently in their neighborhood on every issue expect hours of operation.

When level of concern is viewed by city planning area, more East Bench area residents show a significant level of concern on all issues than do residents in other planning areas. Over half (56%) are moderately to very concerned about *traffic congestion*.

Approximately three out of every five East Bench residents report a moderate to great concern about *the number of people coming and going* in their area (46%), the *type of use* by businesses (42%), parking (42%), and noise and light (44%).

Traffic congestion gets the highest percentage of mentions in every area.

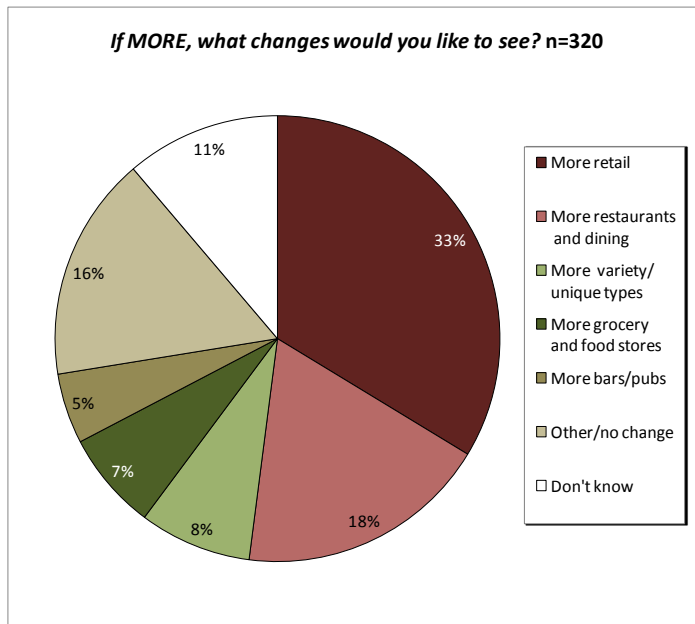
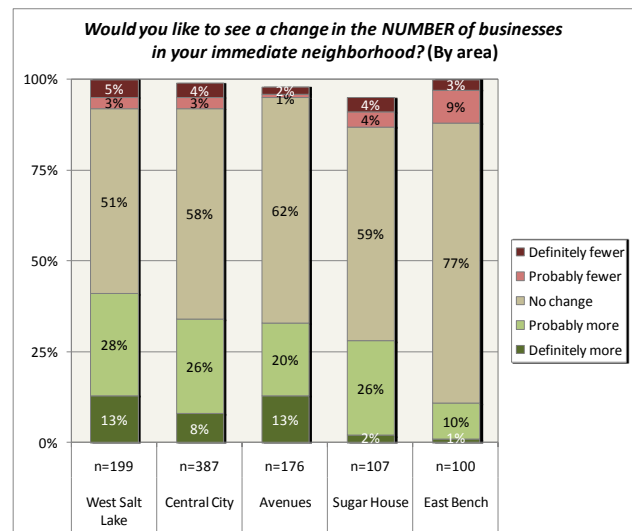
While the percentage reporting a concern over *parking* may be higher in other areas, for those in the Avenues, a concern about parking is equal to their concern for traffic congestion.



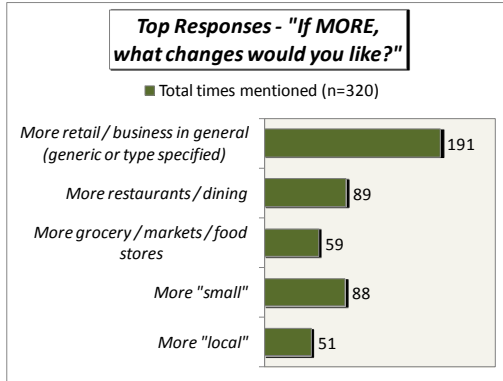
The Majority Like the *Number and Types* of Businesses in Their Neighborhoods, But Some Would Like More

When asked if they would like to see a change in the *number* of businesses in their immediate neighborhood, the majority (59%) say the city should make *no change, keep the same number* of businesses, but 32% indicate they would prefer an increase in number of businesses, with 9% saying *definitely more* and 23% *probably more*. Only 7% would like to see *fewer* businesses.

On this question, when areas are examined, there are some notable differences. West Salt Lake is at the top for percentage of residents wanting *more* businesses in their area, with 41% saying they *probably or definitely* want more. The East Bench is at the bottom with 11% wanting *more* businesses and at the top for those preferring *no change* (77%). Most certain about wanting more businesses are residents in both the West Salt Lake and in the Avenues areas, each with 13% saying *definitely more*.

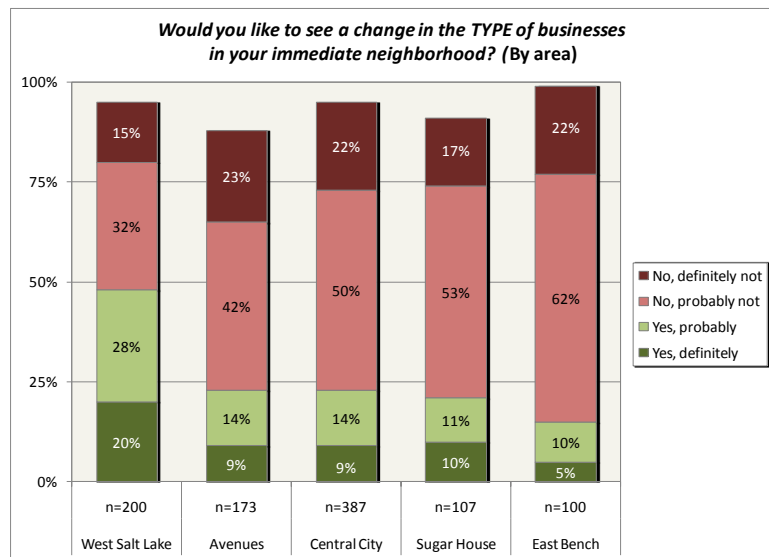


For those who say *definitely or probably more* to a change in number of businesses (n=320), an open-ended follow-up question allowed them to clarify specific changes they would like to see. As a first response, one third (33%) want more *retail* businesses of varying types. For 18%, their choice would be to have more *restaurants and dining* options. An additional 8% would like more *variety* or more *unique* types of businesses, and 7% want more *grocery and food stores*.



Tallying all mentions for this question, a desire for *more retail* garners 191 mentions. *More restaurants and dining* gets 89 mentions, and *more grocery/food stores* gets 59 mentions. *Small* is mentioned 88 times and *local* 51 times to describe various business types.

When asked if they would like a change in the *type* of businesses in their immediate neighborhoods, two-thirds answer either *definitely not* (20%) or *probably not* (46%). However, over a quarter (27%) report they would either *definitely* (11%) or *probably* (16%) like to see a change in the type of businesses in their neighborhoods.



Nearly half of all West Salt Lake residents (48%) say they would like to see a change in the *types* of businesses in their neighborhood, making them more than twice as likely to favor business type changes as residents in any other area of the city. The change they mention most frequently is to have *more retail businesses* nearby. The all-mentions summary for this question has 100 responses in this category, with 54 submitted by those living in the West Salt Lake area. People living on the East Bench are least likely to want a change in business type, with only 15% saying they would *probably* or *definitely* like to see that change.

“Home Occupation” Businesses

Residents were asked if *home occupation* businesses have a positive or negative impact on their neighborhoods. A *home occupation* business was defined as a business that is operated out of a home. Sixty-two percent of respondents report *no impact* to their neighborhood from this type of business. Those reporting some type of an impact are more than twice as likely to feel that impact is positive rather than negative, with 21% answering either *somewhat positive* (11%) or *very positive* (10%) and only 8% saying either *somewhat negative* (5%) or *very negative* (3%).

Are Residents Living in Close Proximity to Businesses Impacted Differently From Others?

Distance from a targeted intersection was a component included in the survey. This was a factor hard to interpret because the further a participant lived from a targeted intersection, the greater the chance that they might be considering businesses at a different intersection which might also be somewhat close. For this reason, only residents living within 300 feet of a targeted intersection (a half block or less away) were examined to see if they feel impacted by neighborhood business differently than does the survey population in total.

Some identified differences are that those living nearest to *food service* businesses and *offices* are more likely to say *parking* has a high degree of impact (ratings of 4 or 5 on a five-point scale, with one meaning *no impact* and five meaning *very large* impact), than respondents in total. For food service businesses, 17% of nearest residents report a high impact from parking, while 9% of the total population reports this same degree of impact. For offices, a high impact is cited by 13% of those within 300 feet of the targeted intersections, but on by 7% of the total.

People living nearer intersections report lesser impact from *appearance/look/design* than does the total. For total population, 19% say they are highly impacted by appearance, but only 14% of the close group report being highly impacted. *Retail* businesses have 14% of the total giving the higher impact ratings, while those 300 feet or closer have 11%.

Offices see 15% of those living closest to the targeted intersections saying they are highly impacted by *traffic congestion* from businesses, while 10% say this in the total population.

The *number of people coming and going* significantly troubles 14% of the residents closest to offices, but only 5% of total residents.

Many Residents Welcome Opportunity for Final Comments

The concluding question posed to Salt Lake City residents who participated in the survey was an invitation to make any additional comments or suggestions. Many availed themselves of this opportunity with their own ideas, concerns, complaints, and even compliments to Salt Lake City for those things they see happening that are good.

Because of the varying nature of remarks, no effort was made to code or quantify them; however, *it is highly recommended each verbatim comment be read by the client*. These comments add color and context to survey results and provide a view into residents' current feelings regarding their neighborhoods and the clear desire many hold to see them protected and improved.

Salt Lake City
 Planning and Zoning

Conducted: May 15 – Aug 30, 2010
 Sample size: 1005 interviews
 Error: +/- 3.0%

Hi, I'm _____ from Dan Jones & Associates, a professional research company. We're conducting a brief survey on behalf of Salt Lake City regarding existing neighborhood businesses, specifically, about the intersection of _____ . Your answers will help the City make decisions about zoning. May I ask you some questions?

- 1) First, how would you rate the overall quality of life in Salt Lake City? Please use a 1-5 scale, with one meaning *poor* and five meaning *excellent*.

| | |
|------------------------------|------|
| 1/ Poor..... | 1% |
| 2 | 2% |
| 3 | 13% |
| 4 | 50% |
| 5/ Excellent | 33% |
| Don't know/ refuse | 1% |
| Mean score (1-5 scale) | 4.15 |

- 2) Thinking about your immediate neighborhood, would you say that having businesses located in your neighborhood is more positive or negative? (*number responding = 1004*)

| | |
|------------------------------------|-----|
| Definitely negative | 4% |
| Probably negative | 7% |
| Neither positive nor negative..... | 9% |
| Probably positive | 30% |
| Definitely positive..... | 49% |
| Don't know/ refuse | 1% |

- 3) What things do you *like* about the businesses in your neighborhood? (UNAIDED)
 (number responding = 1005)

| | |
|--|-----|
| Walkable | 11% |
| Convenience / convenient | 19% |
| Local / locally owned | 13% |
| Close / proximity..... | 18% |
| Variety / diversity / unique | 6% |
| Small | 7% |
| Nothing / not much | 3% |
| They serve community needs..... | 2% |
| They bring vitality / character..... | 1% |
| Brings community together | 2% |
| Coffee shops / restaurant / markets..... | 5% |
| Friendly employees / owners | 2% |
| Miscellaneous | 6% |
| Don't know | 5% |

4) What do you *dislike* about the businesses in your neighborhood? (UNAIDED)

(number responding = 1004)

| | |
|----------------------------------|-----|
| Nothing..... | 28% |
| Parking..... | 5% |
| Traffic..... | 9% |
| Lack of variety..... | 3% |
| Not kept up..... | 5% |
| Expensive..... | 3% |
| Not enough..... | 4% |
| Type of people they attract..... | 3% |
| Chain stores/big box stores..... | 2% |
| Noise..... | 1% |
| Crowded..... | 2% |
| Type of business..... | 5% |
| There is no bar/pub..... | 1% |
| Hispanic stores/people..... | 1% |
| Miscellaneous..... | 8% |
| Don't know..... | 20% |

5) What general types of businesses would you prefer to have in your neighborhood? Would you prefer...? (“*Neighborhood* is your immediate vicinity.”)

| | |
|---|-----|
| Small local businesses..... | 69% |
| Larger chain stores..... | 3% |
| A mix of small and large retail facilities..... | 23% |
| None..... | 4% |
| Don't know/ refuse..... | 1% |

6) And, what size of businesses would you prefer to have in your neighborhood?

(number responding = 1004)

| | |
|--|-----|
| Large retail or super center stores..... | 4% |
| Small neighborhood businesses..... | 68% |
| A mix of small and large businesses..... | 24% |
| None..... | 4% |
| Don't know/ refuse..... | 0% |

7) Are there any other types of businesses that you would like to have in your neighborhood? (UNAIDED)

(number responding 1005)

| | |
|-------------------------------------|-----|
| Restaurants..... | 11% |
| Small markets / grocery stores..... | 6% |
| Local bar / pub..... | 6% |
| Big box stores..... | 3% |
| Coffee shops..... | 3% |
| Grocery stores (full-size)..... | 3% |
| Bookstore..... | 2% |
| Hardware store..... | 1% |
| Small retail..... | 7% |
| Clothing stores..... | 2% |
| Cafes..... | 1% |
| Miscellaneous..... | 7% |
| Don't know..... | 49% |

8) Are there any business types you would prefer *not* to have? Why? (UNAIDED)

(number responding 1005)

| | |
|---------------------------------------|-----|
| Big box / large chain stores | 26% |
| Bars / liquor stores | 14% |
| Manufacturing/industrial | 2% |
| Adult stores / strip clubs | 5% |
| Gas stations | 2% |
| Ones that generate noise/traffic..... | 3% |
| Wal-Mart..... | 4% |
| Smoke shops | 2% |
| Hispanic / ethnic stores | 1% |
| Auto shops/dealerships | 1% |
| Fast-food..... | 1% |
| Payday lenders/pawnshops..... | 2% |
| Miscellaneous | 7% |
| Don't know | 30% |

9) If there were a vacant corner lot in your neighborhood, what type of use would you prefer in that space?

(number responding = 1003)

| | |
|--------------------------------|-----|
| Residential..... | 43% |
| Commercial | 21% |
| Something else (SPECIFY) | 26% |
| Don't know..... | 9% |

10) Would you favor or oppose having multiple-use buildings in your neighborhood, that is, buildings with more than one occupant type? An example would be a building with a store or office downstairs and an apartment or a condominium upstairs. (*number responding = 1003*)

| | |
|--------------------------------|-----|
| Strongly oppose..... | 14% |
| Somewhat oppose | 12% |
| Neither favor nor oppose | 20% |
| Somewhat favor | 34% |
| Strongly favor | 19% |
| Don't know/ refuse | 2% |

The next question is specifically about zoning ordinances...

Over time, some areas of the City have been zoned as “residential” but actually have a few small commercial businesses in them. Their zoning is classified as legal non-conforming use.

Changing the zoning in the areas back to a low intensity “commercial” zone, would allow for changes in the type and intensity of businesses in the future. Intensity refers to the amount of activity the business brings to the area, including the amount of parking and street traffic.

Maintaining the current “residential” non-conforming use zone would likely keep businesses of similar type and intensity in the area, but may restrict commercial use of the property in the future.

11) Which would you most favor for the zoning in your area...? (*number responding = 1004*)

| | |
|---|-----|
| Rezoning the areas to a low-intensity commercial zone | 22% |
| Maintain the current residential zone..... | 70% |
| Other | 3% |
| Don't know | 6% |

12) How well do you know the owners or employees of any nearby businesses?

| | |
|-------------------------|-----|
| Not at all | 32% |
| Somewhat well | 35% |
| Very well..... | 12% |
| Not very well | 19% |
| Don't know/ refuse..... | 3% |

13) [IF YES] Would you describe your overall relationship with them as positive or negative? (*number responding = 606*)

| | |
|--|-----|
| Very negative..... | 1% |
| Somewhat negative | 1% |
| Indifferent; neither positive nor negative | 7% |
| Somewhat positive..... | 31% |
| Very positive | 58% |
| Don't know | 2% |

Now I'd like you to consider three different types of commercial properties that might exist in your neighborhood, and issues that sometimes go with them.

14) The first type is food service. Are you aware of any food service businesses in your immediate neighborhood? (*number responding = 1003*)

Yes (SPECIFY).....88%
 No.....11%
 Don't know/ refuse1%

[IF YES ON Q.14] Considering this business (these businesses), please rate the impact that each of the following issues has had on you as a neighbor, using a scale of 1-5 (where one means *no impact at all* and five means *very large impact*).

| | No impact <u>at all</u> | | | | Very large <u>impact</u> | Don't <u>know</u> | Mean <u>Score</u> |
|---|----------------------------|-----|-----|-----|-----------------------------|----------------------|----------------------|
| 15) Parking (<i>n = 884</i>) | 75% | 8% | 7% | 4% | 5% | 1% | 1.57 |
| 16) Hours of operation (<i>n = 884</i>) | 76% | 8% | 7% | 5% | 4% | 1% | 1.51 |
| 17) Number of people coming and going (<i>n = 884</i>) | 67% | 12% | 10% | 5% | 5% | 1% | 1.68 |
| 18) Appearance/ design/ look (<i>n = 882</i>) | 56% | 11% | 14% | 12% | 7% | 1% | 2.05 |
| 19) Drive-up windows (traffic or noise from) (<i>n = 829</i>) | 77% | 7% | 5% | 3% | 3% | 5% | 1.40 |
| 20) Number of businesses or their size (<i>n = 882</i>) | 67% | 11% | 11% | 4% | 5% | 2% | 1.66 |
| 21) Noise and light (<i>n = 884</i>) | 75% | 11% | 6% | 4% | 4% | 1% | 1.50 |
| 22) Traffic congestion (<i>n = 882</i>) | 62% | 14% | 10% | 7% | 6% | 1% | 1.79 |
| 23) Any other concerns? (SPECIFY) (<i>n = 290</i>) | 21% | 2% | 14% | 3% | 10% | 49% | 2.55 |

24) The next commercial type is office (examples: insurance, accountant, dentist). Are you aware of any offices in your immediate neighborhood? (*number responding = 1002*)

Yes (SPECIFY)60%
 No37%
 Don't know/ refuse2%

[IF YES ON Q.24] Considering this office (these offices), please rate the impact of the following issues, again on a scale of 1-5 (*no impact at all to very large impact*). (*number responding = 1002*)

| | No impact at all | | | | Very large impact | Don't know | Mean Score |
|---|---------------------|-----|-----|----|----------------------|---------------|---------------|
| 25) Parking (<i>n = 603</i>) | 80% | 8% | 4% | 3% | 4% | 1% | 1.43 |
| 26) Hours of operation (<i>n = 603</i>) | 83% | 5% | 5% | 3% | 2% | 1% | 1.33 |
| 27) Number of people coming and going (<i>n = 603</i>) | 77% | 7% | 8% | 2% | 3% | 2% | 1.45 |
| 28) Appearance/ design/ look (<i>n = 603</i>) | 67% | 9% | 10% | 7% | 5% | 1% | 1.74 |
| 29) Number of businesses or their size (<i>n = 602</i>) | 75% | 10% | 6% | 4% | 4% | 2% | 1.49 |
| 30) Noise and light (<i>n = 603</i>) | 81% | 7% | 5% | 3% | 3% | 1% | 1.39 |
| 31) Traffic congestion (<i>n = 602</i>) | 73% | 9% | 7% | 5% | 5% | 1% | 1.60 |
| 32) Any other concerns? (SPECIFY) (<i>n = 150</i>) | 34% | 3% | 10% | 2% | 9% | 43% | 2.10 |

33) The last commercial type is retail (examples: stores, pharmacies). Are you aware of any retail businesses in your immediate neighborhood? (*number responding = 997*)

Yes (SPECIFY) 82%
 No 17%
 Don't know/ refuse..... 1%

[IF YES ON Q.33] Considering retail businesses in your neighborhood, what impact do the following have?

| | No impact at all | | | | Very large impact | Don't know | Mean Score |
|---|---------------------|-----|-----|----|----------------------|---------------|---------------|
| 34) Parking (<i>n = 812</i>) | 74% | 9% | 8% | 3% | 5% | 1% | 1.54 |
| 35) Hours of operation (<i>n = 812</i>) | 75% | 8% | 8% | 3% | 4% | 1% | 1.52 |
| 36) Number of people coming and going (<i>n = 812</i>) | 69% | 10% | 11% | 5% | 4% | 2% | 1.64 |
| 37) Appearance/ design/ look (<i>n = 812</i>) | 63% | 9% | 14% | 8% | 6% | 1% | 1.84 |
| 38) Drive-up windows (traffic or noise from) (<i>n = 769</i>) | 79% | 7% | 4% | 3% | 2% | 4% | 1.35 |
| 39) Number of businesses or their size (<i>n = 811</i>) | 72% | 11% | 9% | 4% | 3% | 2% | 1.53 |
| 40) Noise and light (<i>n = 811</i>) | 77% | 10% | 6% | 4% | 3% | 1% | 1.44 |
| 41) Traffic congestion (<i>n = 810</i>) | 64% | 12% | 11% | 6% | 5% | 1% | 1.73 |
| 42) Any other concerns? (SPECIFY) (<i>n = 239</i>) | 29% | 1% | 13% | 3% | 8% | 46% | 2.25 |

I'm going to read a list of possible concerns regarding current businesses already established in your neighborhood. Please rate your level of **concern** about these issues on a 1-5 scale, where one means *not at all concerned* and five means *very concerned*.

| | <u>Not at all</u> <u>concerned</u> | | | | <u>Very</u> <u>concerned</u> | <u>Don't</u> <u>know</u> | <u>Mean</u> <u>Score</u> |
|---|---------------------------------------|-----|-----|----|---------------------------------|-----------------------------|-----------------------------|
| 43) Parking (<i>n</i> = 998) | 58% | 12% | 13% | 7% | 10% | 1% | 1.99 |
| 44) Type of use (residential or commercial) (<i>n</i> = 996) | 56% | 13% | 13% | 8% | 8% | 2% | 1.97 |
| 45) Hours of operation (<i>n</i> = 996) | 63% | 13% | 12% | 6% | 6% | 1% | 1.78 |
| 46) Number of people coming and going (<i>n</i> = 997) | 56% | 14% | 14% | 7% | 8% | 1% | 1.96 |
| 47) Noise and light (<i>n</i> = 997) | 59% | 13% | 12% | 7% | 8% | 1% | 1.90 |
| 48) Traffic congestion (<i>n</i> = 997) | 50% | 13% | 17% | 9% | 12% | 0% | 2.19 |
| 49) Any other concerns? (SPECIFY) (<i>n</i> = 292) | 20% | 1% | 13% | 3% | 11% | 52% | 2.66 |

50) Would you like to see a change in the *number* of businesses in your immediate neighborhood?
(number responding = 1002)

| | |
|--------------------------------|-----|
| Definitely fewer | 4% |
| Probably fewer..... | 3% |
| No change; keep the same | 59% |
| Probably more | 23% |
| Definitely more..... | 9% |
| Don't know/ refuse | 2% |

51) (IF FEWER) What changes would you like to see? (UNAIDED) *(number responding = 71)*

| | |
|--------------------------------------|-----|
| Fewer / less business | 14% |
| More residential..... | 4% |
| Request with business/location | 6% |
| No change in residential | 3% |
| No change..... | 8% |
| Request for type of business | 6% |
| Miscellaneous | 8% |
| Don't know | 51% |

52) (IF MORE) What changes would you like to see? (UNAIDED) *(number responding = 320)*

| | |
|---|-----|
| Walkable | 3% |
| Convenience | 1% |
| Better quality or improve..... | 4% |
| A few more – general | 3% |
| More – general | 5% |
| No change..... | 1% |
| Big chain – general..... | 4% |
| More general food request | 1% |
| More café/bistro/specialty food | 5% |
| More small grocery/market | 3% |
| More grocery/supermarket | 3% |
| More small / local restaurants / diners | 3% |
| More restaurants | 10% |
| More bars/pubs | 5% |
| More small / local / mom-pop..... | 16% |
| More bookstore/movie/entertainment | 2% |
| More hard goods | 3% |
| More family related..... | 2% |
| More variety/unique..... | 8% |
| Miscellaneous | 5% |
| Don't know | 11% |

53) Would you like to see a change in the *type* of businesses in your immediate neighborhood? (*number responding = 1000*)

| | |
|--------------------------|-----|
| No, definitely not | 20% |
| No, probably not | 46% |
| Yes, probably..... | 16% |
| Yes, definitely | 11% |
| Don't know/ refuse | 6% |

54) (IF YES) What changes would you like to see? (UNAIDED) (*number responding = 275*)

| | |
|---|-----|
| Generic more | 4% |
| More variety / diversity..... | 9% |
| Better quality | 4% |
| More social type businesses..... | 1% |
| More retail | 5% |
| More local / small business | 11% |
| More upscale..... | 1% |
| More soft goods..... | 5% |
| More hard goods | 4% |
| More family related..... | 2% |
| More service / drycleaners / gyms | 2% |
| More food..... | 3% |
| More local markets | 3% |
| More grocery store | 4% |
| More restaurants / dining..... | 13% |
| More bars..... | 7% |
| Less retail / business..... | 2% |
| Less fast food / convenience | 1% |
| Less Hispanic restaurants / stores..... | 2% |
| Remove or not add more..... | 5% |
| Miscellaneous | 7% |
| Don't know / no comment / blank..... | 5% |

55) "Home occupation" describes a business that is operated out of a home. Considering your neighborhood, do home businesses have an overall positive or negative impact, or do they have no impact? (number responding = 1001)

| | |
|--------------------------|-----|
| Very negative..... | 3% |
| Somewhat negative | 5% |
| No impact | 62% |
| Somewhat positive..... | 11% |
| Very positive | 10% |
| Don't know/ refuse | 8% |

56) Are there any other comments or suggestions you would like to make? (UNAIDED)

Comments Being Coded

Now just a few questions to help us analyze the data...

57) Gender

| | |
|--------------|-----|
| Male..... | 45% |
| Female | 54% |
| Refuse | 1% |

58) In which age category do you belong?

| | |
|--------------|-----|
| 18-29 | 19% |
| 30-39 | 22% |
| 40-49 | 18% |
| 50-59 | 17% |
| 60-69 | 14% |
| 70+ | 8% |
| Refuse | 2% |

59) Do you have any children under the age of 18 living at home with you?

| | |
|--------------|-----|
| Yes | 31% |
| No..... | 66% |
| Refuse | 2% |

60) Including yourself, how many people live at your residence?

| | |
|-------------------|-----|
| One..... | 19% |
| Two..... | 31% |
| Three..... | 18% |
| Four | 16% |
| Five..... | 7% |
| Six or more | 6% |
| Refuse | 3% |

- 61) What is your approximate annual family income category?
- | | |
|---------------------------|-----|
| Less than \$15,000 | 6% |
| \$15,000 - \$24,999..... | 8% |
| \$25,000 - \$34,999..... | 9% |
| \$35,000 - \$44,999..... | 8% |
| \$45,000 - \$54,999..... | 8% |
| \$55,000 - \$64,999..... | 9% |
| \$65,000 - \$100,000..... | 18% |
| Over \$100,000..... | 14% |
| Refuse | 20% |
- 62) How long have you lived in Salt Lake City?
- | | |
|-------------------------|-----|
| Less than 2 years | 7% |
| 2 – 5 years..... | 12% |
| 5 – 10 years..... | 12% |
| More than 10 years..... | 67% |
| Refuse | 2% |
- 63) How long have you lived at your present address?
- | | |
|-------------------------|-----|
| Less than 2 years | 23% |
| 2 – 5 years..... | 20% |
| 5 – 10 years..... | 17% |
| More than 10 years..... | 38% |
| Refuse | 2% |
- 64) Do you own or rent your home?
- | | |
|-----------------|-----|
| Homeowner | 68% |
| Renter..... | 28% |
| Other | 1% |
| Refuse | 2% |

Data Gathered by Observation

Distance from target intersection:

| | |
|--|-----|
| 300 feet (1/2 of a city block) or less..... | 14% |
| 300-600 feet (1/2 block – full block) | 26% |
| More than 600 feet (more than a block) | 60% |

Target intersection/ Area#

| | |
|--------------------------------------|-----|
| Area #1 (1 st & E.) | 10% |
| Area #2 (2 nd & R.) | 8% |
| Area #3 (1100 E. & 200 S.)..... | 8% |
| Area #4 (900 s. & McClelland) | 10% |
| Area #5 (1100 E. & Wood)..... | 10% |
| Area #6 (1700 S. 400 E.) | 10% |
| Area #7 (1300 S. & 2100 E.)..... | 10% |
| Area #8 (2000 E. & 2700 S.)..... | 11% |
| Area #9 (800 S. & 900 W)..... | 10% |
| Area #10 (1000 N. & 1400 W.)..... | 10% |
| Area #11 (200 N & 200 W.)..... | 3% |

City Council District:

| | |
|------------------|-----|
| District #1..... | 10% |
| District #2..... | 10% |
| District #3..... | 21% |
| District #4..... | 18% |
| District #5..... | 15% |
| District #6..... | 15% |
| District #7..... | 11% |

**Attachment C
Citizen Input**

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

SALT LAKE CITY CORPORATION
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
DIVISION OF ECONOMIC DEVELOPMENT

RALPH BECKER
MAYOR

June 8, 2010

Salt Lake City Council
451 South State Street, Room 304
Salt Lake City, Utah 84114-5474

Re: Small Neighborhood Business Amendment

Honorable Members of the City Council,

I am writing you today to express support for current efforts by the City's Planning Division to address the zoning of non-conforming small businesses in Salt Lake City (the City). Nole Walkingshaw, from the Planning Division, presented the proposed Small Neighborhood Business Amendment to the Business Advisory Board last month during the May 11th meeting. The topic was both well presented and well received by our Board.

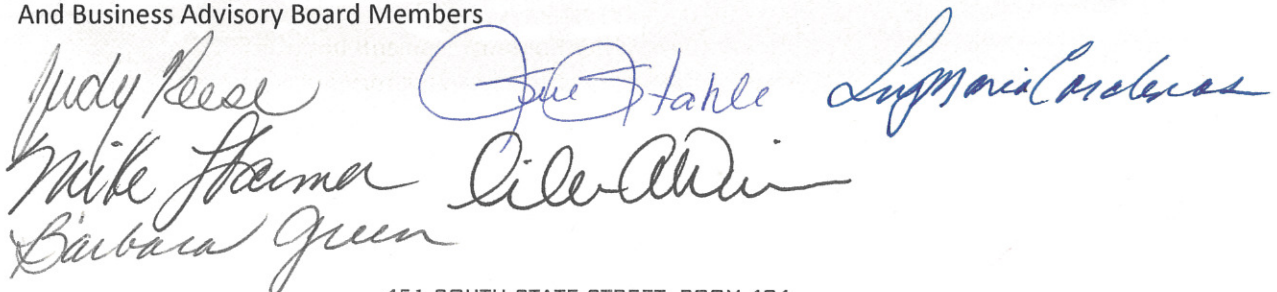
As current Chair of the Business Advisory Board, I feel comfortable in expressing wide support for the Small Neighborhood Business Amendment from our board. We all felt that this effort will clarify zoning for many commercial properties currently labeled as non-conforming. Additionally, we feel that this will have a positive impact on local businesses and on many of the City's Neighborhood Business Districts. If you like to discuss this issue with us, please feel free to contact me or any other member of the Business Advisory Board.

Cordially,



Ellen Reddick, Chair
Business Advisory Board

And Business Advisory Board Members



451 SOUTH STATE STREET, ROOM 404
P.O. BOX 145486, SALT LAKE CITY, UTAH 84114-5486
TELEPHONE: 801-535-7945 FAX: 801-535-6005

WWW.SLCGOV.COM/CED



From: [Judi Short](#)
To: [Walkingshaw, Nole](#)
Subject: Small business Amendments
Date: Tuesday, June 21, 2011 8:21:35 PM

The Sugar House Land Use Committee discussed the proposed changes, and had no concerns. The requirements seem reasonable, you have put a lot of work into this. The four parcels you have identified in Sugar House as non-conforming seem to be functioning just fine, and we have no concerns about giving them conforming status.

--

Judi Short
Land Use Chair
Sugar House Community Council

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

Public comments as of July 1, 2011, 11:25 AM

All Participants around Salt Lake City



As with any public comment process, participation in Open City Hall is voluntary. The statements in this record are not necessarily representative of the whole population, nor do they reflect the opinions of any government agency or elected officials.

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

Introduction

The Planning

Division is taking a comprehensive look at small businesses located within neighborhoods of the City. The purpose of this endeavor is to complete a comprehensive study of the small businesses located in the residential neighborhoods, to identify nonconforming uses, and apply appropriate zoning to commercial uses in primarily residential areas.

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

As of July 1, 2011, 11:25 AM, this forum had:

| | |
|-------------------------------------|-----|
| Attendees: | 207 |
| Participants around Salt Lake City: | 14 |
| Minutes of Public Comment: | 42 |

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

All Participants around Salt Lake City

Kirk Huffaker in District 3

June 23, 2011, 11:41 AM

Adopting the SNBA is extremely important for building strength in neighborhoods across the entire city. And frankly, this is a warranted reversal in direction from the 1995 zoning ordinance changes that have held the city back from many goals: neighborhood revitalization, small local business support and growth, encouraging building construction and rehabilitation including saving small historic buildings.

Two items to consider including:

- 1) an option for utilizing shared parking for 2 or more businesses that have locational adjacency;
- 2) encouragement in the use of the commercial historic building design guidelines, not only in historic districts and for historic sites, but also as a guide for other older structures as well as a precedent for new construction based on a model that has worked for decades.

Jon Dibble in District 6

June 22, 2011, 9:55 PM

I appreciate the efforts to encourage small, neighborhood friendly businesses in these areas. Efforts to control light and sound pollution are appreciated. I agree with the limitation on hours of operation for any such businesses. Many of my neighbors and I agree that bars, sports bars, taverns and pubs should not be allowed in the middle of our residential neighborhoods. However, we are concerned that the table of uses not be amended later to include any of these types of establishments.

We especially do not want bars, sports bars, taverns or pubs near the busy intersection of 1300 South and 2100 East. We don't need impaired drivers pulling in and out of traffic at that location or at any other location in residential neighborhoods.

Suzanne Stensaas in District 7

June 19, 2011, 7:44 PM

I bike when I can and I really enjoy seeing the small businesses that are cropping up. I try to patronize them for convenience and keeping the dollars local. I really can't opine on the parking problems, as I am making a general statement about preference. I support changes that support LOCAL business in attractive facilities that make good neighbors and neighborhoods. Being involved in fighting the Parleys Way Walmart expansion I know how powerful their resources are and how impotent a small business owner can feel.

Scott Kisling in District 7

June 16, 2011, 3:34 PM

Thank you for the opportunity to voice my opinion. With only a quick screen, it appears that the proposed ordinance changes are good. My biggest concern is in how to handle non-conformances. Articulating the concept into ordinance text will be difficult, but I'll use the following two examples to convey the concept:

1. The Walmart property on Parleys Way is an example of a non-conformance that should be redeveloped to the existing zone; access and surrounding uses are incompatible with large retail stores that draw from a broad community, and the existing building has no architectural or historical value.

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

All Participants around Salt Lake City

2. The Ruben Cabello salon at 569 2nd Avenue is an example of a non-conformance which should be made legal and conforming, because it draws heavily (even though perhaps not predominantly) from the surrounding neighborhood, has adequate on-street parking (at most a half block away but typically within a few car lengths) and especially because the building has architectural (if not historical) value. Furthermore, the building behind the main building at this location has potential for a variety of uses, including art studio space, and should be allowed to be occupied.

The charts within the survey are misleading and certainly not up to the typical quality of Dan Jones & Associates. In many of the bar charts, percentages should have been graphed instead of number of responses. The example on page 70 (the only one with the warning note) would make you believe that far more people in the Central City want small or local shops, when the percentage there that do (20%) is less than the percentage of Capital Hill residents (21%), and far less than the percentage of Avenues residents that want small or local shops (33%).

Again, thanks.

Scott

MATTHEW STOUT in District 4

June 16, 2011, 12:45 PM

I currently run a small mortgage and insurance agency located at 307 E 900 South from an RB zoned building that is converted from a home to an office. Before this location I paid \$2500 a month in rent. Now I pay \$1300 on a mortgage that will one day be paid for. I employ 11 people, but only 3 work at the "office," as the others telecommute. Without the affordable location, we would have been out of business at the start of the real estate melt down. That's 11 jobs. On a typical week we have 2 people come to our location (other than the 3 that work here). My property is by far the nicest looking like it on the street. The other residential properties that are still residences are mostly run down buildings and are rentals. They have no chance of being a business due to the current parking requirements. This poses a large problem as the highest and best use on 900 south is as a business. The more similar your neighbors are, the more business you attract.

Sadly the city stopped the use of parking strip conversion to parking spaces. There are easily 30 parking spots per block that could be created if the grass was replaced with parking. The revenue from sales taxes and parking meters would pay for this. Heck, the water alone would pay for it. Since parking is always a concern in mixed use areas, it seems like a move to make more is a good idea.

I realize this is an area of transition and people that live in these areas do not want to be in a business district. Perhaps there needs to be a clear line based on current and future traffic trends. If a street is projected to be a main traffic area, then small businesses use should be encourage. This only helps jobs and increases tax revenue, thus lowering the tax burden to the surrounding residences.

I welcome anyone's ideas on this issue and am excited to see our leaders taking it on.

Matt Stout

matt.stout@myhomegoals.com

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

All Participants around Salt Lake City

I live in the YaleCrest neighborhood and am 1 block away from the small businesses located at 1300 South and 1700 East intersection. In the past 3 years major changes in the type, size and patronage of those businesses have occurred that have greatly impacted our otherwise quiet neighborhood, including parking, traffic in both amount, stopping violations and traveling speed and over-lighting.

While I understand the intention of reducing parking requirements associated with commercial entities in a residential neighborhood to encourage walking to the establishments, it isn't working. There are a number of reasons for this: resident habit and social destination/rendezvous from patrons all over the city. The new city ordinance requiring less parking stalls for commercial entities in residential neighborhoods has resulting in increased parking on city streets by patrons and workers for extended periods of time (18 hr/day, 7 days a week) such that residents (living in relatively high density with small garages and limited frontage) can no longer find space for their OWN vehicle(s). This has caused confrontations between homeowners/patrons and lowered residential property values around said commercial entities.

In addition, YaleCrest is on the national historic district register, yet the architecture in both style and scale is conflicting with the local neighborhood. A neighborhood commercial zone should reflect the character of the neighborhood in terms of style, scale, and limited lighting (density and type) and noise to maintain neighborhood ambiance.

Lastly, it is important to consider the type of commercial entities that are allowed in residential commercial zones in terms of patron size, traffic density and parking needs. In terms of traffic, dining facilities have greater traffic needs (parking for social destinations between multiple patrons from various areas of the city) for extended durations of time (average dining time 2 hours) over longer time periods (breakfast vs lunch vs dinner vs multiple meals are open 18 hrs/day for up to 7 days a week). In contrast, grocery stores, delis, pharmacies, hair salons, gas stations, boutique retail that have limited retail hours of operation (~8 hrs/day), but short duration parking needs (average parking duration ~15-30 minutes). Optimally, the 4 corners of a typical intersection would have businesses that require different traffic density and parking needs to optimize service and quality of life for the residents, yet provide the necessary density of out-of-area patronage for the commercial entities to survive.

City Zoning should reflect these issues to enhance the residential/commercial interaction such that both parties can flourish. Thank you for your considerations of this issue.

Lynn Kennard Pershing
1715 Laird Ave
YaleCrest Neighborhood

morgan galbraith in District 4

May 27, 2011, 6:52 AM

I understand both sides of this argument. I do like to support small local businesses, but I often find myself at stores like Winco because they offer a much wider selection of products. The city needs to embrace the stores like Winco because even though they give them huge tax breaks they do provide

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

All Participants around Salt Lake City

for scores of jobs. Right now I use the Winco that is not located in Salt Lake City, because there is not one here, but if we were to get a Winco it would bring that small revenue, even with the tax breaks, to our city instead of Midvale or West Valley City. I believe that we as a community should support the local establishments, but only if they are meeting the needs of our community.

John Wilkes in District 5

May 19, 2011, 11:25 AM

Small locally owned businesses are desirable? Who knew?

As we've seen Costco's and Wal-Mart's, as well as other large, warehouse/big box stores, and other buildings pop-up all over our city, especially downtown, I have heard people constantly and consistently supporting neighborhood small businesses for several years (I've lived here for over 25).

Why is the city only starting to listen now to what (to me) seems like common sense in a city where the quality of life is closely linked to wilderness, recreation, and preservation? Seems like a "no-brainer."

Small locally owned businesses are important because the money stays here, in SLC and Utah. Nationwide, Multi-national conglomerates export most of their money elsewhere, mainly to their headquarters and manufacturing locales. They create more jobs elsewhere than they do in the community.

The important thing is will city and state government listen to the results of this survey, or continue to "establish a tax base," or "stimulate economic growth," and pander to big corps who will build here as long as our city and state give them huge tax breaks?

I am not optimistic in this regard, but I am hopeful.

By the way, I live in the heart Central City, and did not receive any such survey.

Kyle Deans in District 5

May 9, 2011, 1:30 PM

I like the plan to wave parking requirements up to 2,500 and 3,000 square feet, if conditions are met. Secure bike facilities and benches may provide that extra incentive for people to walk. Parking requirements in small neighborhood businesses don't make a lot of sense. Small neighborhood retail is designed to target individuals in the surrounding neighborhood creating an area that those residents can easily walk to. They are not meant to attract large numbers of people from across the city. You are very much on the right track with the exemptions from parking regulations, upon meeting requirements.

As for Permitted uses in the SNB area, I would encourage you to consider the following as permitted uses. Financial institutions without drive-through facilities; Parks and playgrounds, public and private, less than 4 acres in size; Restaurants, without drive-through facilities (limit the square footage); Plant and garden shop, with outdoor retail sales area (limit square footage); Reuse of church and school

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

All Participants around Salt Lake City

buildings;

Robert Barth in District 4

May 8, 2011, 10:13 PM

On the surface this seems like a workable ordinance, but I have learned to be wary of unintended consequences. I live near 9th and 9th and, on the whole, the character of this neighborhood seems to be exactly what the City is trying to promote as a general scheme for the original and historic neighborhoods that border the central city.

Despite best intentions there always seems to be someone or something that will slip past the spirit of the effort. I am thinking of the rather hideous "jewelry shop" that has opened along 11th East, between 9th and 13th South. Its ominous smoked glass facade and chaser-light advertising board seem to be more appropriate to a low-rent strip mall than to a residential neighborhood. I hope the squabbles over restaurants and "taverns" (essentially bickering over serving alcohol and parking) can be resolved before any further discussion of this ordinance continues. These arguments always end up going nowhere with no meaningful decisions being made.

I am most in favor of the facade and landscape design proposals in the ordinance. It seems that these ideas, if carried forward, would preserve both the dignity of existing residential neighborhoods and the character and "flavor" of the original suburbs surrounding Salt Lake City. I am least in favor of the unresolved parking issues - parking simply must be addressed. To imagine a city without parking problems, or to imagine that our City is already "walkable" and needs no parking mitigation, is to insist on ignorance.

I hope discussion on this proposal can continue in a meaningful way and I hope the results will benefit, rather than "impact," the residents of the Central City.

Glen Elkins in District 5

May 6, 2011, 9:46 PM

I think the small businesses in my neighborhood are a definite plus. I live at roughly 1200 south and 1400 east. I can walk to commercial pockets at 9th and 9th, 15th and 15th, 13th south and 17th east. Caputo's on 15th east is a welcome addition, as is "Sea Salt" on 13th south. I look forward to the opening of the new Harmon's store at the old Emigration Market site at 1300 south and 1700 east. I would have no objection to bar or pub in the area.

Semi-anonymous in District 6

May 6, 2011, 12:25 PM

Regarding the 1300 South 2100 East intersection, the commercial developments on the south-west corner and down the west side of 2100 east all looks blighted. It would be better for the area if that section could be razed and rebuilt with a single convenience store and a small park/public plaza.

Virginia Hylton in District 6

May 6, 2011, 11:46 AM

"A. Purpose Statement: The CN neighborhood commercial district is intended to provide for small scale, low intensity commercial uses....."

Small Neighborhood Business Amendment

What do you think about the proposed ordinance?

All Participants around Salt Lake City

Does "Low intensity" mean no restaurants? Very small restaurants? How small? Is there a maximum number of restaurant, tavern, bar, etc seats within each CN district? Are there limits to hours of operation? All of these features and more define "low intensity". How do you define it and how have you considered the surrounding residential neighborhood in your decision?

"Uses are restricted in size to promote local orientation and to limit adverse impacts on nearby residential areas."

LIMIT adverse impact? There should be NO adverse impact. The most disruptive and negative impacts are parking (which you have still not addressed) and odor (which should be "If you an smell it, it is in violation). There are too many CN districts that do not meet the criteria for "walkable". That is, there is no public transportation, they are not mixed-use with high-densitiy housing and/or there is no central parking area where patrons park once and "walk" throughout the district. Just because you call it walkable doesn't make it so. The pedestrian-friendly amenities that eliminate parking requirements do nothing to decrease traffic or parking needs. They only allow larger buildings, more tenants and more traffic.

I completely agree that uses should be "low intensity". Please define those by size and type and limits. I also believe each CN district should have 100 percent shared parking between the commercial uses to efficiently use existing resources before relying on the surrounding residential streets to provide commercial parking. I believe you should eliminate the pedestrian-friendly amenity parking exemption because an area to park a baby buggy or a bench to sit on does not reduce the need for parking. Finally I believe you should figure out how to fully implement a walkable neighborhood plan that is a positive impact to the nearby residential areas rather than settling on the sorry goal to "limit adverse impacts". Really, you can do better. Thanks for listening.

Travis Jensen in District 4

May 6, 2011, 9:34 AM

I am in favor of the ordinance. One of the great things about living in Salt Lake City is its diversity of small businesses that are allowed to operate in a non-disruptive manner inside our neighborhoods. I think there are all sorts of businesses that are compatible with residential neighborhoods and I see no reason to zone them out. I'm in favor of more neighborhood business for sure!

**Attachment D
Department Comments**

Transportation Department

The transportation division review comments and recommendations are as follows:

Some topics noted in the Draft PDF* are -

Accommodate appropriately located and buffered parking areas.

No feature shall extend into the public ROW or obstruct pedestrian circulation.

Uses chart listings? Are these uses addressed - Medical supply retail, laundry? Doggy Day care.
Is there a all others.

Defining building height: should match abutting buildings.

Changes or enlargement proposals need to support the traffic generation and needs to be similar to that generated by the existing use or required off street parking is existing for the additional requirements.

Parking exceptions: 21A.44.020.M. -2 pedestrian friendly amenities, in excess of the standard requirement are those features, such as bike racks, baby buggy parking areas, benches.....

All other Departments

No Comments