

August 14, 2012

Item D. 3

Ordinance – Small Neighborhood Business Zoning District

• **POTENTIAL MOTIONS:**

1. (I move that the Council) Adopt an ordinance creating a Small Neighborhood Business Zoning District and related zoning regulations.
2. (I move that the Council) Not adopt an ordinance creating a Small Neighborhood Business Zoning District and related zoning regulations.
3. (I move that the Council) Continue action to a future Council meeting.

Small Neighborhood Business Zoning District

- **New information:**

A new ordinance has been provided for Council consideration that includes clarifying language to address issues raised by the Council on July 31.

The highlighted language has been included in the new ordinance.

21A.26.025.O New Nonresidential Construction:

1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial structure or a structure containing residential units ~~shall~~ may only be approved 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:
 - a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and
 - b. The ~~property structure~~ is isolated from other structures and does not relate to other structures within the residential-business neighborhood. For purpose of this section, an isolated structure is a structure that does not meet the development pattern of the block face or block faces for corner properties, ; and
 - c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood. A structure is considered to make a material contribution when it is similar in scale, height, width, and solid to void ratio of openings in the principal street facing façade.

SCANNED TO: *Mary*
SCANNED BY: *Rachel*
DATE: RALPH BECKER 6-18-12
MAYOR

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR

CITY COUNCIL TRANSMITTAL


David Everitt, Chief of Staff

Date Received:

Date sent to Council: 6/26/2012

TO: Salt Lake City Council
Søren Simonsen

DATE: June 18, 2012

FROM: Mary DeLaMare-Schaefer, Deputy Director
Community & Economic Development

Mary DeLaMare-Schaefer

SUBJECT: Response memorandum regarding concerns with the proposed Small Neighborhood Business Amendment, expressed in a letter to City Council from Cindy Cromer on May 15, 2012

STAFF CONTACT: Nole Walkingshaw, Planning Programs Supervisor
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Ray Milliner, Principle Planner
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DOCUMENT TYPE: Briefing - Information only

RECOMMENDATION: No action necessary

BACKGROUND/DISCUSSION:

This is in response to the letter presented to the City Council by Cindy Cromer on May 15, 2012 at a public hearing for the Small Neighborhood Business Amendment. The response specifically addresses the questions or statements posed. Ms. Cromer's letter is attached.

Question 1

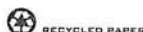
I have no interest in a change in zoning which would eliminate the residential exemption that I receive on my property taxes; the largest single fixed expense on the property.

Response to Question 1

At this time, there is to be no change to the zoning of any property. As such, there is no direct effect to Cindy Cromer's property should the City Council proceed with the adoption of the ordinance. The rezoning of properties identified in this project will be brought forward in future amendments.

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Question 2

Loss of Housing I brought up the housing mitigation ordinance at the Planning Commission hearing and was dismissed. I have since reread Ordinance 70-95 of 1995 twice. No question in my mind that it applies to this proposal. The upzoning of properties such as mine, which include housing will result in the loss of that housing.

Response to Question 2

In the event that a non-conforming mixed-use development, such as the one owned by Cindy Cromer, were legalized through the rezoning process and the property owner wanted to redevelop the site, they would have to go through the Conditional Building and Site Design Review Process, as required under Section O. *New Nonresidential Construction* (Subsection 1 of the proposed ordinance.) However, there may be potential loss of dwelling units resulting from this activity. Below is a potential modification to the ordinance which may mitigate that potential. Additionally, an error was made in the preparation of the ordinance for the Planning Commission, omitting the listed standards of review for section 21A.26.025.01. Consequently, modification to the prepared ordinance is required as follows:

Section 21A.26.025.O.1 (replacement language)

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~~-Commercial structure or a structure containing residential units shall only be approved as a conditional use (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:*

- 1. The replacement use for properties containing residential units will include an equal or greater number of residential units; and*
- 2. The property is isolated from other structures and does not relate to other structures within the residential-business neighborhood; and*
- 3. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood.*

(Note: The criteria below was not included in the legislative version of the ordinance. Staff requests that it be added. The following criteria are the part of intended language:

- 1. The location of the residential structure is impacted by surrounding nonresidential structures to the extent that it does not function as a contributing residential element to the residential-business neighborhood (SNB district); and*
- 2. The property is isolated from other residential structures and does not relate to other residential structures within the residential-business neighborhood (SNB district); and*

3. *The design and condition of the residential structure is such that it does not make a material contribution to the residential character of the neighborhood.)*

Question 3

Demolition of Character-defining Structures These commercial buildings contain nonconforming uses because they've been around for most of the last century. They have survived precisely because their demolition would have resulted in the loss of the use. This proposal will radically alter that equation. Structures that have been part of the fabric of our neighborhoods, ones that we like, will be demolished.

Response to Question 3

Staff has considered this in preparing the ordinance and has tried to ensure that any potential redevelopment is consistent with desired designs and traditional development patterns of the City. Additionally, many of the properties under review are located within Local Historic Districts, where demolition of these structures would require additional reviews and approvals beyond those suggested in the ordinance. Staff drafted potential language that may mitigate this potential further (***Section 21A.26.025.O.1 noted above***) should the Council consider a modification to the tentative ordinance.

Comments to the City Council
Re Small Neighborhood Business Zones
From Cindy Cromer
Made verbally 4/24/12; submitted in writing 5/15/12

I have a history of managing, owning, and living in a Mom & Pop Grocery Store/House dating from the late 19th and early 20th centuries. It is nonconforming. Over a 35-year period, I have used this nonconforming property as collateral on a loan and figured out how to insure it. I have navigated around the problems that other owners of nonconforming properties complain about. And because the property is 50% residential, I receive a significant break on property taxes. **I have no interest in a change in zoning which would eliminate the residential exemption that I receive on my property taxes, the largest single fixed expense on the property.**

I have watched the seismic shift in the City's approach to nonconforming business properties. There are some unintended consequences of the proposed changes.

1. Loss of Housing I brought up the housing mitigation ordinance at the Planning Commission hearing and was dismissed. I have since reread Ordinance 70-95 of 1995 twice. No question in my mind that it applies to this proposal. The upzoning of properties such as mine which include housing will result in the loss of that housing.

2. Demolition of Character-defining Structures These commercial buildings contain nonconforming uses because they've been around for most of the last century. They have survived precisely because their demolition would have resulted in the loss of the use. This proposal will radically alter that equation. Structures that have been part of the fabric of our neighborhoods, ones that we like, will be demolished.

SALT LAKE CITY ORDINANCE

No. ____ of 2012

(An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* to adopt the Small Neighborhood Business zoning district)

An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2009-00615 to facilitate and create the Small Neighborhood Business (SNB) zoning district.

WHEREAS, the Salt Lake City Planning Commission (“planning commission”) held a public hearing on August 10, 2011 to consider a request made by Salt Lake City Mayor Ralph Becker (petition no. PLNPCM2009-00615) to amend the text of sections 21A.40.050 (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations); 21A.44.020 (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements); 21A.46.090 (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts); 21A.26.020 (Zoning: Commercial Districts: CN Neighborhood Commercial District); 21A.26:030 (Zoning: Commercial Districts: CB Community Business District) of the *Salt Lake City Code*; and adopting a new section 21A.26.025 (Zoning: Commercial Districts: SNB Small Neighborhood Business District) of the *Salt Lake City Code*; and

WHEREAS, at its August 10, 2011 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend and adopt the sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending text of Salt Lake City Code to adopt section 21A.26.025. That section 21A.26.025 of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Small Neighborhood Business District), shall be, and hereby is, adopted to read as follows:

21A.26.025 SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

- A. **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.
- B. **Uses:** Uses in the SNB small neighborhood business district as specified in the Table of Permitted and Conditional Uses:

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

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

<u>Community gardens as defined in chapter 21A.62 of this title and as regulated by subsection 21A.24.010Q of this chapter</u>	<u>P</u>
<u>Live performance theaters</u>	
<u>Movie theaters</u>	
<u>Natural open space and conservation areas on lots less than 4 acres in size</u>	<u>P</u>
<u>Parks and playgrounds, public and private, less than 4 acres in size</u>	
<u>Pedestrian pathways, trails and greenways</u>	<u>P</u>
<u>Private clubs/tavern/ lounge/brewpub; 2,500 square feet or less in floor area</u>	
<u>Studio, dance, music, art classes type</u>	<u>P</u>
<u>Retail sales and service:</u>	
<u>Gas station (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title</u>	
<u>Health and fitness facility</u>	<u>P</u>
<u>Liquor store</u>	
<u>Restaurants, without drive-through facilities</u>	
<u>Retail goods establishments</u>	<u>P²</u>
<u>Retail service establishments</u>	<u>P²</u>
<u>Institutional:</u>	
<u>Adult daycare center</u>	
<u>Child daycare center</u>	
<u>Daycare, registered home daycare or preschool</u>	<u>P</u>
<u>Governmental uses and facilities</u>	<u>C</u>
<u>Library</u>	<u>C</u>
<u>Museum</u>	<u>P</u>
<u>Places of worship on lots less than 4 acres in size</u>	<u>C</u>
<u>School, music conservatory</u>	

<u>Schools, professional and vocational</u>	
<u>Seminaries and religious institutes</u>	<u>C</u>
<u>Commercial:</u>	
<u>Laboratory, medical, dental, optical</u>	
<u>Plant and garden shop, with outdoor retail sales area</u>	<u>P</u>
<u>Miscellaneous:</u>	
<u>Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title</u>	<u>P</u>
<u>Bed and breakfast (In Landmark Site)</u>	<u>P</u>
<u>Bed and breakfast inn</u>	
<u>Bed and breakfast manor</u>	
<u>Crematorium</u>	
<u>Farmers' Market</u>	
<u>Funeral home</u>	
<u>House museum in landmark sites (see subsection 21A.24.010T of this chapter)</u>	<u>C</u>
<u>Offices and reception centers in landmark sites (see subsection 21A.24.010T of this chapter)</u>	<u>C</u>
<u>Park and ride parking, shared with church parking lot on arterial street</u>	
<u>Parking, off site facilities (accessory to permitted uses)</u>	
<u>Parking, off site (to support nonconforming uses)</u>	
<u>Public/private utility buildings and structures³</u>	<u>P³</u>
<u>Public/private utility transmission wires, lines, pipes and poles⁵</u>	<u>P</u>
<u>Reuse of church and school buildings</u>	
<u>Veterinary offices</u>	
<u>Wireless telecommunications facilities (see table 21A.40.090E of this title)</u>	<u>C</u>

Qualifying provisions:

1. Residential units may be located above or below first floor retail/office.

2. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160.I and J of this chapter.
3. See subsection 21A.02.050B of this title for utility regulations.

C. Conditional Building and Site Design Review:

1. 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 chapter 21A.59 of this title.

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

<u>Land Use</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
<u>Dwelling unit, located above first floor retail or office uses</u>	<u>Included in principal use</u>	<u>Included in principal use</u>
<u>Municipal service uses, including city utility uses and police and fire stations</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Natural open space and conservation areas, public and private</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Places of worship less than 4 acres in size</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Public pedestrian pathways, trails and greenways</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Public/private utility transmission wires, lines, pipes and poles</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Retail goods establishments, when located within an existing building originally designed for residential use</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Retail service establishments, when located within an existing building originally designed for residential use</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Single-family detached dwellings</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Two-family dwellings</u>	<u>8,000 square feet</u>	<u>50 feet</u>
<u>Other permitted or conditional uses as listed in section 21A.24.190 of this chapter</u>	<u>5,000 square feet</u>	<u>50 feet</u>

E. Maximum District Size:

1. 16,000 square feet

F. 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.

G. Landscape Yard Requirements:

1. 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.

H. Maximum Height:

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

I. Maximum Height of Accessory Structures:

1. Refer to Section 21A.40.050.C

J. Hours of Operation:

1. 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.

K. Minimum First Floor Glass:

1. 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.

L. Façade Articulation:

1. 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.

M. Primary Entrance Design:

1. 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.

N. Exterior Lighting:

1. 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.

O. New Nonresidential Construction:

1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial 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:
 - a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and
 - b. The property is isolated from other structures and does not relate to other structures within the residential-business neighborhood; and
 - c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood.

P. 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.

SECTION 2. Amending text of Salt Lake City Code section 21A.46.090.A.1. That section 21A.46.090.A.1 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to read as follows:

A. Sign Regulations For The R-MU-35, R-MU-45, R-MU, MU, SNB, CN And CB Districts:

1. Purpose: Signage in the R-MU-35, R-MU-45, R-MU, MU, SNB, CN and CB districts should be appropriate for small scale commercial uses and business districts. These districts are located in proximity to residential areas or, in the case of the R-MU-35, R-MU-45, R-MU and MU districts, contain a residential/commercial mix of uses. The sign regulations for these districts are intended to permit signage that is appropriate for small scale commercial uses and business districts, with minimum impacts on nearby residential uses.

SECTION 3. Amending text of Salt Lake City Code section 21A.46.090.A to adopt subsection 21A.46.090.A.6. That section 21A.46.090.A of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to adopt subsection 21A.46.090.A.6 thereof, which shall read as follows:

6. Sign Type, Size And Height Standards For The CN Districts

STANDARDS FOR THE SNB DISTRICT

<u>Type of Signs Permitted:</u>	<u>Maximum Area Per Sign Face:</u>	<u>Maximum Height of Free Standing Signs¹:</u>	<u>Minimum Setback:</u>	<u>Number of Signs Permitted Per Sign Type:</u>
<u>Awning sign/ canopy sign See note 3</u>	<u>10 square feet (sign area only)</u>	<u>See note 1</u>	<u>May extend 5 feet from face of building, but shall not extend across a property line</u>	<u>1 per first floor door/window</u>
<u>Construction sign</u>	<u>16 square feet</u>	<u>4 feet</u>	<u>3 feet</u>	<u>1 per street frontage</u>
<u>Garage/yard sale sign</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>3 feet</u>	<u>1 per street frontage</u>
<u>Projecting business storefront sign</u>	<u>4 square feet per side; 8 square feet total</u>	<u>See note 1. Signface limited to 2 feet in height</u>	<u>May extend 4 feet from the face of the building, but no more than 2 feet from back of curb. See note 2</u>	<u>1 per street frontage</u>
<u>Nameplate</u>	<u>2 square feet</u>	<u>See note 1</u>	<u>N/A</u>	<u>1 per building entry</u>

<u>Political sign</u>	<u>10 square feet</u>	<u>4 feet</u>	<u>5 feet</u>	<u>No limit</u>
<u>Private directional sign</u>	<u>6 square feet</u>	<u>4 feet</u>	<u>3 feet</u>	<u>No limit</u>
<u>Public safety sign</u>	<u>8 square feet</u>	<u>6 feet</u>	<u>5 feet</u>	<u>No limit</u>
<u>Real estate sign</u>	<u>8 square feet</u>	<u>4 feet</u>	<u>5 feet</u>	<u>1 per street frontage</u>
<u>Window sign</u>	<u>4 square feet</u>	<u>See note 1</u>	<u>N/A</u>	<u>Not to exceed 25% of the window area or compromise the "visible" qualities of a window, see subsection 21A.46.020 for definition.</u>

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 sign illustrations for an example.

SECTION 4. Amending text of Salt Lake City Code section 21A.40.050.C. That section 21A.40.050.C of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Maximum Height of Accessory Buildings/Structures), shall be, and hereby is, amended to read as follows:

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.

SECTION 5. Amending text of Salt Lake City Code section 21A.44.020.L.3. That section 21A.44.020.L.3 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off

Street Parking Requirements: Off Site Parking Facilities), shall be, and hereby is, amended to read as follows:

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.

SECTION 6. Amending text of Salt Lake City Code section 21A.44.020.M.1. That section 21A.44.020.M.1 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements: Parking Exemptions for Pedestrian Friendly Development), shall be, and hereby is, amended to read as follows:

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.

SECTION 7. Amending text of Salt Lake City Code section 21A.26.020.A. That section 21A.26.020.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District: Purpose Statement), shall be, and hereby is, amended to read as follows:

- 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.

SECTION 8. Amending text of Salt Lake City Code section 21A.26.030.A. That section 21A.26.030.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CB

Community Business District: Purpose Statement), shall be, and hereby is, amended to read as follows:

- 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.

SECTION 9. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2012.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 2012.
Published: _____.

HB_ATTU-#19623-v3-Ordinance_creating_SNB_zoning_district.DOC

LEGISLATIVE VERSION

SALT LAKE CITY ORDINANCE

No. _____ of 2012

(An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* to adopt the Small Neighborhood Business zoning district)

An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2009-00615 to facilitate and create the Small Neighborhood Business (SNB) zoning district.

WHEREAS, the Salt Lake City Planning Commission (“planning commission”) held a public hearing on August 10, 2011 to consider a request made by Salt Lake City Mayor Ralph Becker (petition no. PLNPCM2009-00615) to amend the text of sections 21A.40.050 (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations); 21A.44.020 (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements); 21A.46.090 (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts); 21A.26.020 (Zoning: Commercial Districts: CN Neighborhood Commercial District); 21A.26:030 (Zoning: Commercial Districts: CB Community Business District) of the *Salt Lake City Code*; and adopting a new section 21A.26.025 (Zoning: Commercial Districts: SNB Small Neighborhood Business District) of the *Salt Lake City Code*; and

WHEREAS, at its August 10, 2011 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend and adopt the sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending text of Salt Lake City Code to adopt section 21A.26.025. That section 21A.26.025 of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Small Neighborhood Business District), shall be, and hereby is, adopted to read as follows:

21A.26.025 SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

- A. **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.
- B. **Uses:** Uses in the SNB small neighborhood business district as specified in the Table of Permitted and Conditional Uses:

Legend:	C =	Conditional	P =	Permitted
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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

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
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	

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
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
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	C
Museum	P
Places of worship on lots less than 4 acres in size	C
School, music conservatory	

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
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 or below first floor retail/office.

2. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160.I and J of this chapter.
3. See subsection 21A.02.050B of this title for utility regulations.

C. Conditional Building and Site Design Review:

1. 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 chapter 21A.59 of this title.

D. 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
Dwelling unit, located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 square feet	50 feet

E. Maximum District Size:

1. 16,000 square feet

F. 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.

G. Landscape Yard Requirements:

1. 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.

H. Maximum Height:

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

I. Maximum Height of Accessory Structures:

1. Refer to Section 21A.40.050.C

J. Hours of Operation:

1. 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.

K. Minimum First Floor Glass:

1. 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.

L. Façade Articulation:

1. 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.

M. Primary Entrance Design:

1. 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.

N. Exterior Lighting:

1. 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.

O. New Nonresidential Construction:

1. Construction of a new principal building, parking lot or addition to an existing building for a nonresidential use that includes the demolition of a commercial 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:
 - a. The replacement use for properties containing residential units will include an equal or greater number of residential units; and
 - b. The property is isolated from other structures and does not relate to other structures within the residential-business neighborhood; and
 - c. The design and condition of the structure is such that it does not make a material contribution to the character of the neighborhood.

P. 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.

SECTION 2. Amending text of Salt Lake City Code section 21A.46.090.A.1. That section 21A.46.090.A.1 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to read as follows:

A. Sign Regulations For The R-MU-35, R-MU-45, R-MU, MU, SNB, CN And CB Districts:

1. Purpose: Signage in the R-MU-35, R-MU-45, R-MU, MU, SNB, CN and CB districts should be appropriate for small scale commercial uses and business districts. These districts are located in proximity to residential areas or, in the case of the R-MU-35, R-MU-45, R-MU and MU districts, contain a residential/commercial mix of uses. The sign regulations for these districts are intended to permit signage that is appropriate for small scale commercial uses and business districts, with minimum impacts on nearby residential uses.

SECTION 3. Amending text of Salt Lake City Code section 21A.46.090.A to adopt subsection 21A.46.090.A.6. That section 21A.46.090.A of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to adopt subsection 21A.46.090.A.6 thereof, which shall read as follows:

6. Sign Type, Size And Height Standards For The CN Districts

STANDARDS FOR THE SNB DISTRICT

Type of Signs Permitted:	Maximum Area Per Sign Face:	Maximum Height of Free Standing Signs¹:	Minimum Setback:	Number of Signs Permitted Per Sign Type:
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
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 sign illustrations for an example.

SECTION 4. Amending text of Salt Lake City Code section 21A.40.050.C. That section 21A.40.050.C of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Maximum Height of Accessory Buildings/Structures), shall be, and hereby is, amended to read as follows:

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.

SECTION 5. Amending text of Salt Lake City Code section 21A.44.020.L.3. That section 21A.44.020.L.3 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off

Street Parking Requirements: Off Site Parking Facilities), shall be, and hereby is, amended to read as follows:

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.

SECTION 6. Amending text of Salt Lake City Code section 21A.44.020.M.1. That section 21A.44.020.M.1 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements: Parking Exemptions for Pedestrian Friendly Development), shall be, and hereby is, amended to read as follows:

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.

SECTION 7. Amending text of Salt Lake City Code section 21A.26.020.A. That section 21A.26.020.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District: Purpose Statement), shall be, and hereby is, amended to read as follows:

- 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. 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 reinforce the historic scale and ambiance of traditional neighborhood retail that is 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.

SECTION 8. Amending text of Salt Lake City Code section 21A.26.030.A. That section 21A.26.030.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CB

Community Business District: Purpose Statement), shall be, and hereby is, amended to read as follows:

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

SECTION 9. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 2012.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____Approved. _____Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 2012.

Published: _____.

HB_ATTYY-#19623-v4-Ordinance_creating_SNB_zoning_district.DOC

APPROVED AS TO FORM
Salt Lake City Attorney's Office

Date: _____

By: _____
Paul C. Nielson, *Senior City Attorney*

April 19, 2012

Ordinance: Creation of a Small Neighborhood Business Zoning District

- **A Council staff report was not prepared for this item.**
- **A Work Session briefing and public hearing has been scheduled for Tuesday, April 24, 2012**
- **POTENTIAL MOTIONS:**
 1. Close the public hearing and continue action to a future Council meeting.
 2. Continue action to a future Council meeting.

FRANK B. GRAY
DIRECTOR

SALT LAKE CITY CORPORATION

DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT
OFFICE OF THE DIRECTOR
CITY COUNCIL TRANSMITTAL

MARY DE LA MARE-SCHAEFER
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.
DEPUTY DIRECTOR


David Everitt, Chief of Staff

SCANNED TO: *Mary*
SCANNED BY: *Laya*
DATE: *10/28/2011*
RALPH BECKER
MAYOR

RECEIVED
OCT 28 2011
Laya

Date Received: *Laya*
Date sent to Council: *1/11/2012*

TO: Salt Lake City Council
Jill Remington Love, Chair

DATE: October 5, 2011

FROM: Frank Gray, CED Director



SUBJECT: Petition PLNPCM2009-00615. Neighborhood Business Zoning Text Amendment

STAFF CONTACTS:

Nole Walkingshaw, Planning Programs Supervisor, at 535-7128 or Nole.walkingshaw@slcgov.com;
Ray Milliner, Principal Planner, at 535-7645 or Ray.Milliner@slcgov.com;
Daunte Rushton, Planning Intern, at Daunte.rushton@slcgov.com;
Daniel Echeverria, Planning Intern, at Daniel.echeverria@slcgov.com.

DOCUMENT TYPE: Ordinance

COMMISSION MOTION & FINDINGS: Commissioners Dean, Drown, DeLay, Gallegos, Hill, Luke, and Wirthlin all voted "aye". The motion passed unanimously.

RECOMMENDATION: That the City Council hold a briefing and schedule a Public Hearing

BACKGROUND/DISCUSSION:

Issue Origin: On April 24, 2009, Mayor Ralph Becker initiated a petition requesting that the Salt Lake City Planning Division analyze the appropriateness of rezoning the non-conforming commercial businesses in Salt Lake City to a lower intensity commercial zone. This action would provide these businesses conforming status through the implementation of appropriate land use and zoning regulations. To address the issues of these non-conforming businesses, the petition recommends that modifications be made to the existing commercial zones: RB, Residential Business; CN, Commercial Neighborhood; CB, Commercial Business and similar commercial zoning districts, or for the development of a new Small Neighborhood Business zoning district.

It is important to note that this transmittal is for amendments to the Zoning Ordinance that will enable the rezoning of said nonconforming uses. No Zoning Map or Master Plan amendments

Petition PLNPCM2009-00615 Small Neighborhood Business (SNB) Amendment

are requested at this time. If the City Council chooses to adopt these Zoning Ordinance amendments, then City Staff will move forward with proposals to rezone nonconforming uses.

The 1995 amendments to Salt Lake City's future land use maps, zoning maps and zoning ordinance have changed the conforming status of many businesses to nonconforming uses. Salt Lake City has amended zoning and analyzed potential new zoning techniques to encourage compatible and appropriate commercial activities in residential areas which mitigate negative impacts to the surrounding properties and land uses including the former B-3 zone (early 1990's), a draft small neighborhood business zone in 2000, and a performance zoning district (2002). Changes have been adopted to the non-conforming use regulations (2006), and to the parking requirements (2008) to address some of the issues associated with non-conforming businesses.

Analysis: The proposed Small Neighborhood Business Amendment will provide the opportunity for non-conforming businesses to be rezoned as a lower-intensity commercial zone, giving them a conforming status, and allowing for greater compatibility of commercial uses which are already located within neighborhoods primarily developed and zoned for residential use.

The Small Neighborhood Business Zone will provide similar permitted and conditional uses as those included by the RB, Residential Business; CN, Commercial Neighborhood; and CB, Commercial Business zoning districts, but will additionally provide opportunities for permitted and commercial uses of lower intensity to allow for greater compatibility with residential neighborhoods which are predominant and characterize the area surrounding these nonconforming businesses.

Providing for lower-intensity commercial and other uses is described within the purpose statement of the proposed ordinance, which reads that:

"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 building. 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".

Issues with the proposed zoning amendment were raised by the public across multiple public outreach mediums including the Dan Jones survey, Open City Hall on the Peak Democracy Website, open houses, and Community Council presentations. Items of concern included parking accommodations, noise, light, and hours of operation. Review from the Salt Lake City Division of Transportation is included in Attachment D of the staff report (see exhibit 5b). Those issues raised by the public and Salt Lake City Departments have been considered in the preparation of the Small Neighborhood Business Zoning District.

The following issues were raised during the Planning Commission hearing on August 10, 2011;

- Allow property owners of nonconforming uses to opt out of the map amendment.
- Some uses currently operate outside of the proposed hours of operation. Allow this to continue and document as a part of the map amendment process.
- Require housing mitigation to minimize the potential loss of housing should a mixed use be removed and a single commercial use be submitted as the replacement.
- A broad discussion on parking impacts businesses have on residential areas needs to occur. The SNB Zoning District should be included and modified if needed based upon the broader policy discussion.

Master Plan Considerations: The master plans for each of Salt Lake City's nine (9) planning communities will be reviewed for possible amendment. These amendments will be reflective of the input we have received during the public process. Policies in the Futures Commission Report (1998) and the Central Community Master Plan support this idea. In addition, it is consistent with the goals of walkable communities and sustainability.

PUBLIC PROCESS:

- August 12, 2009: Project presented to the Salt Lake City Business Advisory Board.
- October 14, 2009: The Salt Lake City Planning Commission was briefed.
- November 20, 2009: The City Council Planning Subcommittee was briefed.
- January 12, 2010: Project presented to City Council as a briefing.
- March 11, 2011: The project was presented to the East Central Community Council.
- April 21, 2011: The project was presented to the Capitol Hill Community Council.
- May 6, 2011: The project was featured on Open City Hall for public comment.
- May 11, 2011: The ordinance and summary of the project were given to the East Bench Community Council Chairs.
- June 21, 2011: An open house for the project was conducted at the main branch of the Salt Lake City Library from 9:30 a.m. to 8:00 p.m. A total of twenty-six (26) people signed the attendance sheet.
- July 13, 2011: The Planning Commission held a briefing to discuss the project. Issues concerning the types of permitted and conditional uses allowed within a small neighborhood business zone, parking, and signs. The Planning Commission asked Planning Staff to consider these issues in preparation for the projects final submittal.
- August 4, 2011: Public hearing noticed was mailed.
- August 4, 2011: A public hearing notice was posted on City and State websites.
- August 4, 2011: Public hearing notice was emailed to the Planning Division list serve.
- August 4, 2011: Notice of the hearing was published in the newspaper.
- August 10, 2011: The Planning Commission held a public hearing for a zoning text amendment, providing favorable recommendation to the City Council.

RELEVANT ORDINANCES:

Amendments to the Zoning Ordinance are authorized under Section 21A.50 of the Salt Lake City Zoning Ordinance, as detailed in 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". These factors are defined within Section 21A.50.050 items A-E, and described within the Analysis and Findings of the attached staff report.

Sections 10-9a-204 and 205 of the Utah Code Title 10, Chapter 9a, Municipal Land Use, Development and Management Act regulate the requirements for noticing a general plan amendment and land use ordinance amendment.

TABLE OF CONTENTS

1. CHRONOLOGY
2. ORDINANCE
3. CITY COUNCIL PUBLIC HEARING NOTICE
4. MAILING LABELS
5. PLANNING COMMISSION
 - 5.A. POSTMARK OF PLANNING COMMISSION NOTICE
 - 5.B. AUGUST 10, 2011 PLANNING COMMISSION STAFF REPORT
 - 5.C. PLANNING COMMISSION MINUTES FOR AUGUST 10, 2011
6. ORIGINAL PETITION
7. SMALL BUSINESS ZONING STUDY

1. Chronology

PROJECT CHRONOLOGY
Petition PLNPCM 2009-00615

April 24, 2009	Petition Assigned to the Salt Lake City Planning Division.
June 4, 2009	Initial briefing with management, the team includes Nole Walkingshaw, Planning Programs Supervisor; Ray Milliner, Principal Planner; and a Planning Intern.
July 22, 2009	Completed an inventory of the non-conforming businesses for the Avenues.
August 12, 2009	Presented an introduction of the project to the Salt Lake City Business Advisory Board.
October 14, 2009	Briefed the Planning Commission.
November 2, 2009	Newsletter article published November 2009.
November 20, 2009	Briefed the City Council Planning Subcommittee.
January 12, 2010	Briefing held with City Council.
February 27, 2010	Prepared staff routing memo.
March 11, 2010	Developed the Small Neighborhood Business Amendment Project Website.
March 11, 2010	Presented project to the East Central City Community Council.
April 5, 2010	Finalized contract with Dan Jones & Associates for survey of Salt Lake City's non-conforming businesses.
September 20, 2010	Draft results of the Dan Jones survey forwarded to the Salt Lake City Planning Division.
November 16, 2010	Received the final copy of the survey results from Dan Jones.
November 16, 2010	Circulated the Dan Jones survey results and the SNBA Draft Ordinance throughout the Salt Lake City CED Department for comments.
January 31, 2011	Final draft of the report for the SNBA is completed and circulated with the CED Department.

March 11, 2011	Presented the project to the East Central Community Council.
March 21, 2011	Project is routed to Salt Lake City Departments and Department heads.
April 21, 2011	Presented the project to the Capitol Hill Community Council.
May 6, 2011	Project information was distributed, discussed and presented at the second annual Salt Lake City Small Business Conference.
May 11, 2011	Presented the ordinance and summary of the project to the East Bench Community Council Chairs.
June 8, 2011	Community council review completed.
June 21, 2011	An open house for the project was hosted at the main branch of the Salt Lake City Library from 9:30 a.m. to 8:00 p.m.
July 13, 2011	Completed the Salt Lake City Business Resource Guide; an informational brochure to help small businesses find information and contacts to get their business started, or improve upon their existing business.
July 13, 2011	Briefing for the Planning Commission.
July 27, 2011	Newspaper notice for the SNBA posted.
August 4, 2011	Public hearing notice mailed.
August 4, 2011	Property posting.
August 4, 2011	Public hearing notice posted on City and State websites.
August 4, 2011	Public hearing notice emailed to the Planning Division list serve.
August 4, 2011	Public hearing notice for newspaper announcement was posted.

August 10, 2011	Planning Commission held a public hearing for the Small Neighborhood Business zoning text amendment and provided favorable recommendation to the City Council.
August 15, 2011	Requested ordinance from City Attorney Office.
September 7, 2011	Received ordinance from City Attorney Office.

2. Ordinance

SALT LAKE CITY ORDINANCE

No. _____ of 201__

(An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* to adopt the Small Neighborhood Business zoning district)

An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2009-00615 to facilitate and create the Small Neighborhood Business (SNB) zoning district.

WHEREAS, the Salt Lake City Planning Commission ("planning commission") held a public hearing on August 10, 2011 to consider a request made by Salt Lake City Mayor Ralph Becker (petition no. PLNPCM2009-00615) to amend the text of sections 21A.40.050 (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations); 21A.44.020 (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements); 21A.46.090 (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts); 21A.26.020 (Zoning: Commercial Districts: CN Neighborhood Commercial District); 21A.26:030 (Zoning: Commercial Districts: CB Community Business District) of the *Salt Lake City Code*; and adopting a new section 21A.26.025 (Zoning: Commercial Districts: SNB Small Neighborhood Business District) of the *Salt Lake City Code*; and

WHEREAS, at its August 10, 2011 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend and adopt the sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city's best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending text of Salt Lake City Code to adopt section 21A.26.025. That section 21A.26.025 of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Small Neighborhood Business District), shall be, and hereby is, adopted to read as follows:

Section 21A.26.025 SNB SMALL NEIGHBORHOOD BUSINESS

- A. 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.
- B. Uses:** Uses in the SNB small neighborhood business district as specified in the Table of Permitted and Conditional Uses:

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

<u>Mixed use developments, including residential and other uses allowed in the zoning district</u>	<u>P¹</u>
<u>Multiple-family dwellings</u>	<u>P</u>
<u>Nursing care facility (see section 21A.36.060 of this title)</u>	
<u>Resident healthcare facility (see section 21A.36.040 of this title)</u>	
<u>Residential substance abuse treatment home, large</u>	
<u>Residential substance abuse treatment home, small</u>	
<u>Rooming (boarding) house</u>	
<u>Single-family attached dwellings</u>	<u>P</u>
<u>Single-family detached dwellings</u>	<u>P</u>
<u>Transitional treatment home, large (see section 21A.36.090 of this title)</u>	
<u>Transitional treatment home, small (see section 21A.36.090 of this title)</u>	
<u>Transitional victim home, large (see section 21A.36.080 of this title)</u>	
<u>Transitional victim home, small (see section 21A.36.080 of this title)</u>	
<u>Twin home dwellings</u>	<u>P</u>
<u>Two-family dwellings</u>	<u>P</u>
<u>Office and related uses:</u>	
<u>Financial institutions with drive-through facilities</u>	
<u>Financial institutions without drive-through facilities</u>	
<u>Medical and dental clinics and offices</u>	
<u>Municipal service uses, including city utility uses and police and fire stations</u>	<u>C</u>
<u>Offices, excluding medical and dental clinics and offices</u>	<u>P</u>
<u>Recreation, cultural and entertainment:</u>	
<u>Art galleries</u>	<u>P</u>
<u>Art studio</u>	<u>P</u>
<u>Community and recreation centers, public and private on lots less than 4 acres in size</u>	

<u>Community gardens as defined in chapter 21A.62 of this title and as regulated by subsection 21A.24.010Q of this chapter</u>	<u>P</u>
<u>Live performance theaters</u>	
<u>Movie theaters</u>	
<u>Natural open space and conservation areas on lots less than 4 acres in size</u>	<u>P</u>
<u>Parks and playgrounds, public and private, less than 4 acres in size</u>	
<u>Pedestrian pathways, trails and greenways</u>	<u>P</u>
<u>Private clubs/tavern/ lounge/brewpub; 2,500 square feet or less in floor area</u>	
<u>Studio, dance, music, art classes type</u>	<u>P</u>
<u>Retail sales and service:</u>	
<u>Gas station (may include accessory convenience retail and/or minor repairs) as defined in chapter 21A.62 of this title</u>	
<u>Health and fitness facility</u>	<u>P</u>
<u>Liquor store</u>	
<u>Restaurants, without drive-through facilities</u>	
<u>Retail goods establishments</u>	<u>P²</u>
<u>Retail service establishments</u>	<u>P²</u>
<u>Institutional:</u>	
<u>Adult daycare center</u>	
<u>Child daycare center</u>	
<u>Daycare, registered home daycare or preschool</u>	<u>P</u>
<u>Governmental uses and facilities</u>	<u>C</u>
<u>Library</u>	<u>C</u>
<u>Museum</u>	<u>P</u>
<u>Places of worship on lots less than 4 acres in size</u>	<u>C</u>
<u>School, music conservatory</u>	

<u>Schools, professional and vocational</u>	
<u>Seminaries and religious institutes</u>	<u>C</u>
<u>Commercial:</u>	
<u>Laboratory, medical, dental, optical</u>	
<u>Plant and garden shop, with outdoor retail sales area</u>	<u>P</u>
<u>Miscellaneous:</u>	
<u>Accessory uses, except those that are otherwise specifically regulated in this chapter, or elsewhere in this title</u>	<u>P</u>
<u>Bed and breakfast (In Landmark Site)</u>	<u>P</u>
<u>Bed and breakfast inn</u>	
<u>Bed and breakfast manor</u>	
<u>Crematorium</u>	
<u>Farmers' Market</u>	
<u>Funeral home</u>	
<u>House museum in landmark sites (see subsection 21A.24.010T of this chapter)</u>	<u>C</u>
<u>Offices and reception centers in landmark sites (see subsection 21A.24.010T of this chapter)</u>	<u>C</u>
<u>Park and ride parking, shared with church parking lot on arterial street</u>	
<u>Parking, off site facilities (accessory to permitted uses)</u>	
<u>Parking, off site (to support nonconforming uses)</u>	
<u>Public/private utility buildings and structures³</u>	<u>P³</u>
<u>Public/private utility transmission wires, lines, pipes and poles⁵</u>	<u>P</u>
<u>Reuse of church and school buildings</u>	
<u>Veterinary offices</u>	
<u>Wireless telecommunications facilities (see table 21A.40.090E of this title)</u>	<u>C</u>

Qualifying provisions:

1. Residential units may be located above or below first floor retail/office.

2. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160.I and J of this chapter.
3. See subsection 21A.02.050B of this title for utility regulations.

C. Conditional Building and Site Design Review:

1. 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 chapter 21A.59 of this title.

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

<u>Land Use</u>	<u>Minimum Lot Area</u>	<u>Minimum Lot Width</u>
<u>Dwelling unit, located above first floor retail or office uses</u>	<u>Included in principal use</u>	<u>Included in principal use</u>
<u>Municipal service uses, including city utility uses and police and fire stations</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Natural open space and conservation areas, public and private</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Places of worship less than 4 acres in size</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Public pedestrian pathways, trails, and greenways</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Public/private utility transmission wires, lines, pipes and poles</u>	<u>No minimum</u>	<u>No minimum</u>
<u>Retail goods establishments, when located within an existing building originally designed for residential use</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Retail service establishments, when located within an existing building originally designed for residential use</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Single-family detached dwellings</u>	<u>5,000 square feet</u>	<u>50 feet</u>
<u>Two-family dwellings</u>	<u>8,000 square feet</u>	<u>50 feet</u>
<u>Other permitted or conditional uses as listed in section 21A.24.190 of this chapter</u>	<u>5,000 square feet</u>	<u>50 feet</u>

E. Maximum District Size:

1. 16,000 square feet

F. 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.

G. Landscape Yard Requirements:

1. 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.

H. Maximum Height:

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

I. Maximum Height of Accessory Structures:

1. Refer to Section 21A.40.050.C

J. Hours of Operation:

1. 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.

K. Minimum First Floor Glass:

1. 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.

L. Façade Articulation:

1. 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.

M. Primary Entrance Design:

1. 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.

N. Exterior Lighting:

1. 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.

O. New Nonresidential Construction:

1. 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:

P. 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.

SECTION 2. Amending text of Salt Lake City Code section 21A.46.090.A.1. That section 21A.46.090.A.1 of the Salt Lake City Code (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to read as follows:

- A. Sign Regulations For The R-MU-35, R-MU-45, R-MU, MU, SNB, CN And CB Districts:

1. Purpose: Signage in the R-MU-35, R-MU-45, R-MU, MU, SNB, CN and CB districts should be appropriate for small scale commercial uses and business districts. These districts are located in proximity to residential areas or, in the case of the R-MU-35, R-MU-45, R-MU and MU districts, contain a residential/commercial mix of uses. The sign regulations for these districts are intended to permit signage that is appropriate for small scale commercial uses and business districts, with minimum impacts on nearby residential uses.

SECTION 3. Amending text of Salt Lake City Code section 21A.46.090.A to adopt subsection 21A.46.090.A.6. That section 21A.46.090.A of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to adopt subsection 21A.46.090.A.6 thereof, which shall read as follows:

6. Sign Type, Size And Height Standards For The CN Districts

STANDARDS FOR THE SNB DISTRICT

<u>Type of Signs Permitted:</u>	<u>Maximum Area Per Sign Face:</u>	<u>Maximum Height of Free Standing Signs¹:</u>	<u>Minimum Setback:</u>	<u>Number of Signs Permitted Per Sign Type:</u>
<u>Awning sign/ canopy sign</u> 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
<u>Construction sign</u>	16 square feet	4 feet	3 feet	1 per street frontage
<u>Garage/yard sale sign</u>	6 square feet	4 feet	3 feet	1 per street frontage
<u>Projecting business storefront sign</u>	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
<u>Nameplate</u>	2 square feet	See note 1	N/A	1 per building entry
<u>Political sign</u>	10 square feet	4 feet	5 feet	No limit
<u>Private directional sign</u>	6 square feet	4 feet	3 feet	No limit
<u>Public safety sign</u>	8 square feet	6 feet	5 feet	No limit
<u>Real estate sign</u>	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.
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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 sign illustrations for an example.

SECTION 4. Amending text of Salt Lake City Code section 21A.40.050.C. That section 21A.40.050.C of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Maximum Height of Accessory Buildings/Structures), shall be, and hereby is, amended to read as follows:

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.

SECTION 5. Amending text of Salt Lake City Code section 21A.44.020.L.3. That section 21A.44.020.L.3 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements: Off Site Parking Facilities), shall be, and hereby is, amended to read as follows:

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.

SECTION 6. Amending text of Salt Lake City Code section 21A.44.020.M.1. That section 21A.44.020.M.1 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements: Parking Exemptions for Pedestrian Friendly Development), shall be, and hereby is, amended to read as follows:

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.

SECTION 7. Amending text of Salt Lake City Code section 21A.26.020.A. That section 21A.26.020.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District: Purpose Statement), shall be, and hereby is, amended to read as follows:

- 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 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.

SECTION 8. Amending text of Salt Lake City Code section 21A.26.030.A. That section 21A.26.030.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CB Community Business District: Purpose Statement), shall be, and hereby is, amended to read as follows:

- 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.~~

SECTION 9. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 201_.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER
(SEAL)

Bill No. _____ of 201_.
Published: _____.

SALT LAKE CITY ORDINANCE

No. _____ of 201__

(An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* to adopt the Small Neighborhood Business zoning district)

An ordinance amending certain sections of Title 21A of the *Salt Lake City Code* pursuant to Petition No. PLNPCM2009-00615 to facilitate and create the Small Neighborhood Business (SNB) zoning district.

WHEREAS, the Salt Lake City Planning Commission (“planning commission”) held a public hearing on August 10, 2011 to consider a request made by Salt Lake City Mayor Ralph Becker (petition no. PLNPCM2009-00615) to amend the text of sections 21A.40.050 (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations); 21A.44.020 (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements); 21A.46.090 (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts); 21A.26.020 (Zoning: Commercial Districts: CN Neighborhood Commercial District); 21A.26:030 (Zoning: Commercial Districts: CB Community Business District) of the *Salt Lake City Code*; and adopting a new section 21A.26.025 (Zoning: Commercial Districts: SNB Small Neighborhood Business District) of the *Salt Lake City Code*; and

WHEREAS, at its August 10, 2011 hearing, the planning commission voted in favor of recommending to the Salt Lake City Council that the city council amend and adopt the sections of Title 21A of the *Salt Lake City Code* identified herein; and

WHEREAS, after a public hearing on this matter the city council has determined that adopting this ordinance is in the city’s best interests,

NOW, THEREFORE, be it ordained by the City Council of Salt Lake City, Utah:

SECTION 1. Amending text of Salt Lake City Code to adopt section 21A.26.025. That section 21A.26.025 of the *Salt Lake City Code* (Zoning: Commercial Districts: SNB Small Neighborhood Business District), shall be, and hereby is, adopted to read as follows:

21A.26.025 SNB SMALL NEIGHBORHOOD BUSINESS DISTRICT:

- A. **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.
- B. **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

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
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	

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
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
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	C
Museum	P
Places of worship on lots less than 4 acres in size	C
School, music conservatory	

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
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 or below first floor retail/office.

2. Construction for a nonresidential use shall be subject to all provisions of subsections 21A.24.160.I and J of this chapter.
3. See subsection 21A.02.050B of this title for utility regulations.

C. Conditional Building and Site Design Review:

1. 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 chapter 21A.59 of this title.

D. 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
Dwelling unit, located above first floor retail or office uses	Included in principal use	Included in principal use
Municipal service uses, including city utility uses and police and fire stations	No minimum	No minimum
Natural open space and conservation areas, public and private	No minimum	No minimum
Places of worship less than 4 acres in size	5,000 square feet	50 feet
Public pedestrian pathways, trails and greenways	No minimum	No minimum
Public/private utility transmission wires, lines, pipes and poles	No minimum	No minimum
Retail goods establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Retail service establishments, when located within an existing building originally designed for residential use	5,000 square feet	50 feet
Single-family detached dwellings	5,000 square feet	50 feet
Two-family dwellings	8,000 square feet	50 feet
Other permitted or conditional uses as listed in section 21A.24.190 of this chapter	5,000 square feet	50 feet

E. Maximum District Size:

1. 16,000 square feet

F. 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.

G. Landscape Yard Requirements:

1. 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.

H. Maximum Height:

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

I. Maximum Height of Accessory Structures:

1. Refer to Section 21A.40.050.C

J. Hours of Operation:

1. 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.

K. Minimum First Floor Glass:

1. 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.

L. Façade Articulation:

1. 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.

M. Primary Entrance Design:

1. 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.

N. Exterior Lighting:

1. 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.

O. New Nonresidential Construction:

1. 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:

P. 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.

SECTION 2. Amending text of Salt Lake City Code section 21A.46.090.A.1. That section 21A.46.090.A.1 of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to read as follows:

- A. Sign Regulations For The R-MU-35, R-MU-45, R-MU, MU, SNB, CN And CB Districts:

1. Purpose: Signage in the R-MU-35, R-MU-45, R-MU, MU, SNB, CN and CB districts should be appropriate for small scale commercial uses and business districts. These districts are located in proximity to residential areas or, in the case of the R-MU-35, R-MU-45, R-MU and MU districts, contain a residential/commercial mix of uses. The sign regulations for these districts are intended to permit signage that is appropriate for small scale commercial uses and business districts, with minimum impacts on nearby residential uses.

SECTION 3. Amending text of Salt Lake City Code section 21A.46.090.A to adopt

subsection 21A.46.090.A.6. That section 21A.46.090.A of the *Salt Lake City Code* (Zoning: Signs: Sign Regulations for Mixed Use and Commercial Districts), shall be, and hereby is, amended to adopt subsection 21A.46.090.A.6 thereof, which shall read as follows:

6. Sign Type, Size And Height Standards For The CN Districts

STANDARDS FOR THE SNB DISTRICT

Type of Signs Permitted:	Maximum Area Per Sign Face:	Maximum Height of Free Standing Signs':	Minimum Setback:	Number of Signs Permitted Per Sign Type:
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
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.
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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 sign illustrations for an example.

SECTION 4. Amending text of Salt Lake City Code section 21A.40.050.C. That section 21A.40.050.C of the *Salt Lake City Code* (Zoning: Accessory Uses, Buildings and Structures: General Yard, Bulk and Height Limitations: Maximum Height of Accessory Buildings/Structures), shall be, and hereby is, amended to read as follows:

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.

SECTION 5. Amending text of Salt Lake City Code section 21A.44.020.L.3. That section 21A.44.020.L.3 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements: Off Site Parking Facilities), shall be, and hereby is, amended to read as follows:

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.

SECTION 6. Amending text of Salt Lake City Code section 21A.44.020.M.1. That section 21A.44.020.M.1 of the *Salt Lake City Code* (Zoning: Off Street Parking and Loading: General Off Street Parking Requirements: Parking Exemptions for Pedestrian Friendly Development), shall be, and hereby is, amended to read as follows:

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.

SECTION 7. Amending text of Salt Lake City Code section 21A.26.020.A. That section 21A.26.020.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CN Neighborhood Commercial District: Purpose Statement), shall be, and hereby is, amended to read as follows:

- 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. 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 reinforce the historic scale and ambiance of traditional neighborhood retail that is 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.

SECTION 8. Amending text of Salt Lake City Code section 21A.26.030.A. That section 21A.26.030.A of the *Salt Lake City Code* (Zoning: Commercial Districts: CB Community Business District: Purpose Statement), shall be, and hereby is, amended to read as follows:

- 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. Uses are

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

SECTION 9. Effective Date. This ordinance shall become effective on the date of its first publication.

Passed by the City Council of Salt Lake City, Utah, this _____ day of _____, 201_.

CHAIRPERSON

ATTEST AND COUNTERSIGN:

CITY RECORDER

Transmitted to Mayor on _____.

Mayor's Action: _____ Approved. _____ Vetoed.

MAYOR

CITY RECORDER

(SEAL)

Bill No. _____ of 201_.
Published: _____.

HB_ATTU-#19623-v2-Ordinance_creating_SNB_zoning_district.DOC

APPROVED AS TO FORM Salt Lake City Attorney's Office Date: <u>SEPTEMBER 7, 2011</u> By: <u>Paul C. Nielson</u> Paul C. Nielson, Senior City Attorney
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3. City Council Public Hearing Notice

NOTICE OF PUBLIC HEARING

The Salt Lake City Council is considering Petition **PLNPCM2009-00615 Small Neighborhood Business Zoning Text Amendment** - A request by Mayor Ralph Becker to amend sections of the Zoning Ordinance creating the SNB, Small Neighborhood Business Zoning District and modifications to the purpose statements for Section 21A.26.020 CN Neighborhood Commercial Zoning District and Section 21A.26.030 CB, Community Business Zoning District. The creation of the SNB zone will remove much of the uncertainty associated with being a nonconforming business, as the uses and the requirements will be established and clear for the business owners, the neighboring residences and those who regulate the business.

As part of their study, the City Council is holding an advertised public hearing to receive comments regarding the petition. During this hearing, anyone desiring to address the City Council concerning this issue will be given an opportunity to speak. The hearing will be held:

DATE:

TIME: 7:00 p.m.

PLACE: Room 315
City & County Building
451 South State Street
Salt Lake City, Utah

If you have any questions relating to this proposal or would like to review the file, please call Ray Milliner at 801-535-7645 between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday or via e-mail at ray.milliner@slcgov.com

People with disabilities may make requests for reasonable accommodation no later than 48 hours in advance in order to attend this hearing. Accommodations may include alternate formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Division at (801) 535-7757; TDD (801) 535-6021.

4. Mailing Labels

Name	Address1	Address2	ZipCode	Parcel No.
KER, CALVIN S & KHEMA; JT	2340 W MEGAN ST	CHANDLER, AZ 85224	85224	16-08-252-012-0000
SLC TWO PROPERTIES LLC	4141 N 32ND STREET	PHOENIX, AZ 85018	85018	16-07-177-035-0000
GREATSTONE EQUITIES INC	PO BOX 52085 DC17	PHOENIX, AZ 85072-2085	85072-2085	16-21-479-017-0000
WALKER BANK & TRUST CO	PO BOX 2609	CARLSBAD, CA 92018	92018	16-05-279-005-0000
CHECKERPROP UTAH 177 EAST 900 SOUTH LLC	14462 ASTRONAUTICS LN	HUNTINGTON BEACH, CA 92647	92647	16-07-176-019-0000
D & M INVESTMENT PARTNERS	300 MONTGOMERY #1050	SAN FRANCISCO, CA 94104-1999	94104-1999	16-06-129-029-0000
HONG-HUN, MARIANNE; TR	1800 WASHINGTON ST #315	SAN FRANCISCO, CA 94109-3582	94109-3582	16-16-110-029-0000
PARK, JONATHAN C	6364 WINDSOR LANE	SAN JOSE, CA 95129	95129	15-02-302-020-0000
VENTAS FINANCE I, LLC	303 E WACKER DR #850	CHICAGO, IL 60601	60601	16-05-127-007-0000
MEDICAL TOWER PLAZA, LLC	7800 FORSYTH BLVD #800	CLAYTON, MO 63105	63105	16-05-206-024-0000
HOFMANN PROPERTIES LC	2000 FASHION SHOW DR 1807	LAS VEGAS, NV 89109	89109	16-21-328-034-0000
KOELSCH, JOHN M; TR	PO BOX 167	WELLS, NV 89835-	89835-	16-16-133-017-0000
SALT LAKE REGIONAL MEDICAL CENTER INC	117 SEABOARD LANE #E	FRANKLIN, TN 37067-4823	37067-4823	16-05-202-014-0000
GREER, DENNIS P; ET AL	2113 ARCHES PARK DR	ALLEN, TX 75013-5643	75013-5643	16-10-359-009-0000
VALLEY BANK & TRUST COMPANY NA	P O BOX 810490	DALLAS, TX 75381-0490	75381-0490	16-10-355-003-0000
SOUTHLAND CORP, THE	PO BOX 711	DALLAS, TX 75221-	75221-	16-06-130-001-0000
SOUTHLAND CORPORATION, THE	PO BOX 711	DALLAS, TX 75221	75221	16-17-258-001-0000
7-ELEVEN, INC.	1722 ROUTH STREET #1000	DALLAS, TX 75201	75201	16-08-231-027-0000
KEY 13E LLC	PO BOX 167928	IRVING, TX 75016	75016	16-05-278-026-0000
BUSH FAMILY ENTERPRISES LLC	183 S 200 E	AMERICAN FORK, UT 84003	84003	16-17-209-003-0000
HARDY ENTERPRISES INC	598 W 2600 S	BOUNTIFUL, UT 84010-7798	84010-7798	16-20-351-009-0000
OLIVER, MARK A	4070 S BRIDLEWOOD DR	BOUNTIFUL, UT 84010	84010	15-10-278-005-0000
PYONG, SUE; ET AL	1540 CAVE HOLLOW WAY	BOUNTIFUL, UT 84010-1202	84010-1202	16-07-330-003-0000
EATON & LARSEN LLC	1295 MADERA HILLS DR	BOUNTIFUL, UT 84010	84010	16-08-251-047-0000
EATON & LARSEN, LLC	1295 MADERA HILLS DR	BOUNTIFUL, UT 84010	84010	16-08-251-046-0000
GUBLER, ROSS W & KRISTI; TC	3025 OAKWOOD DR	BOUNTIFUL, UT 84010-4439	84010-4439	16-07-230-012-0000
HOLT, STEPHEN M & KATHY L; TRS	4764 SPRING MEADOW CIR	BOUNTIFUL, UT 84010	84010	16-08-181-002-0000
LYON HOLDINGS, LC	498 N MAIN	CENTERVILLE, UT 84014	84014	16-05-279-003-0000
FOUAD ENTERPRISES LLC	PO BOX 1111	CENTERVILLE, UT 84014	84014	16-17-206-027-0000
CUMMINGS, ZACHARY	PO BOX 1166	CENTERVILLE, UT 84014	84014	16-05-204-046-0000
MEDICAL VENTURES CONDMN COMMON AREA MASTER CARD	6778 S 1300 E	COTTONWOOD HTS, UT 84121-2719	84121-2719	16-05-336-001-0000
WEILER, KIRK S & JENNIFER F; JT	3039 E 7335 S	COTTONWOOD HTS, UT 84121-4470	84121-4470	16-21-359-011-0000

GEERTSEN, LEONARD R	8007 S ERIQUE WY	COTTONWOOD HTS, UT 84093-6421	84093-6421	16-17-204-021-0000
BIG COTTONWOOD TRADING COMPANY LLC	7230 S JONATHAN CIR	COTTONWOOD HTS, UT 84121-4501	84121-4501	16-17-208-031-0000
KIM, IN KI & SOO OK; JT	7547 S SILVER FORK DR	COTTONWOOD HTS, UT 84121-5336	84121-5336	16-08-102-001-0000
HANSON SECURITIES CORP.	13263 S 1162 E	DRAPER, UT 84020-9373	84020-9373	16-08-182-016-0000
BONNIE F MILLER INVESTMENTS, LTD	344 E DRAPER DOWNS DR	DRAPER, UT 84020-8957	84020-8957	16-07-176-016-0000
JOLLEY PARTNERS LLC	411 E HEDGE HOLLOW CV	DRAPER, UT 84020-8892	84020-8892	16-09-453-008-0000
ROBERTSON, RONALD W & SHELLEY B; JT	1465 E TRAIL CREST CT	DRAPER, UT 84020-5524	84020-5524	16-07-184-001-0000
JACKSON, SARAH A	9061 N CLUBHOUSE LANE	EAGLE MTN, UT 84005	84005	16-08-105-005-0000
SRAC, L C; ET AL	3988 S 2700 E	HOLLADAY, UT 84124-1949	84124-1949	16-15-382-004-0000
BANBURY CROSS MANGEMENT CO	5072 S BOABAB DR	HOLLADAY, UT 84117-6807	84117-6807	16-08-106-034-0000
AEON LLC	3415 E LORENVON DR	HOLLADAY, UT 84124-3814	84124-3814	16-17-257-001-0000
1390 SOUTH MANAGEMENT LLC	5004 S MARILYN DR	HOLLADAY, UT 84117-6213	84117-6213	16-17-204-033-0000
RICHARD B WIRTHLIN FAMILY LLC	2625 E OLD ORCHARD CIR	HOLLADAY, UT 84121-1578	84121-1578	16-05-162-022-0000
J & T ENTERPRISES	2327 E SKY PINES CT	HOLLADAY, UT 84117	84117	16-05-279-006-0000
COWBOY THEATRE HOUSING PARTNERS, LLC	6440 S WASATCH BLVD #100	HOLLADAY, UT 84121-3512	84121-3512	16-04-151-001-0000
DJSG UTAH TAX SERVICE LLC	1992 W ANTELOPE DR #120	LAYTON, UT 84041	84041	16-18-259-033-0000
TONNESEN FAMILY LIMITED PARTNERSHIP, LLLP	PO BOX 339	MIDVALE, UT 84047-0339	84047-0339	16-18-281-010-0000
NATIONAL PROPERTIES INC	PO BOX 598	MIDVALE, UT 84047-0598	84047-0598	16-05-278-020-0000
SCHMIDT, REEDA M; TR ET AL	287 E 4600 S	MURRAY, UT 84107-3821	84107-3821	16-08-182-001-0000
MASH, ANTHONY P & MARY LOU; TRS	883 E 4900 S	MURRAY, UT 84107	84107	16-07-260-023-0000
SALT LAKE EXCHANGE ACCOMMODATIONS 377 LLC	PO BOX 572594	MURRAY, UT 84157-2594	84157-2594	16-05-135-027-0000
SH #8, LLC	4645 S RIVERSIDE DR	MURRAY, UT 84123-3614	84123-3614	16-20-352-014-0000
MAVERIK COUNTRY STORE INC	880 W CENTER ST	NORTH SALT LAKE, UT 84054	84054	16-20-355-028-0000
MAVERIK COUNTRY STORES INC	880 W CENTER ST	NORTH SALT LAKE, UT 84054	84054	16-06-282-001-0000
ROBBINS PROPERTY LC	857 E 870 S	OREM, UT 84097-	84097-	16-17-254-024-0000
BOLINE 1150E LLC	8825 FLINT WAY	PARK CITY, UT 84098	84098	16-05-476-002-0000
LANDMARK 1340 E 200 S LLC	PO BOX 980580	PARK CITY, UT 84098	84098	16-04-151-004-0000
SOLANO, EVA	488 N 800 E	PROVO, UT 84606	84606	16-07-378-035-0000
NELSON, LYNN F	365 N 'F' ST	SALT LAKE CITY, UT 84103-2756	84103-2756	16-17-226-033-0000

1ST SOUTH PROPERTIES, LLC	256 E 100 S	SALT LAKE CITY, UT 84111-1605	84111-1605	16-06-129-033-0000
GLOBAL CONSULTING INTERNATIONAL INC	268 E 100 S	SALT LAKE CITY, UT 84111-1605	84111-1605	16-06-129-008-0000
WESTERN ODYSSEY INC	344 E 100 S #301	SALT LAKE CITY, UT 84111-1981	84111-1981	16-06-205-023-0000
KEAHEY INVESTMENTS, LLC	350 E 100 S	SALT LAKE CITY, UT 84111-1702	84111-1702	16-06-205-005-0000
NEIL O'DONNELL & SONS MORTUARY INC	372 E 100 S	SALT LAKE CITY, UT 84111-1702	84111-1702	16-06-205-008-0000
SLUSSER, MARK K; ET AL	447 E 100 S	SALT LAKE CITY, UT 84111-1801	84111-1801	16-06-204-020-0000
WILSON, KATHRYN	620 E 100 S	SALT LAKE CITY, UT 84102-1104	84102-1104	16-06-229-011-0000
BUTLER, DWIGHT H & CHARLES C & OAKES, THOMAS B (TC)	702 E 100 S	SALT LAKE CITY, UT 84102-4107	84102-4107	16-05-105-001-0000
BASE 5, LLC	750 E 100 S	SALT LAKE CITY, UT 84102-4107	84102-4107	16-05-105-010-0000
CROMER, CYNTHIA C; TR	816 E 100 S	SALT LAKE CITY, UT 84102-4109	84102-4109	16-05-129-004-0000
MID TOWN MEDICO-DENTAL CENTER COMMON AREA MASTER CARD	928 E 100 S	SALT LAKE CITY, UT 84102-1407	84102-1407	16-05-132-001-0000
DNEM ENTERPRISE, LLC	150 S 1000 E #100	SALT LAKE CITY, UT 84102-1496	84102-1496	16-05-135-019-0000
CLASSIC PROPERTIES, LLC	160 S 1000 E #320	SALT LAKE CITY, UT 84102-1454	84102-1454	16-08-181-003-0000
BROMAN, JEFFORY L	215 S 1000 E	SALT LAKE CITY, UT 84102-2403	84102-2403	16-05-252-016-0000
MARTINEZ, ELISEO R & IRMA C	1303 S 1100 E	SALT LAKE CITY, UT 84105-2420	84105-2420	16-08-478-001-0000
SMITH, KEITH C	1330 S 1100 E	SALT LAKE CITY, UT 84105-2421	84105-2421	16-08-454-008-0000
BGM PARTNERSHIP	1336 S 1100 E	SALT LAKE CITY, UT 84105-2421	84105-2421	16-08-454-009-0000
EAR ASSOCIATES LC; ET AL	1343 S 1100 E	SALT LAKE CITY, UT 84105-2432	84105-2432	16-08-479-001-0000
BAHRAMU BUILDING LLC	1365 S 1100 E	SALT LAKE CITY, UT 84105-2432	84105-2432	16-17-226-031-0000
CHI, KAY H	1378 S 1100 E	SALT LAKE CITY, UT 84105-2443	84105-2443	16-17-204-020-0000
HOPE, STEVEN L & WOODWORTH, JILL L; JT	1393 S 1100 E	SALT LAKE CITY, UT 84105-2433	84105-2433	16-17-207-003-0000
1411 LLC	1400 S 1100 E	SALT LAKE CITY, UT 84105-2435	84105-2435	16-17-204-025-0000
SCHREINER, YASUE	1407 S 1100 E	SALT LAKE CITY, UT 84105-2422	84105-2422	16-17-207-005-0000
UTAH AIDS FOUNDATION	1408 S 1100 E	SALT LAKE CITY, UT 84105-2435	84105-2435	16-17-204-026-0000
MCKEE, SABRINA N	1417 S 1100 E	SALT LAKE CITY, UT 84105-2434	84105-2434	16-17-208-001-0000
NELSON, TANYA C	1432 S 1100 E	SALT LAKE CITY, UT 84105-2435	84105-2435	16-17-204-034-0000
ASPEN GROVE INVESTMENTS LLC	1433 S 1100 E	SALT LAKE CITY, UT 84105-2434	84105-2434	16-17-208-029-0000
BRADY, JOHN C & JANE; JT	1441 S 1100 E	SALT LAKE CITY, UT 84105-2434	84105-2434	16-17-208-006-0000
INTERNATIONAL DOWN AND FEATHER TESTING LABORATORY	1455 S 1100 E	SALT LAKE CITY, UT 84105-2423	84105-2423	16-17-209-001-0000
PEACEFUL GROOVE, LLC	1515 S 1100 E	SALT LAKE CITY, UT 84105-2424	84105-2424	16-17-210-036-0000
LANDRY, JEFFREY A	1534 S 1100 E	SALT LAKE CITY, UT 84105-2438	84105-2438	16-17-251-027-0000

MOUNTFORD, SCOTT H & KELLEY M; JT	1553 S 1100 E	SALT LAKE CITY, UT 84105-2439	84105-2439	16-17-256-004-0000
S & A PROPERTIES LC	1558 S 1100 E	SALT LAKE CITY, UT 84105-2438	84105-2438	16-17-251-031-0000
HAAG, MICHELLE L	1568 S 1100 E	SALT LAKE CITY, UT 84105-2441	84105-2441	16-17-252-012-0000
LEFLER, ISRAEL & CAMILLE R; TC	1575 S 1100 E	SALT LAKE CITY, UT 84105-2442	84105-2442	16-17-257-002-0000
MONKEY BIZ LLC	1592 S 1100 E	SALT LAKE CITY, UT 84105-2454	84105-2454	16-17-253-029-0000
PIERCE, CHRISTIN	1646 S 1100 E	SALT LAKE CITY, UT 84105-2440	84105-2440	16-17-254-025-0000
YORK FAMILY PARTNERSHIP, THE	2257 S 1100 E	SALT LAKE CITY, UT 84106-2320	84106-2320	16-17-253-032-0000
380 EAST LLC	224 S 1300 E #200	SALT LAKE CITY, UT 84102-1772	84102-1772	16-07-256-018-0000
EDGEHILL APARTMENTS LLC	231 S 1300 E	SALT LAKE CITY, UT 84102-2608	84102-2608	16-05-279-009-0000
TADA HOLDINGS, LLC	1080 E 1300 S	SALT LAKE CITY, UT 84105-1859	84105-1859	16-08-454-004-0000
PIA, JENNIFER F	938 S 1500 E	SALT LAKE CITY, UT 84105-1639	84105-1639	16-08-251-041-0000
RENOVATION INVESTMENTS LLC	1519 S 1500 E	SALT LAKE CITY, UT 84105-2809	84105-2809	16-16-133-018-0000
MONSON, LISA	1527 S 1600 E	SALT LAKE CITY, UT 84105-2830	84105-2830	16-17-207-004-0000
KV PROPERTIES, LLC	401 E 1700 S	SALT LAKE CITY, UT 84115-1731	84115-1731	16-18-258-008-0000
JONES, EARL M & JILL B; TRS	404 E 1700 S	SALT LAKE CITY, UT 84115-1732	84115-1732	16-18-261-001-0000
SALT LAKE COMMUNITY DEVELOPMENT CORP	501 E 1700 S	SALT LAKE CITY, UT 84105-2915	84105-2915	16-18-281-008-0000
MJ PROPERTY MANAGEMENT, LLC	703 E 1700 S	SALT LAKE CITY, UT 84105-3124	84105-3124	16-17-156-003-0000
DAVE'S SHOP AND GO INC	1702 E 1700 S	SALT LAKE CITY, UT 84108-2931	84108-2931	16-16-258-001-0000
SHOOL, JOSEPH; TR	2388 E 1700 S	SALT LAKE CITY, UT 84108-2721	84108-2721	16-07-210-022-0000
REPUBLIC ENTERPRISE	779 S 200 E	SALT LAKE CITY, UT 84111-3803	84111-3803	16-07-129-015-0000
DIXON ARCHITECTS LLC	833 S 200 E	SALT LAKE CITY, UT 84111-4202	84111-4202	16-07-177-012-0000
MARKETPLACE CONCEPTS LLC	257 E 200 S #500	SALT LAKE CITY, UT 84111-1964	84111-1964	16-09-455-037-0000
GRITSAEV; SERGEI & IRINA; JT	655 E 200 S	SALT LAKE CITY, UT 84102-2131	84102-2131	16-05-104-014-0000
LASMDS LLC	807 E 200 S	SALT LAKE CITY, UT 84102-2304	84102-2304	16-05-161-007-0000
REITER, ROLLAND H; ET AL	874 E 200 S	SALT LAKE CITY, UT 84102-2326	84102-2326	16-05-178-006-0000
1320 EAST 200 SOUTH LLC	1320 E 200 S #C	SALT LAKE CITY, UT 84102-2445	84102-2445	16-04-151-018-0000
PYNES FAMILY HOLDING, LLC	2735 S 2000 E	SALT LAKE CITY, UT 84109-1749	84109-1749	16-22-354-022-0000
FINE ART PROPERTIES, LLC	1321 S 2100 E	SALT LAKE CITY, UT 84108-2243	84108-2243	16-10-360-027-0000
STEUR, ROBERT; TR	1344 S 2100 E	SALT LAKE CITY, UT 84108-2244	84108-2244	16-10-359-011-0000
BOWEN, BRADFORD D	1356 S 2100 E	SALT LAKE CITY, UT 84108-2244	84108-2244	16-15-101-026-0000
BRADY, DON & SINNIKA; TC	1401 S 2100 E	SALT LAKE CITY, UT 84108-2301	84108-2301	16-10-360-001-0000
DALTON, DAVID H & BARBARA L; TRS	3680 S 2140 E	SALT LAKE CITY, UT 84109-4313	84109-4313	16-17-256-001-0000
PETERSON, KENNETH L; TR	501 E 2700 S	SALT LAKE CITY, UT 84106-1334	84106-1334	16-19-476-059-0000
OLIVER, C RUSSELL	902 E 2700 S	SALT LAKE CITY, UT 84106-2222	84106-2222	16-20-383-001-0000
DALE R WILDE CO	1106 E 2700 S	SALT LAKE CITY, UT 84106-2611	84106-2611	16-20-458-142-0000

LUND, EUGENE F; TR (EFL FAM TR)	1108 E 2700 S #13	SALT LAKE CITY, UT 84106-3247	84106-3247	16-21-378-003-0000
GRAYSTONE MANAGEMENT CORP	1170 E 2700 S	SALT LAKE CITY, UT 84106-2611	84106-2611	16-20-458-143-0000
STOKES, LYUDMYLA	1826 E 2700 S	SALT LAKE CITY, UT 84106-4052	84106-4052	16-21-480-001-0000
CONNOLLY PARTNERS	1963 E 2700 S	SALT LAKE CITY, UT 84106-4053	84106-4053	16-21-479-009-0000
FROST, RICHARD C	1980 E 2700 S	SALT LAKE CITY, UT 84106-4020	84106-4020	16-21-480-034-0000
JACKSON AND JEANSBOTTER LLC	3021 E 2965 S	SALT LAKE CITY, UT 84109-2134	84109-2134	16-22-353-030-0000
KYOKO KITCHEN LLC	702 S 300 E	SALT LAKE CITY, UT 84111-4002	84111-4002	16-07-130-016-0000
DIAMANT, BILL & KATHY & ESTHER; JT	1178 S 300 E	SALT LAKE CITY, UT 84111-4636	84111-4636	16-07-381-015-0000
FERAL CHILDREN OF ARCHITECTURE LLC	1639 S 300 E	SALT LAKE CITY, UT 84115-1703	84115-1703	16-18-183-012-0000
JOHNSON, BART	406 E 300 S	SALT LAKE CITY, UT 84111-2607	84111-2607	16-07-252-038-0000
TANNER, BRUCE R & STEPHANIE S; TRS	501 E 300 S	SALT LAKE CITY, UT 84102-4001	84102-4001	16-06-277-021-0000
FISHER, ROBERT E, TR; ET AL	511 E 300 S	SALT LAKE CITY, UT 84102-4001	84102-4001	16-06-277-031-0000
STEEL ENCOUNTERS INC	525 E 300 S	SALT LAKE CITY, UT 84102-4001	84102-4001	16-06-278-006-0000
JUNIOR LEAGUE OF SALT LAKE CITY	526 E 300 S	SALT LAKE CITY, UT 84102-4010	84102-4010	16-06-282-003-0000
UTAH FEDERAL CREDIT UNION INC	564 E 300 S	SALT LAKE CITY, UT 84102-4032	84102-4032	16-06-283-007-0000
THIRD STREET, LLC	576 E 300 S	SALT LAKE CITY, UT 84102-4032	84102-4032	16-06-283-006-0000
CATHOLIC COMMUNITY SERVICES OF UTAH	745 E 300 S	SALT LAKE CITY, UT 84102-2256	84102-2256	16-05-159-026-0000
PREMIUM OIL COMPANY	2005 S 300 W	SALT LAKE CITY, UT 84115-1808	84115-1808	16-10-352-028-0000
SEWELL, PAUL B & RHEAN K; TRS	1657 E 3350 S	SALT LAKE CITY, UT 84106-3333	84106-3333	16-07-255-021-0000
GARDEN GATE CANDY, LC	1929 E 3780 S	SALT LAKE CITY, UT 84106	84106	16-08-182-015-0000
CROSSROADS URBAN CENTER	347 S 400 E	SALT LAKE CITY, UT 84111-2904	84111-2904	15-10-278-001-0000
ARNOLD, R CLARK; TR ET AL	425 S 400 E	SALT LAKE CITY, UT 84111-3302	84111-3302	16-16-133-019-0000
SPUTNIX LLC	1021 S 400 E	SALT LAKE CITY, UT 84111-4714	84111-4714	16-08-181-018-0000
FERRO INVESTMENTS, LLC	51 E 400 S #210	SALT LAKE CITY, UT 84111-2729	84111-2729	16-08-376-033-0000
LA FRONTERA, INC	1236 W 400 S	SALT LAKE CITY, UT 84104-2336	84104-2336	15-02-306-028-0000
DYNAMIC ENTERPRISES LLC	2009 S 4130 W	SALT LAKE CITY, UT 84104-4831	84104-4831	16-08-181-017-0000
PETERSEN INVESTMENT CO, ET AL	1345 E 4170 S	SALT LAKE CITY, UT 84124-1456	84124-1456	16-21-378-001-0000
IMAGE EYES OPTICAL INC	978 E 4555 S	SALT LAKE CITY, UT 84117-4105	84117-4105	16-08-152-015-0000
BURNHAM, M H; ET AL	2253 S 500 E	SALT LAKE CITY, UT 84106-1425	84106-1425	16-19-276-003-0000
XAVIER PROPERTIES LLC	865 E 500 S	SALT LAKE CITY, UT 84102-2907	84102-2907	16-05-331-029-0000
SMITH-TRUBETZKOY, LESLIE M; TR (LMST TRUST)	802 S 600 E	SALT LAKE CITY, UT 84102-3502	84102-3502	16-07-277-015-0000
JBBC, LLC	1473 S 600 E	SALT LAKE CITY, UT 84105-2062	84105-2062	16-18-236-002-0000
R/V TOWER PROPERTIES, LLC	415 E 600 S	SALT LAKE CITY, UT 84111-3540	84111-3540	16-07-478-033-0000

STOKER, DOUGLAS G & LOWE, MICHAEL K (TC)	144 S 700 E	SALT LAKE CITY, UT 84102-1109	84102-1109	16-05-104-015-0000
STANGER & MCFARLAND PARTNERSHIP	678 S 700 E	SALT LAKE CITY, UT 84102-3447	84102-3447	16-08-101-008-0000
HINCKLEY, HOWARD D	679 S 700 E	SALT LAKE CITY, UT 84102-3441	84102-3441	16-08-102-011-0000
1515 GENERAL PARTNERS	682 S 700 E	SALT LAKE CITY, UT 84102-3447	84102-3447	16-16-110-028-0000
PANTUSO, TERRANCE M	1035 S 700 E	SALT LAKE CITY, UT 84105-1104	84105-1104	16-08-302-009-0000
PEGUS RESEARCH INC	1425 S 700 E	SALT LAKE CITY, UT 84105-2125	84105-2125	16-17-107-001-0000
WESTMINSTER HOLDINGS LLC	1443 S 700 E	SALT LAKE CITY, UT 84105-2125	84105-2125	16-17-107-002-0000
CORDRAY, CATHRYN R & SMITH, NATHAN N; JT	411 S 800 E	SALT LAKE CITY, UT 84102-2910	84102-2910	16-05-330-005-0000
DARGER/NOLF LIMITED COMPANY	174 E 800 S	SALT LAKE CITY, UT 84111-3827	84111-3827	16-07-176-040-0000
CIRCLE PROPERTY LLC	232 E 800 S	SALT LAKE CITY, UT 84111-3812	84111-3812	16-07-177-008-0000
COHEN, MATTHEW	350 E 800 S	SALT LAKE CITY, UT 84111-4047	84111-4047	16-07-252-001-0000
KONTGIS, ANGELINA; TR	768 E 800 S	SALT LAKE CITY, UT 84102-3541	84102-3541	16-08-176-001-0000
PBA ENT ENTERPRISES LLC	22 S 900 E	SALT LAKE CITY, UT 84102-1307	84102-1307	16-05-126-058-0000
PERSONAL PERFORMANCE MEDICAL CORPORATION	50 S 900 E #1	SALT LAKE CITY, UT 84102-1367	84102-1367	16-05-126-052-0000
SHOP-N-GO LLC	365 S 900 E	SALT LAKE CITY, UT 84102-2310	84102-2310	16-06-279-010-0000
D & S FAMILY ENTERPRISES, LLC	902 S 900 E	SALT LAKE CITY, UT 84105-1320	84105-1320	16-08-181-019-0000
WALLMAN, ROBERT & BRITTNEY; JT	1133 S 900 E	SALT LAKE CITY, UT 84105-1323	84105-1323	16-17-108-001-0000
HALCYON PROPERTIES, LLC	1319 S 900 E	SALT LAKE CITY, UT 84105-2301	84105-2301	16-08-383-001-0000
HAFEN, PAMELA A	1411 S 900 E	SALT LAKE CITY, UT 84105-2364	84105-2364	16-17-133-001-0000
DT PROPERTIES AND MANAGEMENT LLC	1701 S 900 E	SALT LAKE CITY, UT 84105-3201	84105-3201	16-17-183-017-0000
BARRETT'S AUTOMOTIVE SAFETY SERVICE INC	2695 S 900 E	SALT LAKE CITY, UT 84106-2276	84106-2276	16-20-379-018-0000
STINSON, RANDOLPH E	157 E 900 S	SALT LAKE CITY, UT 84111-4229	84111-4229	16-07-176-018-0000
STOUT PROPERTIES LLC	307 E 900 S	SALT LAKE CITY, UT 84111-4315	84111-4315	16-07-179-017-0000
UIPI ENTERPRISES LLC	313 E 900 S	SALT LAKE CITY, UT 84111-4315	84111-4315	16-07-251-015-0000
WREN AND FIDA ENTERPRISES, LC	320 E 900 S	SALT LAKE CITY, UT 84111-4316	84111-4316	16-07-256-006-0000
DAY, RICHARD M & MARINA V; JT	342 E 900 S	SALT LAKE CITY, UT 84111-4316	84111-4316	16-07-256-003-0000
MARK, HENRY J & MARY H; JT	346 E 900 S	SALT LAKE CITY, UT 84111-4316	84111-4316	16-07-256-004-0000
MORRISON PROPERTY MANAGEMENT CO LLC	352 E 900 S	SALT LAKE CITY, UT 84111-4316	84111-4316	16-07-256-005-0000
KALTSAS, KONSTANTINOS & ANNA; JT	362 E 900 S	SALT LAKE CITY, UT 84111-4316	84111-4316	16-07-256-025-0000
ACEVEDO, MARTHA M	365 E 900 S	SALT LAKE CITY, UT 84111-4331	84111-4331	16-07-252-023-0000

CROSSLEY, JEFFERY S & LISA A; JT	449 E 900 S	SALT LAKE CITY, UT 84111-4303	84111-4303	16-07-255-022-0000
VENIZELOS, GEORGE A	470 E 900 S	SALT LAKE CITY, UT 84111-4335	84111-4335	16-07-260-006-0000
CUMMINGS, MARION S; TR ET AL	679 E 900 S	SALT LAKE CITY, UT 84105-1128	84105-1128	16-08-151-018-0000
LATTIN, THOMAS	730 E 900 S	SALT LAKE CITY, UT 84105-1210	84105-1210	16-18-401-013-0000
WOODMAN ASSOCIATES LC	859 E 900 S #200	SALT LAKE CITY, UT 84105-4376	84105-4376	16-08-178-007-0000
HKM, LC; ET AL	925 E 900 S	SALT LAKE CITY, UT 84105-1401	84105-1401	16-08-179-031-0000
GRETCHEN, LC	952 E 900 S	SALT LAKE CITY, UT 84105-1431	84105-1431	16-08-183-001-0000
UPC HOLDINGS, LC	952 E 900 S	SALT LAKE CITY, UT 84105-1431	84105-1431	16-08-180-042-0000
JENKINS, PATSY P; TR	964 E 900 S	SALT LAKE CITY, UT 84105-1431	84105-1431	16-08-183-002-0000
SANTIVASI, DAVID L	1011 E 900 S	SALT LAKE CITY, UT 84105-1403	84105-1403	16-08-251-043-0000
CARROLL, PHILIP	1059 E 900 S #100	SALT LAKE CITY, UT 84105-4252	84105-4252	16-08-252-011-0000
CHART, ROBIN C	1065 E 900 S	SALT LAKE CITY, UT 84105-1432	84105-1432	16-08-252-013-0000
SCHMIDT HOLDINGS LLC	1071 E 900 S	SALT LAKE CITY, UT 84105-1432	84105-1432	16-08-252-014-0000
SENROR STERLINGS, LLC	1085 E 900 S	SALT LAKE CITY, UT 84105-1432	84105-1432	16-08-252-020-0000
BLACKWELL, CLAYBORNE L & DANESE L; JT	1105 E 900 S	SALT LAKE CITY, UT 84105-1483	84105-1483	16-08-253-021-0000
LITTLEBIRD LLC	1433 E 900 S	SALT LAKE CITY, UT 84105-1619	84105-1619	16-08-180-048-0000
OSTERLOH INVESTMENT CO	4325 S ADONIS DR	SALT LAKE CITY, UT 84124-3406	84124-3406	16-06-282-002-0000
FRANK, ALAN F	4474 S ADONIS DR	SALT LAKE CITY, UT 84124-3923	84124-3923	16-17-206-029-0000
FRANK, ALAN F; ET AL	4474 S ADONIS DR	SALT LAKE CITY, UT 84124-3923	84124-3923	16-17-206-028-0000
WJM REAL ESTATE, LLC	1487 E ARLINGTON DR	SALT LAKE CITY, UT 84103-4427	84103-4427	16-17-254-023-0000
HOLLIDAY, STEVE	1450 E BLAINE AVE	SALT LAKE CITY, UT 84105-3733	84105-3733	16-17-252-013-0000
EMIGRATION CREEK PLACE LLC	111 E BROADWAY ST #1200	SALT LAKE CITY, UT 84111-5203	84111-5203	16-10-352-027-0000
NINTH EAST INVESTMENTS LLC	159 W BROADWAY ST #108	SALT LAKE CITY, UT 84101-2079	84101-2079	16-06-226-031-0000
NINTH EAST INVESTMENTS, LLC	159 W BROADWAY ST #108	SALT LAKE CITY, UT 84101-2079	84101-2079	16-05-159-024-0000
WASATCH MUSIC INVESTORS LLC	1955 E BRYAN AVE	SALT LAKE CITY, UT 84108-2669	84108-2669	16-07-204-006-0000
KLOER, GREGORY C	535 E COMMONWEALTH AVE	SALT LAKE CITY, UT 84106-1401	84106-1401	16-18-255-033-0000
PLUS JUNE CORPORATION	364 S CONCORD ST	SALT LAKE CITY, UT 84104-2351	84104-2351	15-02-302-011-0000
CORDOVA INVESTMENTS LLC	1055 E EMERSON AVE	SALT LAKE CITY, UT 84105-2444	84105-2444	16-08-179-015-0000
FENTON HOLDINGS LLC	315 N FEDERAL HEIGHTS CIR	SALT LAKE CITY, UT 84103-4440	84103-4440	16-08-256-002-0000
KAIZUMI, KRAIG; ET AL	2753 S FILMORE ST	SALT LAKE CITY, UT 84106-3544	84106-3544	16-16-110-030-0000
HWR HOLDINGS LLC	1338 S FOOTHILL DR #308	SALT LAKE CITY, UT 84108-1953	84108-1953	16-08-477-064-0000
ROWLAND HALL-ST MARKS SCHOOL	720 S GUARDSMAN WY	SALT LAKE CITY, UT 84108-1374	84108-1374	16-08-180-040-0000
MEAD-FERRO INVESTMENTS LLC	1425 E HARVARD AVE	SALT LAKE CITY, UT 84105-1917	84105-1917	16-08-180-041-0000
DISTON, LUELLA H	1477 E HARVARD AVE	SALT LAKE CITY, UT 84105-1917	84105-1917	16-08-179-033-0000
BYB PROPERTIES LLC	2698 S HIGHLAND DR	SALT LAKE CITY, UT 84106-2772	84106-2772	16-20-476-046-0000

PIMENTEL, RAFAEL & MARISELA H; JT	1407 W INDIANA AVE	SALT LAKE CITY, UT 84104-3153	84104-3153	15-10-277-009-0000
PIMENTEL, RAFAEL	1415 W INDIANA AVE	SALT LAKE CITY, UT 84104-3153	84104-3153	15-10-277-008-0000
ROBINSON, WILLIAM H	2050 E LOGAN AVE	SALT LAKE CITY, UT 84108-2636	84108-2636	16-17-182-007-0000
OFT ENTERPRISES LLC	170 S MAIN ST #1600	SALT LAKE CITY, UT 84101-0450	84101-0450	16-22-353-028-0000
TESORO WEST COAST COMPANY	299 S MAIN ST #2070	SALT LAKE CITY, UT 84111-2267	84111-2267	16-05-230-033-0000
T T J PARTNERSHIP	60 W MARKET ST	SALT LAKE CITY, UT 84101-2103	84101-2103	16-05-278-021-0000
TTJ PARTNERSHIP	60 W MARKET ST	SALT LAKE CITY, UT 84101-2103	84101-2103	16-05-278-024-0000
TOMKAT ENTERPRISES, LTD	2451 E MAYWOOD DR	SALT LAKE CITY, UT 84109-1611	84109-1611	16-17-205-015-0000
CHENG, HWEI CHING & CHENG, TSAO YING; JT	1140 S MERCEDES WY	SALT LAKE CITY, UT 84108-2016	84108-2016	16-06-205-007-0000
URQUIDI PROPERTIES LLC	1045 E MILLBERT AVE	SALT LAKE CITY, UT 84106-2009	84106-2009	16-21-480-046-0000
TANG, WILLIAM H & MAE K; TRS	2870 E MILLICENT DR	SALT LAKE CITY, UT 84108-2018	84108-2018	16-07-259-058-0000
REGAN, STEPHEN A	3031 E MORNINGSIDE DR	SALT LAKE CITY, UT 84124-2103	84124-2103	16-07-455-019-0000
STEPHEN A REGAN INC	3031 E MORNINGSIDE DR	SALT LAKE CITY, UT 84124-2103	84124-2103	16-07-456-018-0000
WESTSIDE PROPERTY MANAGEMENT LLC	1161 S NAVAJO ST	SALT LAKE CITY, UT 84104-2819	84104-2819	15-10-236-019-0000
SOLAIMANIAN, TAGGE & SARA; JT	4525 S PARK HILL DR	SALT LAKE CITY, UT 84124-3833	84124-3833	16-05-184-001-0000
MCP INVESTMENTS/REAL ESTATE, LLC	2733 E PARLEYS WY #202	SALT LAKE CITY, UT 84109-1241	84109-1241	16-08-452-030-0000
DANG INVESTMENTS LLC	1405 E PENROSE DR	SALT LAKE CITY, UT 84103-4465	84103-4465	16-08-182-013-0000
PENELOPE LLC	1427 E PENROSE DR	SALT LAKE CITY, UT 84103-4465	84103-4465	16-05-278-023-0000
DOOLY PROPERTIES LLC	159 W PIERPONT AVE	SALT LAKE CITY, UT 84101-1902	84101-1902	16-09-452-017-0000
PANANOS, JOHN M & MARY M; JT	3332 S PLAZA WY	SALT LAKE CITY, UT 84109-4244	84109-4244	16-17-181-001-0000
J K C INVESTMENTS LIMITED PARTNERSHIP	PO BOX 1588	SALT LAKE CITY, UT 84110-1588	84110-1588	16-15-101-023-0000
MILLENIUM INVESTMENTS INC	PO BOX 17083	SALT LAKE CITY, UT 84117-0083	84117-0083	16-08-256-023-0000
SIRENS LLC	PO BOX 22373	SALT LAKE CITY, UT 84122-0373	84122-0373	16-07-178-031-0000
CHO, YOUNG M & ANDREW S; JT	PO BOX 2562	SALT LAKE CITY, UT 84110-2562	84110-2562	16-08-380-009-0000
CHAN, ALVIN B, INC	PO BOX 30430	SALT LAKE CITY, UT 84130-0430	84130-0430	16-17-178-019-0000
LIBERTY COIN LAUNDRY & DRY CLEANING LC	PO BOX 520795	SALT LAKE CITY, UT 84152-0795	84152-0795	16-07-383-006-0000
RICHARD T PRATT LTD	PO BOX 520965	SALT LAKE CITY, UT 84152-0965	84152-0965	16-07-255-013-0000
LIBERTY HEIGHTS PROPERTIES	PO BOX 521494	SALT LAKE CITY, UT 84152-1494	84152-1494	16-08-452-034-0000
HOGLE, ROBERT	PO BOX 526282	SALT LAKE CITY, UT 84152-6282	84152-6282	16-07-459-027-0000
STUDIO 247, LC	PO BOX 58571	SALT LAKE CITY, UT 84158-0571	84158-0571	16-07-178-029-0000
NAJ COMPANY LC	PO BOX 58742	SALT LAKE CITY, UT 84158-0742	84158-0742	16-21-479-023-0000
FOOTHILL POINT	PO BOX 71893	SALT LAKE CITY, UT 84171-0893	84171-0893	16-15-132-005-0000
HORRALL, MICHAEL E & TONI S; JT	4775 S QUAIL POINT RD	SALT LAKE CITY, UT 84124-5651	84124-5651	16-10-359-010-0000

BRETT, MARY A & GRATHWOHL, JEFFREY L; TRS	1520 E RAMONA AVE	SALT LAKE CITY, UT 84105-3823	84105-3823	16-07-256-002-0000
UNO, RAYMOND S & YOSHIKO M; JT	1135 E SECOND AVE	SALT LAKE CITY, UT 84103-4154	84103-4154	15-10-237-009-0000
370 EAST 900 SOUTH, LLC	1315 E SECOND AVE	SALT LAKE CITY, UT 84103-4402	84103-4402	16-07-256-027-0000
9TH & 9TH, LLC	1315 E SECOND AVE	SALT LAKE CITY, UT 84103-4402	84103-4402	16-08-181-004-0000
BCB LLC	1315 E SECOND AVE	SALT LAKE CITY, UT 84103-4402	84103-4402	16-07-181-016-0000
BURTON, ELIZABETH M & CHRISTOPHER L; TRS	1363 E SECOND AVE	SALT LAKE CITY, UT 84103-4403	84103-4403	16-16-133-001-0000
HANSEN, ELIZABETH M	1363 E SECOND AVE	SALT LAKE CITY, UT 84103-4403	84103-4403	16-16-133-016-0000
BASECAMP FRANCHISING LLC	707 E SEVENTEENTH AVE	SALT LAKE CITY, UT 84103-3712	84103-3712	16-05-135-028-0000
CAMERON, SHIRLEY & JAMES, KATHIE; TRS	2165 E SHERMAN AVE	SALT LAKE CITY, UT 84108-2236	84108-2236	16-16-110-027-0000
MCINNES, MURRAY S & MARY S; JT	908 E SOUTHTEMPLE ST #2W	SALT LAKE CITY, UT 84102-1449	84102-1449	16-05-278-019-0000
HELPING HAND ASSOCIATION, INC	974 E SOUTHTEMPLE ST	SALT LAKE CITY, UT 84102-1413	84102-1413	16-05-128-008-0000
KANZEON INC	1268 E SOUTHTEMPLE ST	SALT LAKE CITY, UT 84102-1705	84102-1705	16-05-227-019-0000
WILSON-DEVERAUX LC	1555 E STRATFORD AVE #100	SALT LAKE CITY, UT 84106-3581	84106-3581	16-21-328-037-0000
ZAMIRA LLC	1588 E STRATFORD AVE	SALT LAKE CITY, UT 84106-3560	84106-3560	16-21-378-002-0000
JLO PROPERTIES, LLC	1596 E STRATFORD AVE	SALT LAKE CITY, UT 84106-3560	84106-3560	16-21-378-004-0000
STRATFORD LLC	1603 E STRATFORD AVE	SALT LAKE CITY, UT 84106-3669	84106-3669	16-21-329-035-0000
PUB CORPORATION	370 TROLLEY SQUARE	SALT LAKE CITY, UT 84102	84102	16-10-359-014-0000
GREGORY FAMILY INVESTMENTS LLC	3831 S VILLA DR	SALT LAKE CITY, UT 84109-4044	84109-4044	16-08-454-002-0000
AMAZING GRACE LC SERIES 9TH SOUTH	139 N VIRGINIA ST	SALT LAKE CITY, UT 84103-4316	84103-4316	16-08-179-032-0000
CHRISTENSEN, KONNIE D	1796 E WHITE AVE	SALT LAKE CITY, UT 84106-3787	84106-3787	16-20-379-019-0000
ROHDE, LISA	927 S WINDSOR ST	SALT LAKE CITY, UT 84105-1307	84105-1307	16-08-181-008-0000
KING, RAYMOND	1118 S WINDSOR ST	SALT LAKE CITY, UT 84105-1312	84105-1312	16-17-253-033-0000
DIAMOND, JOHN & PHILLIPS- DIAMOND, LEE; JT	66 N WOLCOTT ST	SALT LAKE CITY, UT 84103-4477	84103-4477	16-05-181-021-0000
UTAH MUSIC ACADEMY, INC	1635 E YALECREST AVE	SALT LAKE CITY, UT 84105-1723	84105-1723	16-08-251-042-0000
MORTENSEN, EMILY & SPENCER D; JT	9673 S 3100 E	SANDY, UT 84092-2534	84092-2534	16-06-206-014-0000
ERESUMA FAMILY LIMITED PARTNERSHIP	1561 E BLUEBERRY HILL	SANDY, UT 84093	84093	16-17-257-005-0000
P&M LEASING, LLC	PO BOX 900013	SANDY, UT 84090-0013	84090-0013	16-07-176-015-0000
BRYNER, GRACE B (TR)	2386 E ROCKVIEW DR	SANDY, UT 84092-7256	84092-7256	16-07-252-020-0000
LARAMIE HOLDINGS LLC	8619 S SANDY PKWY #110	SANDY, UT 84070	84070	16-20-482-001-0000
OLD DUTCH STORE PROPERTIES LLC	2106 E SEGO LILY DR	SANDY, UT 84092-7201	84092-7201	16-20-476-045-0000

CLARK'S CAR SERVICE INC	2186 E SITKA DR	SANDY, UT 84093-1780	84093-1780	16-18-284-001-0000
TESEROS INVESTMENTS NO 1	8727 S TRACY DR	SANDY, UT 84093-2034	84093-2034	16-05-454-012-0000
TESEROS INVESTMENTS NO 2	8727 S TRACY DR	SANDY, UT 84093-2034	84093-2034	16-06-206-016-0000
C & G VENIZELOS LLC	1825 E TRAMWAY DR	SANDY, UT 84092	84092	16-07-260-036-0000
BAGSHAW, KENNETH Q & CAROL S; JT	10994 S CRYSTAL VIEW WY	SOUTH JORDAN, UT 84095-8421	84095-8421	16-08-377-031-0000
BAGSHAW, KENNETH Q & CAROL S (JT)	10994 S CRYSTAL VIEW WY	SOUTH JORDAN, UT 84095-8421	84095-8421	16-08-377-026-0000
LUNA, ALEJANDRO S	3909 W GRAYMALKIN CIR	SOUTH JORDAN, UT 84095-9516	84095-9516	16-07-181-014-0000
CHRISTIANSEN INVESTMENT COMPANY LC	10149 S SILVER STREAK DR	SOUTH JORDAN, UT 84095-2455	84095-2455	16-19-230-021-0000
CLARK, PETER & ALEXANDRIA; TC	380 E 1700 S	SOUTH SALT LAKE, UT 84115-1730	84115-1730	16-18-260-018-0000
UTAH POTTERS, INC	393 E 1700 S	SOUTH SALT LAKE, UT 84115-1759	84115-1759	16-18-254-038-0000
SCHARFFS, BRETT G; TR	944 S HOBBLE CREEK RD	SPRINGVILLE, UT 84663	84663	16-17-256-002-0000
CROSSWAY GROUP LLC	2680 W MIDWEST DR	TAYLORSVILLE, UT 84129-1808	84129-1808	16-05-127-033-0000
ROBINSON, JOHN; TR (MEG TR)	5256 W 6600 S	WEST JORDAN, UT 84081-4412	84081-4412	16-17-181-005-0000
PLUMB, JACK	3270 S 1100 W	WEST VALLEY, UT 84119-3306	84119-3306	16-08-333-001-0000
TDH-EMIGRATION MARKET LLC	3540 S 4000 W #500	WEST VALLEY, UT 84120-3296	84120-3296	16-09-457-001-0000
PIMENTEL, RAFAEL E & MARISELA H; JT	3228 W COVENTRY PARK #192	WEST VALLEY, UT 84119	84119	15-10-236-011-0000
CAO, LINH & LIU, MICHELLE; JT	3881 S VILLAGE WOOD DR	WEST VALLEY, UT 84120-2881	84120-2881	15-02-303-012-0000
SMITH-BRONSTEIN PROPERTIES LLC	6837 WEST MERCER WY	MERCER ISLAND, WA 98040	98040	16-10-359-005-0000
PYRAMID PROPERTIES LLC	PO BOX 370	MOXEE, WA 98936	98936	16-21-480-016-0000

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Patricia Lawrence	thekean@msn.com	70 F Street	Salt Lake City, UT	84103
Bruce Osojack		218 E 900 S	Salt Lake City, UT	84111
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Maureen Richardson	mnrchrdsn@aol.com	1124 E Browning Ave	Salt Lake City, UT	84105
Tatiana Grace		838 E South Temple #311	Salt Lake City, UT	84102
Clara McKenna		717 E 900 S	Salt Lake City, UT	84105

Name	Address1	Address2	Parcel No.
CACTUS & TROPICALS, LLC	2735 S 2000 E	Salt Lake City, UT 84109	16-22-354-022-0000
AMERICAN REGISTRAR & TRANSFER	342 E 900 S	Salt Lake City, UT 84111	16-07-256-003-0000
APPLIED GEOPHYSICS INC	675 S 400 E	Salt Lake City, UT 84111	16-07-204-006-0000
AMERICAN STEREO MAP COMPANY	675 S 400 E	Salt Lake City, UT 84111	16-07-204-006-0000
ART FLORAL	580 E 300 S	Salt Lake City, UT 84102	16-06-283-006-0000
DES BARKER & ASSOCIATES	2091 E 1300 S #202	Salt Lake City, UT 84108	16-10-352-027-0000
WASATCH MOUNTAIN TOURING	702 E 100 S	Salt Lake City, UT 84102	16-05-105-001-0000
WARR DENTAL PC	1060 E 100 S #201	Salt Lake City, UT 84102	16-05-206-024-0000
JPMORGAN CHASE BANK, NA	1285 S 2100 E	Salt Lake City, UT 84108	16-10-355-003-0000
UNIVERSITY PHARMACY	1320 E 200 S	Salt Lake City, UT 84102	16-04-151-018-0000
CITY CLEANERS & DRYERS	1068 E 1300 S	Salt Lake City, UT 84105	16-08-454-002-0000
CLASSIC CLEANERS INC	501 E 300 S	Salt Lake City, UT 84102	16-06-277-021-0000
CHOP SHOP	1596 E STRATFORD AVE	Salt Lake City, UT 84106	16-21-378-004-0000
CUMMINGS STUDIO CANDY	679 E 900 S	Salt Lake City, UT 84105	16-08-151-018-0000
STEUR AND FRIENDS	1344 S 2100 E	Salt Lake City, UT 84108	16-10-359-011-0000
C WILLIAM SPRINGER, D.D.S.	160 S 1000 E #310	Salt Lake City, UT 84102	16-05-135-027-0000
SOUTHEAST PHARMACY	2670 S 2000 E	Salt Lake City, UT 84109	16-21-479-023-0000
KC SMITH CO CPA PC	1330 S 1100 E	Salt Lake City, UT 84105	16-08-454-008-0000
SHINGLETON'S PFAFF	1533 S 1100 E	Salt Lake City, UT 84105	16-17-256-001-0000
JJ SHOOL'S FINE FURNITURE	780 S 500 E	Salt Lake City, UT 84102	16-07-210-022-0000
DOLLAR SHOP	679 S 700 E	Salt Lake City, UT 84102	16-08-102-011-0000
INTERMOUNTAIN EAR,NOSE&THOAT S	22 S 900 E	Salt Lake City, UT 84102	16-05-126-058-0000
PENELOPE'S	1670 E 1300 S #205	Salt Lake City, UT 84105	16-09-453-008-0000
DAVE'S SHOP 'N GO INC	1702 E 1700 S	Salt Lake City, UT 84108	16-16-258-001-0000
REAVELEY ENGINEERING & ASSOC I	1515 S 1100 E	Salt Lake City, UT 84105	16-17-210-036-0000
FIT WELL PROSTHETIC/ORTHOTIC	50 S 900 E #1	Salt Lake City, UT 84102	16-05-126-052-0000
RANDY'S RECORD SHOP	157 E 900 S	Salt Lake City, UT 84111	16-07-176-018-0000
SU CASA MEXICAN RESTAURANT	516 E 300 S	Salt Lake City, UT 84102	16-06-282-002-0000
FROST BOOK & RECORDS	1980 E 2700 S	Salt Lake City, UT 84106	16-21-480-034-0000
ALAN FRANK & ASSOCIATES INC	1524 S 1100 E	Salt Lake City, UT 84105	16-17-206-028-0000
GRAPHIC IMAGES/KC2 CORP	380 E 900 S	Salt Lake City, UT 84111	16-07-256-018-0000
GARRET EDWARD M	2091 E 1300 S #201	Salt Lake City, UT 84108	16-10-352-027-0000
HAIR STATION LTD & BARBER SUPL	1597 S 1100 E	Salt Lake City, UT 84105	16-17-257-005-0000
MIDDLETON UROLOGICAL ASSOC	1060 E 100 S #110	Salt Lake City, UT 84102	16-05-206-024-0000
GREENE STRUCTURAL	2091 E 1300 S #102	Salt Lake City, UT 84108	16-10-352-027-0000
GREAT AMERICAN DESIGNS	50 S 900 E #200	Salt Lake City, UT 84102	16-05-126-052-0000

H & R BLOCK TAX SERVICES INC	888 S 200 E		Salt Lake City, UT 84111	16-07-176-039-0000
PODIATRY CENTER CORPORATION	144 S 700 E		Salt Lake City, UT 84102	16-05-104-015-0000
HERITAGE CLEANERS	909 E 2700 S		Salt Lake City, UT 84106	16-20-379-019-0000
INTERMOUNTAIN GUITAR & BANJO	712 E 100 S		Salt Lake City, UT 84102	16-05-105-001-0000
INTERMOUNTAIN ALLERGY CLINIC	150 S 1000 E		Salt Lake City, UT 84102	16-05-135-019-0000
JENKINS DEAN LEWIS	964 E 900 S		Salt Lake City, UT 84105	16-08-183-002-0000
JOLLEY'S CORNER PHARMACY #2	1676 E 1300 S		Salt Lake City, UT 84105	16-09-453-008-0000
ORIENTAL FOOD MARKET	667 S 700 E		Salt Lake City, UT 84102	16-08-102-001-0000
KING'S ENGLISH THE	1511 S 1500 E		Salt Lake City, UT 84105	16-16-133-016-0000
NEIL O'DONNELL MORTUARY	372 E 100 S		Salt Lake City, UT 84111	16-06-205-008-0000
OBSTETRICS & GYNECOLOGY	850 E 300 S	#1	Salt Lake City, UT 84102	16-05-336-001-0000
LARSON DENTAL ASSOCIATES	928 E 100 S	#A	Salt Lake City, UT 84102	16-05-132-001-0000
LUDLOW THOMAS H DDS	850 E 300 S	#3	Salt Lake City, UT 84102	16-05-336-001-0000
ANNAS TAILORING	362 E 900 S		Salt Lake City, UT 84111	16-07-256-025-0000
SUTTON JAMES M DDS	850 E 300 S	#9	Salt Lake City, UT 84102	16-05-336-001-0000
VINCENT DESIGN GROUP INC	401 E 1700 S		Salt Lake City, UT 84115	16-18-258-008-0000
LA FRONTERA CAFE (400 SO)	1236 W 400 S		Salt Lake City, UT 84104	15-02-306-028-0000
INTERNATIONAL DOWN & FEATHER	1455 S 1100 E		Salt Lake City, UT 84105	16-17-209-001-0000
ALPINE FOREIGN REPAIR	341 E 900 S		Salt Lake City, UT 84111	16-07-251-016-0000
JENSEN: JAY D DDS	2043 E 2700 S		Salt Lake City, UT 84109	16-22-353-030-0000
VERNON E BUSH ARCHITECT	1473 S 1100 E	#D	Salt Lake City, UT 84105	16-17-209-003-0000
LABORATORY CORP OF AMERICA	1060 E 100 S	#L-7	Salt Lake City, UT 84102	16-05-206-024-0000
LAMP COMPANY THE, LLC	1443 S 700 E		Salt Lake City, UT 84105	16-17-107-002-0000
PIE PIZZERIA THE	1320 E 200 S		Salt Lake City, UT 84102	16-04-151-018-0000
SILVER NEEDLE TAILOR SHOP	1407 S 1100 E		Salt Lake City, UT 84105	16-17-207-005-0000
DOMINOS PIZZA #7507	702 S 700 E		Salt Lake City, UT 84102	16-08-105-005-0000
EASTRIDGE OBSTETRICS & GYNECOL	1060 E 100 S	#400	Salt Lake City, UT 84102	16-05-206-024-0000
EVANS TIMOTHY DDS	928 E 100 S	#E	Salt Lake City, UT 84102	16-05-132-001-0000
MORTENSEN: SPENCER	462 E 100 S		Salt Lake City, UT 84111	16-06-206-014-0000
COOP PROPERTY MANAGEMENT INC	925 E 900 S	#22	Salt Lake City, UT 84105	16-08-179-031-0000
PAMELA L. JOWETT	1545 S 1100 E		Salt Lake City, UT 84105	16-17-256-002-0000
NIELSEN: RICHARD PC	22 S 900 E		Salt Lake City, UT 84102	16-05-126-058-0000
CRAYTON R WALKER DDS MD	1060 E 100 S	#204	Salt Lake City, UT 84102	16-05-206-024-0000
MARKET STREET BROILER	258 S 1300 E		Salt Lake City, UT 84102	16-05-278-024-0000
CANNON DAVID H DDS	1060 E 100 S	#307	Salt Lake City, UT 84102	16-05-206-024-0000
FEDEX OFFICE AND PRINT SERVICES	204 S UNIVERSITY ST		Salt Lake City, UT 84102	16-04-151-004-0000
RICHARDS: ROBERT S DDS	1060 E 100 S	#301	Salt Lake City, UT 84102	16-05-206-024-0000

BIG EDS	210 S UNIVERSITY ST		Salt Lake City, UT 84102	16-04-151-004-0000
ALTA PACIFIC	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
CHILDRENS HOUR THE	898 S 900 E		Salt Lake City, UT 84102	16-08-178-008-0000
BUCKMILLER MICHAEL B DDS	2043 E 2700 S		Salt Lake City, UT 84109	16-22-353-030-0000
MASIHIDAS DAVID	150 S 1000 E	#100	Salt Lake City, UT 84102	16-05-135-019-0000
BORGENICHT LOUIS MD	850 E 300 S	#5	Salt Lake City, UT 84102	16-05-336-001-0000
KYOTO INC	1080 E 1300 S		Salt Lake City, UT 84105	16-08-454-004-0000
PROTEL INC	1336 S 1100 E		Salt Lake City, UT 84105	16-08-454-009-0000
ODYSSEY HOUSE	344 E 100 S	#301	Salt Lake City, UT 84111	16-06-205-023-0000
HANDY PANTRY	1252 W 400 S		Salt Lake City, UT 84104	15-02-302-020-0000
EVANS JOE AUTOMOTIVE CENTER	390 E 1300 S		Salt Lake City, UT 84115	16-07-456-018-0000
SALT LAKE DANCE CENTER	2668 S 2000 E		Salt Lake City, UT 84109	16-21-479-023-0000
TAYLOR MILT & ASSOCIATES	925 E 900 S	#31	Salt Lake City, UT 84105	16-08-179-031-0000
UNIVERSITY HOUSE	1310 E 200 S		Salt Lake City, UT 84102	16-05-279-001-0000
KATHI COHEN	926 E 900 S		Salt Lake City, UT 84105	16-08-182-013-0000
JCCO INC	174 E 800 S		Salt Lake City, UT 84111	16-07-176-040-0000
JOHNS REALTY	2670 S 2000 E		Salt Lake City, UT 84109	16-21-479-023-0000
CELEBRATE YOURSELF INC	344 E 100 S	#102	Salt Lake City, UT 84111	16-06-205-023-0000
CHAMELEON ART WEAR INC	1065 E 900 S		Salt Lake City, UT 84105	16-08-252-013-0000
PAPANIKOLAS TUCKER & CO	2666 S 2000 E	#101	Salt Lake City, UT 00000	16-21-479-023-0000
ADT SECURITY SERVICES INC	536 E 300 S		Salt Lake City, UT 84102	16-06-282-007-0000
CENTER FOR TRANSPERSONAL THERA	989 E 900 S	#A2	Salt Lake City, UT 84105	16-08-180-048-0000
BANBURY CROSS	705 S 700 E		Salt Lake City, UT 84102	16-08-106-034-0000
WESTERN RIVERS FLYFISHER	1071 E 900 S		Salt Lake City, UT 84105	16-08-252-014-0000
GYPSY MOON EMPORIUM	1011 E 900 S		Salt Lake City, UT 84105	16-08-251-043-0000
SPECTRUM GEMS INC	1115 S 900 E		Salt Lake City, UT 84105	16-08-333-001-0000
HARRISON THOMAS G	1670 E 1300 S	#204	Salt Lake City, UT 84105	16-09-453-008-0000
ROSE LAUNDRY	904 E 300 S		Salt Lake City, UT 84102	16-05-184-001-0000
SLAUGH'S CAR CARE INC	807 E 200 S		Salt Lake City, UT 84102	16-05-161-007-0000
KENJI OKUMA	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
WORKSPACE DESIGN	682 S 700 E		Salt Lake City, UT 84102	16-08-101-008-0000
STEEL ENCOUNTERS INC	525 E 300 S		Salt Lake City, UT 84102	16-06-277-033-0000
PERSONALIZED SERVICE CO	174 E 800 S		Salt Lake City, UT 84111	16-07-176-040-0000
TAYLOR: DORAN LLC	1701 S 900 E		Salt Lake City, UT 84105	16-17-183-017-0000
MULCOCK INC	1486 S 1100 E		Salt Lake City, UT 84105	16-17-205-015-0000
MONDRAGON GENE BARBER SHOP	1007 E 900 S		Salt Lake City, UT 84105	16-08-251-042-0000
JOES REPAIR SHOP	390 E 1300 S		Salt Lake City, UT 84115	16-07-456-018-0000

MOUNTAINSIDE MEDICAL INC	779 S 200 E		Salt Lake City, UT 84111	16-07-129-015-0000
TOP STOP CONVENIENCE STORE	1306 S 2100 E		Salt Lake City, UT 84108	16-10-359-005-0000
ACE HAIR COMPANY	1556 S 500 E		Salt Lake City, UT 84105	16-18-255-033-0000
SCOGGINS VIOLIN SHOP	302 E 900 S		Salt Lake City, UT 84111	16-07-184-001-0000
SEGO GALLERY	620 E 100 S		Salt Lake City, UT 84102	16-06-229-011-0000
RINGER INC THE	1514 S 1100 E	#A	Salt Lake City, UT 84105	16-17-206-028-0000
CASTLEWICK INC	1059 E 900 S	#D7	Salt Lake City, UT 84105	16-08-252-011-0000
VALLEY GREEN LANDSCAPE MAINT	1586 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-378-001-0000
PATTY M. PATTON	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
CAROLYN LEWIS	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
THERESA WINKLE	1386 S 1100 E	#110	Salt Lake City, UT 84105	16-17-204-021-0000
STEUR ROBERT & FRIENDS	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
A APPLIANCE & REF SER	501 E 2700 S		Salt Lake City, UT 84106	16-19-476-059-0000
KELEN & MASON	925 E 900 S	#26	Salt Lake City, UT 84105	16-08-179-031-0000
LIGHT SPOT	1043 E 900 S		Salt Lake City, UT 84105	16-08-251-047-0000
UIPI INVESTMENT COMPANY	313 E 900 S		Salt Lake City, UT 84111	16-07-179-018-0000
FRAMPTONS CLEANERS	1336 S 2100 E		Salt Lake City, UT 84108	16-10-359-009-0000
FINNISH TOUCH DAY SPA	1301 S 2100 E		Salt Lake City, UT 84108	16-10-360-001-0000
ALL AGES HEALTH CENTER	850 E 300 S	#4	Salt Lake City, UT 84102	16-05-336-001-0000
FIGARO SALON	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
SHANNON HANSEN	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
PAMELA LANNINGHAM	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
ARCTIC CIRCLE RESTAURANTS INC	525 E 1700 S		Salt Lake City, UT 84105	16-18-281-010-0000
UTAH PAINTING RESTORATION & ART CONSERVATION	1007 E 900 S	#A	Salt Lake City, UT 84105	16-08-251-042-0000
JULIE GRONMARK	1545 S 1100 E		Salt Lake City, UT 84105	16-17-256-002-0000
WASATCH MOUNTAIN MARKETING INC	449 E 900 S		Salt Lake City, UT 84111	16-07-255-022-0000
STACY PETERSEN	344 E 100 S	#102	Salt Lake City, UT 84111	16-06-205-023-0000
GREAT HARVEST BREAD COMPANY	905 E 900 S		Salt Lake City, UT 84105	16-08-179-015-0000
STUDIO NINE	926 E 900 S		Salt Lake City, UT 84105	16-08-182-013-0000
ZABRISKIE RON	1307 S 900 E		Salt Lake City, UT 84105	16-08-383-001-0000
JONI LOYOLA	1592 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-378-003-0000
SANDRA SEIFERT	1307 S 900 E		Salt Lake City, UT 84105	16-08-383-001-0000
JEANNE KELLY	2670 S 2000 E	#202	Salt Lake City, UT 84109	16-21-479-023-0000
CELEBRATE YOURSELF	344 E 100 S	#102	Salt Lake City, UT 84111	16-06-205-023-0000
ANN MARIE NIELSEN	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
NAIL RETREAT THE	1545 S 1100 E		Salt Lake City, UT 84105	16-17-256-002-0000

UTAH SAFETY/EMISSION TEST INC	1706 S 900 E		Salt Lake City, UT 84105	16-17-182-007-0000
KYLE T. CURTIS DDS P.C.	160 S 1000 E	#230	Salt Lake City, UT 84102	16-05-135-027-0000
RD NIELSON PC	1354 S 2100 E		Salt Lake City, UT 84108	16-15-101-026-0000
VALLEY FOOT & ANKLE CLINIC	850 E 300 S	#2	Salt Lake City, UT 84102	16-05-336-001-0000
KERMAN DESIGN INC	1390 S 1100 E	#106	Salt Lake City, UT 84105	16-17-204-033-0000
FELT ERIC C DDS	215 S 1000 E	#E	Salt Lake City, UT 84102	16-05-252-017-0000
DEAN B CONNOLLY DDS	1963 E 2700 S		Salt Lake City, UT 84106	16-21-479-009-0000
KIMBERLY BRADLEY/ROBERT STEUR	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
ULTIMATE VACATIONS	1568 S 1100 E		Salt Lake City, UT 84105	16-17-252-012-0000
MCCULLOUGH CONSTRUCTION COMPAN	1567 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-328-034-0000
BACKFLOW PREVENTION SUPPLY	962 E 900 S		Salt Lake City, UT 84105	16-08-183-002-0000
STUART S CLARK	1556 S 500 E		Salt Lake City, UT 84105	16-18-255-033-0000
BOWEN: BRADFORD D, DDS	1356 S 2100 E		Salt Lake City, UT 84108	16-15-101-026-0000
CIRCLE POTTERY	232 E 800 S		Salt Lake City, UT 84111	16-07-177-009-0000
DESIGNER WHOLESALE, INC.	854 E 900 S		Salt Lake City, UT 84105	16-08-181-001-0000
POLLARD ARCHITECTS LC	256 E 100 S		Salt Lake City, UT	16-06-129-033-0000
BEANS AND BREWS COFFEE HOUSE	906 S 500 E		Salt Lake City, UT 84105	16-07-260-023-0000
MILLER: STEVEN K. M.D, PC	22 S 900 E		Salt Lake City, UT 84102	16-05-126-058-0000
DIXON & ASSOCIATES	833 S 200 E		Salt Lake City, UT 84111	16-07-177-013-0000
LANDRY JEFF DESIGN	1534 S 1100 E		Salt Lake City, UT 84105	16-17-251-027-0000
STEVEN PETERSON	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
UNIVERSITY PET CLINIC	952 E 900 S		Salt Lake City, UT 84105	16-08-183-001-0000
TAMARA SALT	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
RICHARDS MICHAEL F DDS	2091 E 1300 S	#205	Salt Lake City, UT 84108	16-10-352-027-0000
CONTRACT DESIGN SERVICES	2666 S 2000 E		Salt Lake City, UT 00000	16-21-479-023-0000
OLEENS BODY & HAIR CARE	1312 S 1700 E		Salt Lake City, UT 84108	16-09-453-008-0000
RIVERSONG MASSAGE	1390 S 1100 E	#107	Salt Lake City, UT 84105	16-17-204-033-0000
ROYALL STEVEN P DPM	1060 E 100 S	#100	Salt Lake City, UT 84102	16-05-206-024-0000
HERRSCHER SERVICES	325 E 900 S		Salt Lake City, UT 84111	16-07-251-015-0000
HENRIE'S DRY CLEANERS	1340 S 2100 E		Salt Lake City, UT 84108	16-10-359-010-0000
1390 SOUTH MANAGMENT	1390 S 1100 E	#104	Salt Lake City, UT 84105	16-17-204-033-0000
GARDEN STORE THE	678 S 700 E		Salt Lake City, UT 84102	16-08-101-008-0000
SHEAR EXCELLENCE	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
SOMERS JARAMILLO & ASSOCIATES	231 S 1300 E		Salt Lake City, UT 84102	16-05-279-009-0000
YOU'RE THE BOSS INC	401 E 900 S		Salt Lake City, UT 84111	16-07-255-013-0000

VINCENT APPRAISAL SERVICE	1486 S 1100 E		Salt Lake City, UT 84105	16-17-205-015-0000
LIBERTY HEIGHTS FRESH	1290 S 1100 E		Salt Lake City, UT 84105	16-08-452-034-0000
DON R AUSTIN LCSW PC	1390 S 1100 E	#101	Salt Lake City, UT 84105	16-17-204-033-0000
MELEWA	416 E 900 S		Salt Lake City, UT 84111	16-07-259-058-0000
J A L ARCHITECTS	1057 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
HOUSING CORPORATION OF AMERICA	1592 S 1100 E		Salt Lake City, UT 84105	16-17-253-029-0000
AJC ARCHITECTS PC	703 E 1700 S		Salt Lake City, UT 84105	16-17-156-003-0000
PEGUS RESEARCH INC	1425 S 700 E		Salt Lake City, UT 84105	16-17-107-001-0000
MARY H MARK AND ASSOC	346 E 900 S		Salt Lake City, UT 84111	16-07-256-004-0000
CHIPMAN RALPH D CPA/MGT CONSUL	1558 S 1100 E		Salt Lake City, UT 84105	16-17-251-031-0000
GIN FINANCIAL SERVICES	1390 S 1100 E	#204	Salt Lake City, UT 84105	16-17-204-033-0000
DON BRADY DESIGN LLC	1301 S 2100 E		Salt Lake City, UT 84108	16-10-360-001-0000
WHITE DOT SOLUTIONS, INC.	1358 W INDIANA AVE		Salt Lake City, UT 84104	15-10-237-009-0000
ABILITY WHOLESALE AND DISTRIBU	369 E 900 S	#259	Salt Lake City, UT 84111	16-07-252-038-0000
BARKER J BRUCE CPA PC	2666 S 2000 E	#101	Salt Lake City, UT 00000	16-21-479-023-0000
RED KILN CONNECTION THE	393 E 1700 S		Salt Lake City, UT 84115	16-18-254-038-0000
TNT FIREWORKS	1638 S 900 E		Salt Lake City, UT 84105	16-17-178-019-0000
SYNERGY CENTER INC	336 E 900 S		Salt Lake City, UT 84111	16-07-256-002-0000
PETTIT MARK L D D S	1060 E 100 S	#302	Salt Lake City, UT 84102	16-05-206-024-0000
ACAPULCO MARKET	1430 W INDIANA AVE		Salt Lake City, UT 84104	15-10-236-011-0000
TRACES INC	1432 S 1100 E		Salt Lake City, UT 84105	16-17-204-034-0000
DOG SHOW THE	1508 S 1500 E		Salt Lake City, UT 84105	16-16-110-028-0000
HEREDILAB INC	1060 E 100 S	#109	Salt Lake City, UT 84102	16-05-206-024-0000
CAFFE EXPRESSO	902 S 1100 E		Salt Lake City, UT 84105	16-08-256-023-0000
CANNON AND MATCH PC	573 E 300 S		Salt Lake City, UT 84102	16-06-279-010-0000
NATIONAL CLINICAL RESOURCES IN	1060 E 100 S	#106	Salt Lake City, UT 84102	16-05-206-024-0000
LAS AMERICAS TRAVEL LLC	145 E 900 S	#4	Salt Lake City, UT 84111	16-07-176-015-0000
MACHOL KENNARD VINTAGE INSTRAM	712 E 100 S		Salt Lake City, UT 84102	16-05-105-001-0000
SMITH & ANDERSON CPA L.C.	1558 S 1100 E		Salt Lake City, UT 84105	16-17-251-031-0000
CONTINENTAL CLEANERS	902 S 900 E		Salt Lake City, UT 84105	16-08-181-019-0000
LUISAS SHIRT FACTORY	902 S 900 E	#REAR	Salt Lake City, UT 84105	16-08-181-019-0000
PINON MARKET AND CAFE LC	2095 E 1300 S		Salt Lake City, UT 84108	16-10-352-028-0000
HEWARD TIMOTHY S DR	1060 E 100 S	#205	Salt Lake City, UT 84102	16-05-206-024-0000
COGNITECH CORPORATION	1060 E 100 S	#306	Salt Lake City, UT 84102	16-05-206-024-0000
COUNTRY HOME THE	1058 E 900 S		Salt Lake City, UT 84105	16-08-256-002-0000

MAKRIS WHITE REAL ESTATE	1588 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-378-002-0000
STARBUCKS COFFEE #5310	1527 S 1500 E		Salt Lake City, UT 84105	16-16-133-019-0000
MORRISON & MORRISON	352 E 900 S		Salt Lake City, UT 84111	16-07-256-005-0000
A P MANAGEMENT	675 S 400 E		Salt Lake City, UT 84111	16-07-204-006-0000
STARBUCKS COFFEE #5339	902 E 900 S		Salt Lake City, UT 84105	16-08-182-001-0000
WELLS FARGO BANK WEST NA	235 S 1300 E		Salt Lake City, UT 84102	16-05-279-005-0000
ALPINE MEDICAL GROUP LLC	1060 E 100 S	#L10	Salt Lake City, UT 84102	16-05-206-024-0000
ALPINE MEDICAL GROUP	1060 E 100 S	#400	Salt Lake City, UT 84102	16-05-206-024-0000
KOI	1301 S 900 E	#7	Salt Lake City, UT 84105	16-08-383-001-0000
SOUTHEAST SUPER MARKET INC	422 E 900 S		Salt Lake City, UT 84111	16-07-259-058-0000
BEANS & BREWS COFFEE HOUSE	2707 S HIGHLAND DR		Salt Lake City, UT 84106	16-20-482-001-0000
ARTS OF THE WORLD GALLERY	802 S 600 E		Salt Lake City, UT 84102	16-07-277-015-0000
DESIGNERS RESOURCE CENTER LLC	2253 S 500 E		Salt Lake City, UT 84106	16-19-276-003-0000
BLACKWELL JANE M PHD	2005 E 2700 S	#180	Salt Lake City, UT 84109	16-22-353-028-0000
FIGARO LLC	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
BLUE COCKATOO	1005 E 900 S		Salt Lake City, UT 84105	16-08-251-041-0000
REBECCA LEVANGER	1670 E 1300 S	#202	Salt Lake City, UT 84105	16-09-453-008-0000
EINSTEIN BROS BAGEL #1394	240 S 1300 E		Salt Lake City, UT 84102	16-05-278-021-0000
EINSTEIN BROS BAGEL #724	1520 S 1500 E		Salt Lake City, UT 84105	16-16-110-030-0000
OSCAR P GARCIA	926 E 900 S		Salt Lake City, UT 84105	16-08-182-013-0000
AAA POSTAL SHOP	369 E 900 S		Salt Lake City, UT 84111	16-07-252-038-0000
STRESS REDUCTION THERAPIES	1518 S 1100 E		Salt Lake City, UT 84105	16-17-206-028-0000
TAGGES FAMOUS FRUIT	902 S 900 E		Salt Lake City, UT 84105	16-08-181-019-0000
BACKYARD BIRDS	2698 S HIGHLAND DR		Salt Lake City, UT 84106	16-20-476-046-0000
SULISHA CREATIONS	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
DOOR & WINDOW BARGAINS	1314 S 500 E	#28	Salt Lake City, UT 84105	16-07-459-027-0000
ICON REMODELING INC	1448 E 2700 S		Salt Lake City, UT 84106	16-21-359-011-0000
LA TEJANITA	1415 W INDIANA AVE		Salt Lake City, UT 84104	15-10-277-008-0000
LISA M ROMERO	1592 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-378-003-0000
SALON BLISS	1549 S 1100 E	#B	Salt Lake City, UT 84105	16-17-256-003-0000
FREELANCE EXPRESS	352 E 900 S		Salt Lake City, UT 84111	16-07-256-005-0000
CHIS SUNSHINE CENTER	1378 S 1100 E		Salt Lake City, UT 84105	16-17-204-020-0000
LARSEN LARRY B PC	352 E 900 S		Salt Lake City, UT 84111	16-07-256-005-0000
IGAGE MAPPING CORPORATION	1545 S 1100 E	#3	Salt Lake City, UT 84105	16-17-256-002-0000
KWAL HOWELLS INC	1640 S 1100 E		Salt Lake City, UT 84105	16-17-254-024-0000
EDWARD A KUBICEK	1545 S 1100 E	#4	Salt Lake City, UT 84105	16-17-256-002-0000
MAVERIK COUNTRY STORES INC#330	310 S 900 E		Salt Lake City, UT 84102	16-05-180-006-0000

MAVERIK COUNTRY STORES INC#326	710 E 2700 S		Salt Lake City, UT 84106	16-20-355-028-0000
DEYOUNG AMBER	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
NATIONAL STOCK TRANSFER INC	1512 S 1100 E	#B	Salt Lake City, UT 84105	16-17-206-028-0000
KELLEY MOUNTFORD	1553 S 1100 E		Salt Lake City, UT 84105	16-17-256-004-0000
TAGGES FAMOUS FRUIT LLC	1326 S 2100 E		Salt Lake City, UT 84108	16-10-359-006-0000
EMILY ELISE BALMER	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
KHALED SALEM/STEUR AND FRIENDS	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
CHOICEPOINT THERAPEUTIC SERVI	1390 S 1100 E	#203	Salt Lake City, UT 84105	16-17-204-033-0000
DANCE OF LIFE COUNSELING AND CONSULTING, THE	1390 S 1100 E	#202	Salt Lake City, UT 84105	16-17-204-033-0000
CLUB UTAH RESORT GROUP LLC	1670 E 1300 S	#202	Salt Lake City, UT 84105	16-09-453-008-0000
HIP AND HUMBLE	1043 E 900 S		Salt Lake City, UT 84105	16-08-251-047-0000
WEB OF LIFE WELLNESS CENTER	989 E 900 S	#A-1	Salt Lake City, UT 84105	16-08-180-048-0000
ERIN TANNER	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
GONZO GUITARS	1311 S 900 E		Salt Lake City, UT 84105	16-08-383-002-0000
THOMAS WELSH	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
DARRELL DEE GREGORY	1312 S 1700 E	#1	Salt Lake City, UT 84108	16-09-453-008-0000
MAZZA LLC	1515 S 1500 E		Salt Lake City, UT 84105	16-16-133-017-0000
BARRETTS AUTOMOTIVE SAFETY SER	2695 S 900 E		Salt Lake City, UT 84106	16-20-379-018-0000
COFFEE GARDEN LC, THE	878 E 900 S		Salt Lake City, UT 84105	16-08-181-018-0000
FLOWER EXCHANGE/TWIGS & CO. LC	1616 S 1100 E		Salt Lake City, UT 84105	16-17-253-033-0000
SALINA BRUNSON	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
ACCENTUATE SALES	2225 S 500 E	#10	Salt Lake City, UT 84106	16-19-230-021-0000
SAX ROMNEY FLORIST	1549 S 1100 E	#D	Salt Lake City, UT 84105	16-17-256-003-0000
NELSON MICHELLE M	1355 S 1100 E		Salt Lake City, UT 84105	16-17-226-033-0000
E GEERTSEN SALON	1386 S 1100 E	#3C	Salt Lake City, UT 84105	16-17-204-021-0000
ROXY CARMICHAELS HAIR SALON	1058 E 900 S		Salt Lake City, UT 84105	16-08-256-002-0000
GREAT GARB INC	1510 S 1500 E		Salt Lake City, UT 84105	16-16-110-028-0000
EMIGRATION MARKET	1706 E 1300 S		Salt Lake City, UT 84108	16-09-457-001-0000
SPELLBOUND	1433 S 1100 E		Salt Lake City, UT 84105	16-17-208-029-0000
RANKS DAVID M	925 E 900 S	#23	Salt Lake City, UT 84105	16-08-179-031-0000
JC JAMES AND ASSOCIATES	1486 S 1100 E		Salt Lake City, UT 84105	16-17-205-015-0000
ENERGY INSTITUTE THE	989 E 900 S	#A1	Salt Lake City, UT 84105	16-08-180-048-0000
EMISSIONS XPRESS	1486 S 1100 E		Salt Lake City, UT 84105	16-17-205-015-0000
VUG THE	872 E 900 S		Salt Lake City, UT 84105	16-08-181-004-0000

IHC BRYNER PHYSICAL THERAPY	850 E 300 S	#6	Salt Lake City, UT 84102	16-05-336-001-0000
RICO MEXICAN MARKET	779 S 500 E		Salt Lake City, UT 84102	16-07-230-012-0000
JODI VIGIL	2694 S HIGHLAND DR		Salt Lake City, UT 84106	16-20-476-045-0000
ELENA LAWRENCE	1553 S 1100 E		Salt Lake City, UT 84105	16-17-256-004-0000
KYOKO KITCHEN	702 S 300 E		Salt Lake City, UT 84111	16-07-130-016-0000
ABILITY PROSTHETIC SYSTEMS INC	750 E 100 S		Salt Lake City, UT 84102	16-05-105-010-0000
SUZANNE GALLEGOS	926 E 900 S		Salt Lake City, UT 84105	16-08-182-013-0000
CAPITOL HILL ARCHITECTURE CON	814 E 100 S		Salt Lake City, UT 84102	16-05-129-004-0000
BLADE WORK HAIR STUDIO	1340 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
MARTI DUMAS	1340 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
DR ELDERS DENTAL LAB	1060 E 100 S	#200	Salt Lake City, UT 84102	16-05-206-024-0000
D GEORGE HANSEN INC	254 E 100 S		Salt Lake City, UT 84111	16-06-129-033-0000
BABYDOLLS ESCORTS	145 E 900 S	#2	Salt Lake City, UT 84111	16-07-176-015-0000
VINICO INC	258 E 100 S		Salt Lake City, UT 84111	16-06-129-033-0000
A & C COLE INC / FIGARO	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
LORI RAY	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
WEED QUEEN CORP	174 E 800 S		Salt Lake City, UT 84111	16-07-176-040-0000
CITY CREEK PROPERTY MGNT LLC	925 E 900 S		Salt Lake City, UT 84105	16-08-179-031-0000
HILLS CONSTRUCTION INC	2225 S 500 E	#200	Salt Lake City, UT 84106	16-19-230-021-0000
ORCHID DYNASTY THE	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
AURORA DESIGN ASSOCIATES INC	1308 S 1700 E	#203	Salt Lake City, UT 84108	16-09-453-008-0000
MASTER CLEANING LC	50 S 900 E	#322	Salt Lake City, UT 84102	16-05-126-052-0000
CONTENDER BICYCLES	875 E 900 S		Salt Lake City, UT 84105	16-08-178-008-0000
HOUSE OF BREAD	2005 E 2700 S	#D	Salt Lake City, UT 84109	16-22-353-028-0000
AVENUES PET CLINIC	350 E 100 S		Salt Lake City, UT 84111	16-06-205-005-0000
STUDIO SALON	1446 E 2700 S		Salt Lake City, UT 84106	16-21-359-011-0000
RICHARDSON QUANN ASSOCIATES LL	814 E 100 S		Salt Lake City, UT 84102	16-05-129-004-0000
PIE PIZZERIA DELIVERY LLC THE	273 S 1300 E		Salt Lake City, UT 84102	16-05-279-006-0000
CALEANA NELSON	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
THE PARIS	1500 S 1500 E		Salt Lake City, UT 84105	16-16-110-027-0000
KOSHER ON THE GO	1575 S 1100 E		Salt Lake City, UT 84105	16-17-257-002-0000
GROCERY STORE THE	1224 S 400 E		Salt Lake City, UT 84111	16-07-455-019-0000
INTERMOUNTAIN MEDICAL SPECIALI	779 S 200 E	#A	Salt Lake City, UT 84111	16-07-129-015-0000
ATLAS PROFILAX OF UTAH	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
JENIFER INDRESANO LMT	1355 S 1100 E	#B	Salt Lake City, UT 84105	16-17-226-033-0000
RITUALS SALON & DAY SPA	2005 E 2700 S	#A-1	Salt Lake City, UT 84109	16-22-353-028-0000
NUOVA IMMAGINE BEAUTY SALON	145 E 900 S	#3	Salt Lake City, UT 84111	16-07-176-015-0000

KOO DE KER LC	1037 E 900 S		Salt Lake City, UT 84105	16-08-251-046-0000
GENESIS DENTAL OF SALT LAKE LLC	1060 E 100 S	#205	Salt Lake City, UT 84102	16-05-206-024-0000
CARDON-FERRO CREATIVE LLC	859 E 900 S	#205	Salt Lake City, UT 84105	16-08-178-010-0000
IMAGESTOCKHOUSE INC	1060 E 100 S	#306	Salt Lake City, UT 84102	16-05-206-024-0000
SALT LAKE FILM SOCIETY	876 E 900 S		Salt Lake City, UT 84105	16-08-181-017-0000
EXCLUSIVE CLOTHING	1826 E 2700 S	#1	Salt Lake City, UT 84106	16-21-480-001-0000
BLADEWORK HAIR STUDIO	1340 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
ELEMENTAL BALANCE, INC.	1393 S 1100 E		Salt Lake City, UT 84105	16-17-207-003-0000
FLOWER PATCH	2685 S 700 E		Salt Lake City, UT 84106	16-20-352-014-0000
HOLLY WRAY	926 E 900 S		Salt Lake City, UT 84105	16-08-182-013-0000
KID TO KID FRANCHISE SYSTEM IN	170 S 1000 E		Salt Lake City, UT 84102	16-05-135-028-0000
APPARITION INK, LLP	1453 S 700 E		Salt Lake City, UT 84105	16-17-107-004-0000
NICOLE HIRASE-BAKER	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
LINDSAY ANDERSON	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
BEAUTY BY SUZY	2005 E 2700 S		Salt Lake City, UT 84109	16-22-353-028-0000
CORNER MARKET STORE LLC	203 E HAMPTON AVE		Salt Lake City, UT 84111	16-07-330-003-0000
REDLIGHT MUSIK CORPORATION	2225 S 500 E	#16	Salt Lake City, UT 84106	16-19-230-021-0000
CAHOOTS CARDS & GIFTS	878 E 900 S		Salt Lake City, UT 84105	16-08-181-018-0000
XOCOLATE	863 E 700 S		Salt Lake City, UT 84102	16-08-126-021-0000
MICHELLE GRAY	1340 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
EVOLUTIONARY HR	1115 S 900 E		Salt Lake City, UT 84105	16-08-333-001-0000
STEPHANIE D LARSEN - BLADEWORK	1340 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
ANGEL M PEARSON	1340 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
SALT LAKE CLEANING & LEATHER	265 E 900 S		Salt Lake City, UT 84111	16-07-178-031-0000
BODY WISDOM	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
COCOA CAFFE	282 E 900 S		Salt Lake City, UT 84111	16-07-181-016-0000
PAULA SHEPHERD	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
ALTERNATIVE USES	470 E 900 S		Salt Lake City, UT 84111	16-07-260-006-0000
GREG GRIGOR SARKISYAN	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
OLD DUTCH STORE PARTNERS INC	2696 S HIGHLAND DR		Salt Lake City, UT 84106	16-20-476-045-0000
OLD DUTCH STORE PROPERTIES LLC	2696 S HIGHLAND DR		Salt Lake City, UT 84106	16-20-476-045-0000
FASHION AVENUE	655 E 200 S		Salt Lake City, UT 84102	16-05-104-014-0000
ANDREAN SELINA LMT	2225 S 500 E	#11	Salt Lake City, UT 84106	16-19-230-021-0000
SOUL SPRING MASSAGE	1343 S 1100 E		Salt Lake City, UT 84105	16-08-479-001-0000
GUIDED EXPLORATION	2738 S 2000 E		Salt Lake City, UT 84109	16-21-480-046-0000
MODALITI, LLC	2225 S 500 E	#206	Salt Lake City, UT 84106	16-19-230-021-0000

RYAN MCCORMICK	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
ARISTOS GREEK RESTAURANT & CAFE	224 S 1300 E		Salt Lake City, UT 84102	16-05-278-019-0000
SHANEL LUDLOW	1386 S 1100 E		Salt Lake City, UT 84105	16-17-204-021-0000
DEPAULIS RISK MANAGEMENT INC	925 E 900 S	#30	Salt Lake City, UT 84105	16-08-179-031-0000
FRESCO ITALIAN CAFE	1513 S 1500 E		Salt Lake City, UT 84105	16-16-133-016-0000
ASHLEY E BELLON	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
FOUR WINDS HEALING ARTS CENTER	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
ALCALA LAW FIRM	1380 W INDIANA AVE		Salt Lake City, UT 84104	15-10-236-019-0000
FINANCIAL PLANNING OFFICE, LLC	1308 S 1700 E	#208	Salt Lake City, UT 84108	16-09-453-008-0000
DAYSHA MOORE	1061 E 900 S		Salt Lake City, UT 84105	16-08-252-012-0000
CARPETS USA INC	1400 S 1100 E		Salt Lake City, UT 84105	16-17-204-025-0000
KATIE ANDERSEN APPRAISING	1486 S 1100 E		Salt Lake City, UT 84105	16-17-205-015-0000
DOLLAR TREE STORES INC #2670	812 E 200 S		Salt Lake City, UT 84102	16-05-162-022-0000
AMANDA BARDSLEY	1058 E 900 S		Salt Lake City, UT 84105	16-08-256-002-0000
CELLAR EMBROIDERY DOOR LLC	1301 S 2100 E		Salt Lake City, UT 84108	16-10-360-001-0000
KRISTEN DALZEN LMT	1569 S 1100 E		Salt Lake City, UT 84105	16-17-257-001-0000
RUBY HILL	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
TIM GIBBONS VIDEOGRAPHY	989 E 900 S	#B3	Salt Lake City, UT 84105	16-08-180-048-0000
HIGHLAND STAMP	1600 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-378-004-0000
SUSAN MASOTTI	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
SCHOFIELD APPRAISALS	1486 S 1100 E		Salt Lake City, UT 84105	16-17-205-015-0000
ANGELA RHINEHART, LMT	336 E 900 S		Salt Lake City, UT 84111	16-07-256-002-0000
AURA-HAIR & BODY STUDIO LLC	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
CANTON VILLAGE, S.L. DOWNTOWN	368 E 100 S		Salt Lake City, UT 84111	16-06-205-007-0000
CONSUMERS FINANCIAL COMPANY	307 E 900 S		Salt Lake City, UT 84111	16-07-179-017-0000
GREEN BUILDING CENTER INC	1952 E 2700 S		Salt Lake City, UT 84106	16-21-480-016-0000
LANA OLSEN / SHEAR EXCELLENCE	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
WHIMSY	2005 E 2700 S	#B	Salt Lake City, UT 84109	16-22-353-028-0000
TAHITI TANNING & SUPPLIES	1326 S 2100 E		Salt Lake City, UT 84108	16-10-359-006-0000
WASATCH MUSIC COACHING ACADEMY LLC	675 S 400 E		Salt Lake City, UT 84111	16-07-204-006-0000
EMILIEJAYNE LLC	801 S 800 E		Salt Lake City, UT 84102	16-08-176-001-0000
PAULA M SWANER PHD	2005 E 2700 S	#180	Salt Lake City, UT 84109	16-22-353-028-0000
FUEL MARKETING	703 E 1700 S	#100	Salt Lake City, UT 84105	16-17-156-003-0000
CLINT'S ART	145 E 900 S	#5	Salt Lake City, UT 84111	16-07-176-015-0000

SOUTH CHINA HOUSE BAKERY RESTAURANTING	428 E 900 S		Salt Lake City, UT 84111	16-07-259-058-0000
VANESSA SHUPUT	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
GREAT CLIPS FOR HAIR	906 E 900 S		Salt Lake City, UT 84105	16-08-182-001-0000
EATON & LARSEN LLC	1043 E 900 S		Salt Lake City, UT 84105	16-08-251-047-0000
DEVELOPMENT CONSULTING CORP	1676 E 1300 S	#206	Salt Lake City, UT 84105	16-09-453-008-0000
NAIL ROOM ARTISTIC ACADEMY THE	380 E 1700 S		Salt Lake City, UT 84115	16-18-260-018-0000
SLIC CITY VENTURES	1675 E 1300 S		Salt Lake City, UT 84105	16-09-452-017-0000
KATHLEEN BRATCHER L.M.T.	1555 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-328-037-0000
NOSTALGIA LLC	248 E 100 S		Salt Lake City, UT 84111	16-06-129-033-0000
FRAMES INCORPORATED	1321 S 2100 E		Salt Lake City, UT 84108	16-10-360-027-0000
JAMES STRINGHAM	1343 S 1100 E		Salt Lake City, UT 84105	16-08-479-001-0000
SORELLE SPA	1592 S 1100 E		Salt Lake City, UT 84105	16-17-253-029-0000
ALMOND DENTAL	850 E 300 S	#7	Salt Lake City, UT 84102	16-05-336-001-0000
EFFEL TOWER CATERING	1329 S 500 E		Salt Lake City, UT 84105	16-07-478-033-0000
DEXTERITY HAIR DESIGN	777 E 300 S		Salt Lake City, UT 84102	16-05-159-024-0000
JOURNEY IN TO ONE'S SELF HEALING MASSAGE	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
LIL MARC, INC	1390 S 1100 E	#204	Salt Lake City, UT 84105	16-17-204-033-0000
ELIZABETH ALLEN	888 S 200 E		Salt Lake City, UT 84111	16-07-176-039-0000
NEURODYNAMICS, LLC	1060 E 100 S	#L1	Salt Lake City, UT 84102	16-05-206-024-0000
CHARLOTTE'S	1085 E 900 S		Salt Lake City, UT 84105	16-08-252-020-0000
1800 GOT JUNK?	1473 S 1100 E	#K	Salt Lake City, UT 84105	16-17-209-003-0000
MCKEE LANGUAGE SCHOOL	1417 S 1100 E		Salt Lake City, UT 84105	16-17-208-001-0000
SYMETRIX	1569 S 1100 E		Salt Lake City, UT 84105	16-17-257-001-0000
SARA ZARR	1059 E 900 S	#D1	Salt Lake City, UT 84105	16-08-252-011-0000
EAR, NOSE & THROAT SURGERY CENTER OF UTAH	22 S 900 E	#2	Salt Lake City, UT 84102	16-05-126-058-0000
BLALOCK & PARTNERS	250 E 100 S		Salt Lake City, UT 84111	16-06-129-033-0000
1000 FACES MEDIA	925 E 900 S	#42	Salt Lake City, UT 84105	16-08-179-031-0000
HAFEN DESIGN	1409 S 900 E		Salt Lake City, UT 84105	16-17-133-001-0000
EDUARDOS BEAUTY SALON	167 E 900 S		Salt Lake City, UT 84111	16-07-176-019-0000
GANDOLFO'S NY DELI	201 S 1300 E		Salt Lake City, UT 84102	16-05-279-001-0000
UINISE WORLD FINANCIAL SERVICES	313 E 900 S		Salt Lake City, UT 84111	16-07-179-018-0000
FUN TIME KIDZ KARE INC	1248 S 300 E		Salt Lake City, UT 84111	16-07-378-035-0000
LASZLO BARATH DESIGN	145 E 900 S		Salt Lake City, UT 84111	16-07-176-015-0000
SANDRA M. SAVAS	344 E 100 S		Salt Lake City, UT 84111	16-06-205-023-0000

ASHLIE LONG	1553 S 1100 E		Salt Lake City, UT 84105	16-17-256-004-0000
SPIRITWOLF HEALING ARTS	1390 S 1100 E	#107	Salt Lake City, UT 84105	16-17-204-033-0000
REFLECTIVE ART STUDIO	301 E 1700 S		Salt Lake City, UT 84115	16-18-183-012-0000
BOLINE 1150 E LLC	1150 E 500 S		Salt Lake City, UT 84102	16-05-476-002-0000
KIMBERLY WARNER	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000
7-ELEVEN STORE #26794B	109 S 300 E		Salt Lake City, UT 84111	16-06-130-001-0000
A PLUS	364 S CONCORD ST		Salt Lake City, UT 84104	15-02-302-011-0000
IMAGEN DIFERENTE	367 E 900 S		Salt Lake City, UT 84111	16-07-252-023-0000
LISA DEFRANCE - SEAMSTRESS	925 E 900 S	#27	Salt Lake City, UT 84105	16-08-179-031-0000
CYCLESMITH	250 S 1300 E		Salt Lake City, UT 84102	16-05-278-023-0000
SHASTANET LLC	1060 E 100 S	#105	Salt Lake City, UT 84102	16-05-206-024-0000
TECHNICAL DEVELOPMENT SOLUTIONS, LLC	925 E 900 S	#38	Salt Lake City, UT 84105	16-08-179-031-0000
RAY'S BARBERSHOP	1328 S 2100 E		Salt Lake City, UT 84108	16-10-359-014-0000
RIGHT AT HOME DESIGN, INC	1370 S 2100 E		Salt Lake City, UT 84108	16-15-101-023-0000
BEVERLY HILLS CAKES	902 E LOGAN AVE		Salt Lake City, UT 84105	16-17-181-001-0000
ELEGANT TAILORING	673 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
EDNA MERRY WILCOCK	925 E 900 S	#27	Salt Lake City, UT 84105	16-08-179-031-0000
LUNAS ITALIAN ICE LLC	928 E 900 S		Salt Lake City, UT 84105	16-08-182-015-0000
BRINGHURST GROUP, THE	2091 E 1300 S	#103	Salt Lake City, UT 84108	16-10-352-027-0000
SALT CITY GUITAR STUDIO	301 E 1700 S		Salt Lake City, UT 84115	16-18-183-012-0000
EXPRESS PERSONNEL SERVICES	989 E 900 S	#B-1	Salt Lake City, UT 84105	16-08-180-048-0000
FREE SPEECH ZONE	411 S 800 E		Salt Lake City, UT 84102	16-05-330-005-0000
IT'S REIGNING CATS & DOGS, INC.	1604 S 1100 E		Salt Lake City, UT 84105	16-17-253-032-0000
CARRIE NEEDS	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
7-ELEVEN STORE #26836B	510 E 1300 S		Salt Lake City, UT 84105	16-07-478-001-0000
7-ELEVEN STORE #18633A	776 S 1300 E		Salt Lake City, UT 84102	16-08-231-027-0000
TACOS TEPECHE	1430 W INDIANA AVE		Salt Lake City, UT 84104	15-10-236-011-0000
LEONARD CONSULTING LLC	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
AUSTIN SILKS	1390 S 1100 E	#101	Salt Lake City, UT 84105	16-17-204-033-0000
CORE CONNECTION	1393 S 1100 E		Salt Lake City, UT 84105	16-17-207-003-0000
EVANS COUNSELING LLC	1670 E 1300 S	#210	Salt Lake City, UT 84105	16-09-453-008-0000
LANDIS LLC	1298 S 900 E		Salt Lake City, UT 84105	16-08-376-033-0000
ABODE	1720 S 900 E		Salt Lake City, UT 84105	16-17-182-005-0000
LIBERTY COIN LAUNDRY & DRY CLEANING	309 E 1300 S		Salt Lake City, UT 84115	16-07-383-006-0000
SANDALWOOD MASSAGE & GIFTS INC	1441 S 1100 E		Salt Lake City, UT 84105	16-17-208-006-0000

1ST CHOICE MONEY CENTER	274 E 900 S		Salt Lake City, UT 84111	16-07-181-016-0000
ADVANCED ORTHOPEDICS AND SPORTS MEDICINE	1060 E 100 S	#101	Salt Lake City, UT 84102	16-05-206-024-0000
JOHN SEARLE	926 E 900 S		Salt Lake City, UT 84105	16-08-182-013-0000
MOTU PARTNERS	925 E 900 S		Salt Lake City, UT 84105	16-08-179-031-0000
ASHLEI ERICKSON	1058 E 900 S		Salt Lake City, UT 84105	16-08-256-002-0000
BETHANY JOHNSON	1058 E 900 S		Salt Lake City, UT 84105	16-08-256-002-0000
DESIGN WIN, LLC	925 E 900 S	#40	Salt Lake City, UT 84105	16-08-179-031-0000
CHANON THAI CAFE INC	278 E 900 S		Salt Lake City, UT 84111	16-07-181-016-0000
HEAVEN BOUND MUSIK	2225 S 500 E	#16	Salt Lake City, UT 84106	16-19-230-021-0000
DALE R. WILDE COMPANY	1106 E 2700 S		Salt Lake City, UT 84106	16-20-458-142-0000
ABIGAIL NIELSEN	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
TOOZA DESIGN LLC	250 E 100 S		Salt Lake City, UT 84111	16-06-129-033-0000
LUSCIOUS SALON AND SPA	1549 S 1100 E	#C	Salt Lake City, UT 84105	16-17-256-003-0000
HARMAN WILDE	1106 E 2700 S		Salt Lake City, UT 84106	16-20-458-142-0000
NU WAY LLC	2005 E 2700 S	#140	Salt Lake City, UT 84109	16-22-353-028-0000
WILFORD J. DREDGE, LCSW, PC	989 E 900 S	#A-2	Salt Lake City, UT 84105	16-08-180-048-0000
SUGAR HOUSE FLAG & SIGN CO.	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
ADAM T MULCOCK REAL ESTATE APPRAISING	1486 S 1100 E		Salt Lake City, UT 84105	16-17-205-015-0000
NU WAY DEVELOPMENT, LLC	2005 E 2700 S	#140	Salt Lake City, UT 84109	16-22-353-028-0000
SARA E.H. JOHNSON, MD P.C	850 E 300 S	#5	Salt Lake City, UT 84102	16-05-336-001-0000
MOROZ VIOLINS	955 E 900 S		Salt Lake City, UT 84105	16-08-180-040-0000
BARBACOA MEXICAN GRILL	859 E 900 S		Salt Lake City, UT 84105	16-08-178-010-0000
HEIDI IRENE GOUNARIS	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
CHOICEPOINT ASSESSMENE AND CONSULTATION LLC	1390 S 1100 E		Salt Lake City, UT 84105	16-17-204-033-0000
HOUSE TO HOME, THE SQUARE NEST	931 E 900 S		Salt Lake City, UT 84105	16-08-179-032-0000
WALLS, THE COLOUR STORE	1465 S 700 E		Salt Lake City, UT 84105	16-17-108-001-0000
FINN'S CAFE	1624 S 1100 E		Salt Lake City, UT 84105	16-17-254-023-0000
KNEAD A MASSAGE	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
ONLY CHOICE CUSTOM CABINETRY	2225 S 500 E	#A	Salt Lake City, UT 84106	16-19-230-021-0000
WOOLLAHRA LLC	1594 E STRATFORD AVE		Salt Lake City, UT 84106	16-21-378-003-0000
ALOHA SURF SHACK	1980 E 2700 S		Salt Lake City, UT 84106	16-21-480-034-0000
CDC HOMES LLC	501 E 1700 S		Salt Lake City, UT 84105	16-18-281-008-0000
ALBERTSONS #370	1638 S 900 E		Salt Lake City, UT 84105	16-17-178-019-0000
ROUNDHOUSE CAFE, THE	1060 E 100 S		Salt Lake City, UT 84102	16-05-206-024-0000

WELLS FARGO INVESTMENTS, LLC	235 S 1300 E		Salt Lake City, UT 84102	16-05-279-005-0000
CENTERED CITY YOGA	918 E 900 S		Salt Lake City, UT 84105	16-08-182-001-0000
EXQUISITE INK	145 E 900 S	#5	Salt Lake City, UT 84111	16-07-176-015-0000
ARISTO'S FINE GREEK FOODS, LLC	224 S 1300 E	#200	Salt Lake City, UT 84102	16-05-278-019-0000
MANOR SERVICES INC	313 E 900 S		Salt Lake City, UT 84111	16-07-179-018-0000
STUDIO ON 9TH	145 E 900 S	#1	Salt Lake City, UT 84111	16-07-176-015-0000
IMAGES BY STANNA	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
STUDIO 247 LLC	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
KARA PETERSON	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
GLOBAL CONSULTING INTERNATIONAL INC	270 E 100 S		Salt Lake City, UT 84111	16-06-129-008-0000
CYCLES MITH, LLC	250 S 1300 E		Salt Lake City, UT 84102	16-05-278-023-0000
ANY'S BEAUTY SALON	272 E 900 S		Salt Lake City, UT 84111	16-07-181-014-0000
WOLD CREATIVE GROUP	1390 S 1100 E	#201	Salt Lake City, UT 84105	16-17-204-033-0000
ONI TATTOO GALLERY INC	325 E 900 S		Salt Lake City, UT 84111	16-07-251-015-0000
CRITICAL SPOKE	369 E 900 S	#185	Salt Lake City, UT 84111	16-07-252-038-0000
VALERIE POLTORATZSKY LCSW	1355 S 1100 E		Salt Lake City, UT 84105	16-17-226-033-0000
PI WORKS	2091 E 1300 S	#101	Salt Lake City, UT 84108	16-10-352-027-0000
ENVIOS YOSI	169 E 900 S		Salt Lake City, UT 84111	16-07-176-019-0000
CRYSTAL PERKINS	1446 E 2700 S		Salt Lake City, UT 84106	16-21-359-011-0000
APT 202	850 E 900 S		Salt Lake City, UT 84105	16-08-181-001-0000
CAFE NICHE LLC	779 E 300 S		Salt Lake City, UT 84102	16-05-159-024-0000
SEBASTIAN REPAIR SHOP	1407 W INDIANA AVE		Salt Lake City, UT 84104	15-10-277-009-0000
JAPAN CO, LLC	1390 S 1100 E	#104	Salt Lake City, UT 84105	16-17-204-033-0000
UNIVERSITY VETERINARY HOSPITAL & DIAGNOSTIC CENTER	952 E 900 S		Salt Lake City, UT 84105	16-08-183-001-0000
HOLLY JOHNSON	1549 S 1100 E	#A	Salt Lake City, UT 84105	16-17-256-003-0000
7 ELEVEN STORE #12945B	1609 S 1100 E		Salt Lake City, UT 84105	16-17-258-001-0000
HOLLIDAY FINANCIAL	1570 S 1100 E		Salt Lake City, UT 84105	16-17-252-013-0000
ENCHANTMENT FLORAL & DESIGN INC	2695 S 900 E	#KIOSK	Salt Lake City, UT 84106	16-20-379-018-0000
CLARK HAYCOCK	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
LAND DYNAMICS, INC.	1060 E 100 S	#103	Salt Lake City, UT 84102	16-05-206-024-0000
DISCOTECA EL PUEBLO	360 S CONCORD ST		Salt Lake City, UT 84104	15-02-302-011-0000
MENDOZA'S DRY WALL FINISHER'S	1548 S 500 E		Salt Lake City, UT 84105	16-18-255-033-0000
INDOCHINE VIETNAMESE BISTRO	230 S 1300 E		Salt Lake City, UT 84102	16-05-278-020-0000
SPANGLISH BOOKS	1417 S 1100 E		Salt Lake City, UT 84105	16-17-208-001-0000
LIFE WORKS STRATEGIES INC	989 E 900 S	#A1	Salt Lake City, UT 84105	16-08-180-048-0000

SPIRIT HEALING ARTS	1569 S 1100 E		Salt Lake City, UT 84105	16-17-257-001-0000
FIVE ELEMENT ACUPUNCTURE LLC	2670 S 2000 E	#207	Salt Lake City, UT 84109	16-21-479-023-0000
ASPEN WEST PUBLISHING CO INC	2225 S 500 E	#1-A	Salt Lake City, UT 84106	16-19-230-021-0000
LINDA JESPERSEN	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
ALEXIS HUEFNER	2670 S 2000 E		Salt Lake City, UT 84109	16-21-479-023-0000
SHARON MCCORMICK	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
CINDY SQUIRE PSYCHOTHERAPY	2005 E 2700 S	#180	Salt Lake City, UT 84109	16-22-353-028-0000
KATHY LEE HANSEN	926 E 900 S		Salt Lake City, UT 84105	16-08-182-013-0000
SOPHIA MOORE, ATTORNEY AT LAW	859 E 900 S	#201	Salt Lake City, UT 84105	16-08-178-010-0000
JEANNINE E JOHNSON	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
GYMNASTICS TRAINING CENTER	2738 S 2000 E		Salt Lake City, UT 84109	16-21-480-046-0000
DISCOTECA TIERRA CALIENTE & ROTANICA TOMASITO	270 E 900 S		Salt Lake City, UT 84111	16-07-181-014-0000
TRISHA TENNILLE BENNETT	2670 S 2000 E		Salt Lake City, UT 84109	16-21-479-023-0000
MOUNTAIN BROOK MASSAGE	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
CLEARBRA FRANCHISING LLC	170 S 1000 E		Salt Lake City, UT 84102	16-05-135-028-0000
BASECAMP FRANCHISING LLC	170 S 1000 E		Salt Lake City, UT 84102	16-05-135-028-0000
KATE A WILSON	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
ALAINA NEARY	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
CIENAH MILLER	2670 S 2000 E		Salt Lake City, UT 84109	16-21-479-023-0000
NICOLE'S ORGANIC SKIN CARE	1355 S 1100 E		Salt Lake City, UT 84105	16-17-226-033-0000
AMBER DAVIS	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
EVOLUTION DANCE ACADEMY	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
MODERN REFLECTIONS SALON LLC	2670 S 2000 E	#202	Salt Lake City, UT 84109	16-21-479-023-0000
ELIZABETH PIELE	2670 S 2000 E		Salt Lake City, UT 84109	16-21-479-023-0000
LYNNE MCRAE	1059 E 900 S		Salt Lake City, UT 84105	16-08-252-011-0000
EARTH GOODS GENERAL STORE	1249 S 900 E		Salt Lake City, UT 84105	16-08-380-009-0000
SUZANNE'S SCHOOL OF DANCE	1670 E 1300 S	#BSMNT	Salt Lake City, UT 84105	16-09-453-008-0000
MARGARET CLARKE	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
ARLENE MARGARET YOUNG	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
DEBORAH MITCHELL	2670 S 2000 E	#202	Salt Lake City, UT 84109	16-21-479-023-0000
SEIJA SPA	1549 S 1100 E	#A	Salt Lake City, UT 84105	16-17-256-003-0000
JIMMIE GARCIA	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
EAR, NOSE & THROAT HEARING CENTER, LLC	22 S 900 E		Salt Lake City, UT 84102	16-05-126-058-0000
SONDRA J. SOUTHERS LCSW, PC	1365 S 1100 E		Salt Lake City, UT 84105	16-17-226-031-0000
INFAMOUS TATTOOS	380 E 1700 S		Salt Lake City, UT 84115	16-18-260-018-0000

FIND AND RENT	1035 S 700 E		Salt Lake City, UT 84105	16-08-302-009-0000
ROSEMARY S TORRES	679 S 700 E	#	Salt Lake City, UT 84102	16-08-102-011-0000
GISELA WONG	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
DANIELLE EKENSTAM	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
LINDSEY TAYLOR	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
CHACO GROUP INC.	1060 E 100 S	#105	Salt Lake City, UT 84102	16-05-206-024-0000
CATRINA HUNTER	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
SHAOLIN ARTS SUGAR HOUSE	270 E 900 S		Salt Lake City, UT 84111	16-07-181-014-0000
RIKKI NASH	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
ASIAN ISLE RESTAURANT	488 E 100 S		Salt Lake City, UT 84111	16-06-206-016-0000
7-ELEVEN STORE #22796A	1353 W INDIANA AVE		Salt Lake City, UT 84104	15-10-278-005-0000
AIR VIEW TEXACO INC	1646 S 1100 E		Salt Lake City, UT 84105	16-17-254-025-0000
LITTLE CAESARS	1080 E 500 S		Salt Lake City, UT 84102	16-05-454-012-0000
RACHEL MARJORY KENYON	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
SHELLY MEIER	1340 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
MONICA FAUX-KOTA / UTAH PRENATAL MASSAGE	1569 S 1100 E		Salt Lake City, UT 84105	16-17-257-001-0000
WREN & FIDA INTERNATIONAL	356 E 900 S		Salt Lake City, UT 84111	16-07-256-006-0000
LIC2007-01910LIC	1400 S 1100 E	#A	Salt Lake City, UT 84105	16-17-204-025-0000
247 SALON	247 E 900 S		Salt Lake City, UT 84111	16-07-178-029-0000
CLARK'S AUTO	506 E 1700 S		Salt Lake City, UT 84105	16-18-284-001-0000
LENITECH SNOW & SKATE	201 S 1300 E		Salt Lake City, UT 84102	16-05-279-001-0000
WITESMAN TAX SERVICE	925 E 900 S	#36	Salt Lake City, UT 84105	16-08-179-031-0000
UTAH STRATEGIES LLC	2091 E 1300 S	#202	Salt Lake City, UT 84108	16-10-352-027-0000
AMANDA SIMPER	1344 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
CAFE METRO	180 E 800 S		Salt Lake City, UT 84111	16-07-176-040-0000
RESULTS	2670 S 2000 E	#206	Salt Lake City, UT 84109	16-21-479-023-0000
THE PAINTED CUPBOARD	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
SANDRA GOBLE / SANGO INC	2005 E 2700 S	#A1	Salt Lake City, UT 84109	16-22-353-028-0000
DIANNA PERRY	2005 E 2700 S	#A	Salt Lake City, UT 84109	16-22-353-028-0000
VICKI PEDLER	2005 E 2700 S	#A	Salt Lake City, UT 84109	16-22-353-028-0000
KATHY PETERSEN	2005 E 2700 S		Salt Lake City, UT 84109	16-22-353-028-0000
REJUVENATION INC	1400 S 1100 E		Salt Lake City, UT 84105	16-17-204-025-0000
THE HEMP BARN	2225 S 500 E	#4	Salt Lake City, UT 84106	16-19-230-021-0000
LORNAS HAIR	2005 E 2700 S	#A-1	Salt Lake City, UT 84109	16-22-353-028-0000
CATHIE MANWARING	2005 E 2700 S	#A1	Salt Lake City, UT 84109	16-22-353-028-0000
AYMI BENNHOF, FAMILY NURSE PRACTIONER	989 E 900 S	#A1	Salt Lake City, UT 84105	16-08-180-048-0000

INTERNATIONAL DOWN & FEATHER TESTING LABORATORY	1473 S 1100 E		Salt Lake City, UT 84105	16-17-209-003-0000
DAVID R TUCKER COMPANY	2666 S 2000 E	#101	Salt Lake City, UT 00000	16-21-479-023-0000
JACKSON HEWITT TAX SERVICE	1698 S 500 E		Salt Lake City, UT 84105	16-18-259-033-0000
PAMELA DAWOOD/ARTISTIC HAIR LLC	2005 E 2700 S	#A-1	Salt Lake City, UT 84109	16-22-353-028-0000
SALON LUXE	579 E 100 S		Salt Lake City, UT 84102	16-06-226-031-0000
REALTY DIRECT SALT LAKE	1555 E STRATFORD AVE	#500	Salt Lake City, UT 84106	16-21-328-037-0000
SALT LAKE SPEECH & LANGUAGE	1308 S 1700 E	#211	Salt Lake City, UT 84108	16-09-453-008-0000
FASTRAC A	2690 S 700 E		Salt Lake City, UT 84106	16-20-351-011-0000
MAKO SURGICAL CORP	1473 S 1100 E		Salt Lake City, UT 84105	16-17-209-003-0000
BUTTERFLY JAC	1310 S 300 E		Salt Lake City, UT 84115	16-07-381-015-0000
TURIYAS GIFTS	1569 S 1100 E		Salt Lake City, UT 84105	16-17-257-001-0000
REBECCA J MILLET	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
CHERYL ROGERS	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
STAN REED CLARK, DMD, PC	160 S 1000 E	#340	Salt Lake City, UT 84102	16-05-135-027-0000
ENVIOS LUPITA	169 E 900 S		Salt Lake City, UT 84111	16-07-176-019-0000
ANGELA HERRERA	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
VALORE INC/DBA BUCKS 4 BOOKS	1330 E 200 S		Salt Lake City, UT 84102	16-04-151-004-0000
KATIE LIEBERMAN, LCSW	1390 S 1100 E	#201	Salt Lake City, UT 84105	16-17-204-033-0000
CYNDI BAUGHMAN, LCSW	1390 S 1100 E	#201	Salt Lake City, UT 84105	16-17-204-033-0000
THERMAL IMAGING SERVICES LLC	1115 S 900 E		Salt Lake City, UT 84105	16-08-333-001-0000
TULIE BAKERY	863 E 700 S		Salt Lake City, UT 84102	16-08-126-021-0000
CRYSTAL COUNSELING / MELISSA SNYDER	1390 S 1100 E	#201	Salt Lake City, UT 84105	16-17-204-033-0000
REDFORD & TAYLOR, INC.	1346 S 2100 E		Salt Lake City, UT 84108	16-10-359-011-0000
MELISSA G TAYLOR	2670 S 2000 E	#208	Salt Lake City, UT 84109	16-21-479-023-0000
CROSSWAY GROUP	75 S 900 E		Salt Lake City, UT 84102	16-05-127-033-0000
STACEY QUIST	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
RIGHT AT HOME ENTERTAINS	1370 S 2100 E		Salt Lake City, UT 84108	16-15-101-023-0000
EDGE OF NEVER PRODUCTIONS LLC	925 E 900 S		Salt Lake City, UT 84105	16-08-179-031-0000
DA HOOD SMOKE SHOP LLC	1255 W 400 S		Salt Lake City, UT 84104	15-02-303-012-0000
BLAZING NEEDLES	1365 S 1100 E		Salt Lake City, UT 84105	16-17-226-031-0000
PEACH BOUTIQUE	914 E 900 S		Salt Lake City, UT 84105	16-08-182-001-0000
EMERALD MASSAGE LLC	1592 S 1100 E		Salt Lake City, UT 84105	16-17-253-029-0000
10	870 E 900 S		Salt Lake City, UT 84105	16-08-181-004-0000
RED ESPRESSO THE	501 E 300 S		Salt Lake City, UT 84102	16-06-277-021-0000
BETTY WOLFLEY	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000

HARMONY ACUPUNCTURE	1390 S 1100 E	#105	Salt Lake City, UT 84105	16-17-204-033-0000
ART & SIGN CO.	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
RFPD	1640 S 1100 E		Salt Lake City, UT 84105	16-17-254-024-0000
CREATIVE CONFLICT RESOLUTION LLC	859 E 900 S	#201	Salt Lake City, UT 84105	16-08-178-010-0000
UPTOWN CHEAPSKATE	170 S 1000 E		Salt Lake City, UT 84102	16-05-135-028-0000
RED MOOSE ROASTING AND COFFEE, LLC	1693 S 900 E		Salt Lake City, UT 84105	16-17-181-028-0000
4TH STREET LAUNDRY	1714 S 400 E		Salt Lake City, UT 84115	16-18-401-013-0000
XCLUSIVE CLOTHING & KICKS LLC	145 E 900 S	#1	Salt Lake City, UT 84111	16-07-176-015-0000
THE YUPPIE PUPPY	868 E 900 S		Salt Lake City, UT 84105	16-08-181-003-0000
TESORO	874 E 1300 S		Salt Lake City, UT 84105	16-08-377-031-0000
JEFFREY L THEURER COMPANY PC	2666 S 2000 E	#101	Salt Lake City, UT 00000	16-21-479-023-0000
MAKE UP WITHOUTH MAKE UP	145 E 900 S	#3	Salt Lake City, UT 84111	16-07-176-015-0000
ASYLUM TATTOOS	276 E 900 S		Salt Lake City, UT 84111	16-07-181-016-0000
INTERIORS WEST LLC	254 E 100 S		Salt Lake City, UT 84111	16-06-129-033-0000
SOLITUDE CASKETS INC	2225 S 500 E	#500	Salt Lake City, UT 84106	16-19-230-021-0000
Q CLOTHING LLC	1305 S 900 E	#1	Salt Lake City, UT 84105	16-08-383-001-0000
ATTIC REBATE EXPERTS	1597 S 1100 E		Salt Lake City, UT 84105	16-17-257-005-0000
FIT LIFE CHIROPRACTIC	215 S 1000 E	#C	Salt Lake City, UT 84102	16-05-252-017-0000
WILSON WEALTH MANAGEMENT INC	1555 E STRATFORD AVE	#100	Salt Lake City, UT 84106	16-21-328-037-0000
SHIFT	925 E 900 S	#27	Salt Lake City, UT 84105	16-08-179-031-0000
TAQUERIA ADRIANA	1430 W INDIANA AVE		Salt Lake City, UT 84104	15-10-236-011-0000
COFFE NOIR	1035 E 200 S		Salt Lake City, UT 84102	16-05-204-046-0000
PAGO	878 S 900 E		Salt Lake City, UT 84102	16-08-178-008-0000
REIKE SENSUAL MASSAGE	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
A+ MARKET	202 S 900 E		Salt Lake City, UT 84102	16-05-178-006-0000
WESTSIDE PROPERTY MANAGEMENT, LLC	1380 W INDIANA AVE		Salt Lake City, UT 84104	15-10-236-019-0000
VELOCITY AUTO REPAIR	2225 S 500 E	#A	Salt Lake City, UT 84106	16-19-230-021-0000
DRAGON DREAMS	920 E 900 S		Salt Lake City, UT 84105	16-08-182-001-0000
GRANITE BAKERY	902 E 2700 S		Salt Lake City, UT 84106	16-20-383-001-0000
FORAGE	370 E 900 S		Salt Lake City, UT 84111	16-07-256-027-0000
NATASHA ANN MUREN	1390 S 1100 E	#201	Salt Lake City, UT 84105	16-17-204-033-0000
TYSON HEATH HAIR DESIGN	1307 S 900 E		Salt Lake City, UT 84105	16-08-383-001-0000
SILVERADO INC	1308 S 1700 E	#209	Salt Lake City, UT 84108	16-09-453-008-0000
EMILY ANN FABER	1390 S 1100 E	#201-A	Salt Lake City, UT 84105	16-17-204-033-0000
BRYAN LEPINSKE, LCSW	1390 S 1100 E	#201A	Salt Lake City, UT 84105	16-17-204-033-0000

AMBIENTE H20	925 E 900 S		Salt Lake City, UT 84105	16-08-179-031-0000
DASH FITNESS LLC	2005 E 2700 S	#A-2	Salt Lake City, UT 84109	16-22-353-028-0000
K STUDIO	2670 S 2000 E	#100	Salt Lake City, UT 84109	16-21-479-023-0000
TASTY THAI	1302 S 500 E		Salt Lake City, UT 84105	16-07-459-027-0000
MELANIE BAUMGARTNER STUDIO LLC	1446 E 2700 S		Salt Lake City, UT 84106	16-21-359-011-0000
ANDREYA CARD	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
ALEXANDRIA SIMON	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
MONICA GUZMAN LECONDA	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
ASHLEY HILTON	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
YARELY C. MALDONADO ORTEGA	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
DESTINI J MARTINEZ-RUIZ	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
RUTH CASAREZ	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
EVITA STARKS	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
DIANA LEE CANNON	145 E 900 S	#6	Salt Lake City, UT 84111	16-07-176-015-0000
DR VICTORIA D BURGESS (VICKY)	925 E 900 S	#36	Salt Lake City, UT 84105	16-08-179-031-0000
JUAN C SALAS	679 S 700 E		Salt Lake City, UT 84102	16-08-102-011-0000
VERONICA CRANE	1516 S 1500 E		Salt Lake City, UT 84105	16-16-110-029-0000

5. Planning Commission

5.A. Postmark of Planning Commission Notice

4770 S. 5600 W.
 P.O. BOX 704005
 WEST VALLEY CITY, UTAH 84170
 FED.TAX I.D.# 87-0217663

The Salt Lake Tribune

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 WWW.DESERETNEWS.COM

PART 1 of 3
 SALT LAKE CITY
 Zoning Text Amendments

On August 10, 2011, the Salt Lake City Planning Commission will hold a public hearing to consider making recommendations to the City Council regarding the following petition:

PROOF OF PUBLICATION

CUSTOMER'S COPY

CUSTOMER NAME AND ADDRESS		ACCOUNT NUMBER	
PLANNING COMMISSION 451 S STATE STREET RM 406 PO BOX 145480 SALT LAKE CITY UT 84114-5480		1001447002	
ACCOUNT NAME			
PLANNING COMMISSION			
TELEPHONE		AD ORDER # / INVOICE NUMBER	
8015357757		0000712931 /	
SCHEDULE			
7/30/2011	Start	7/30/2011	End
CUST. REF. NO.			
OHSD730			
CAPTION			
PART 1 OF 3 SALT LAKE CITY ZONING TEXT AMENCHMENTS			
SIZE			
80	Lines	1.00	Columns
TIMES		RATE	
MISC. CHARGES		AD CHARGES	
TOTAL COST			
635.50			

DATE
8/1/2011

Petition PLNPCM2010-00591: a request by Salt Lake City Mayor Ralph Becker to amend the Environmental Performance Standards. In regards to noise to require review by the Salt Lake Valley Health Department when specific non-residential uses are proposed to locate near residential uses. The amendment will affect sections 21A.36.180, 21A.24.190, 21A.26.080, 21A.30.050, 21A.31.050 and 21A.32.140 of the zoning ordinance. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff Contact: Elizabeth Reining at 801-535-6313 or elizabeth.reining@slcgov.com)

PLNPCM2009-00615: Small Neighborhood Business Zoning Text Amendment - A request by Mayor Ralph Becker to amend sections of the zoning ordinance creating the SNB, Small Neighborhood Business Zoning District and modifications to the purpose statements for Section 21A.26.020, CN, Neighborhood Commercial Zoning District and Section 21A.26.030 CB, Community Business Zoning Districts. The creation of the SNB zone will remove much of the uncertainty associated with being a nonconforming business, as the uses and site requirements will be established and clear for the business owners, the neighboring residences and those who regulate the business. Related provisions of Title 21A-Zoning may also be amended as part of this petition. (Staff contact: Nole Walkingshaw at 801-535-7128 or nole.walkingshaw@slcgov.com) 712931 UPAXL

AFFIDAVIT OF PUBLICATION

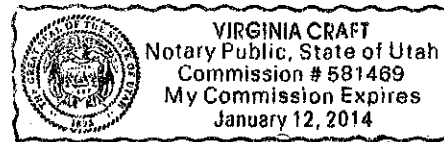
AS NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH LEGAL BOOKER, I CERTIFY THAT THE ATTACHED ADV PART 1 OF 3 SALT LAKE CITY ZONING TEXT AM FOR PLANNING COMMISSION WAS PUBLISHED BY NEWSPAPER AGENCY COMPANY, LLC dba MEDIAONE OF UTAH, AGENT FOR THE SALT LAKE TRIBUNE AND DESERET NEWS DAILY NEWSPAPERS PRINTED IN THE ENGLISH LANGUAGE WITH GENERAL CIRCULATION IN UTAH, AND PUBLISHED IN S SALT LAKE COUNTY IN THE STATE OF UTAH. NOTICE IS ALSO PUBLISHED ON UTAHLEGALS.COM ON THE SAME DAY AS THE FIRST NEWSPAPER PUBLICATION DATE AND REMAINS ON UTAHLEGALS.COM INDEFINATELY.

PUBLISHED ON Start 07/30/2011 End 07/30/2011

SIGNATURE *Bobby Taylor*

DATE 8/1/2011

THIS IS NOT A STATEMENT BUT A "PROOF OF PUBLICATION"
 PLEASE PAY FROM BILLING STATEMENT



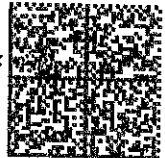
Virginia Craft



SALT LAKE CITY PLANNING DIVISION
 451 S STATE STREET ROOM 406
 PO BOX 145480

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B 84114





Salt Lake City Planning Division

451 S State Street, Room 406, PO Box 145480, Salt Lake City, Utah 84114-5480

Planning Commission Meeting

Wednesday, August 10, 2011

6:00 pm or immediately following the work session.

PLNPCM2009-00615 Small Neighborhood Business Zoning Text Amendment - A request by Mayor Ralph Becker to amend sections of the zoning ordinance creating the SNB, Small Neighborhood Business Zoning District and modifications to the purpose statements for Section 21A.26.020 CN, Neighborhood Commercial Zoning District and Section 21A.26.030 CB, Community Business Zoning Districts. The creation of the SNB zone will remove much of the uncertainty associated with being a nonconforming business, as the uses, and site requirements will be established and clear for the business owners, the neighboring residences and those who regulate the business. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff contact: Nole Walkingshaw at 801-535-7128 or nole.walkingshaw@slc.gov).

Salt Lake City Corporation complies with all ADA guidelines. People with disabilities may make requests for reasonable accommodations no later than 48 hours in advance in order to attend this meeting. Accommodations may include: alternative formats, interpreters, and other auxiliary aids. This is an accessible facility. For questions, requests, or additional information, please contact the Planning Office at 535-7757; TDD 535-6220. For additional meeting information, visit <http://www.slcgov.com/boards/plancom/plancom.htm>



If you could change anything in Salt Lake City what would it be?

Scan this code or go to: <http://goo.gl/9MmFv>, and let us know



**5.B. PLANNING COMMISSION STAFF
REPORT FOR AUGUST 10, 2011**

**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
Phone: (801) 535-7128 email:
nole.walkingshaw@slcgov.com

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.

	<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
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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

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	

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	

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>

<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

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



Table of Contents



Small Neighborhood
Business Amendment

1	INTRODUCTION	4
2	LAND USE ANALYSIS	13
3	PROPOSED ORDINANCE	51
4	SURVEY SUMMARY	65



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 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.

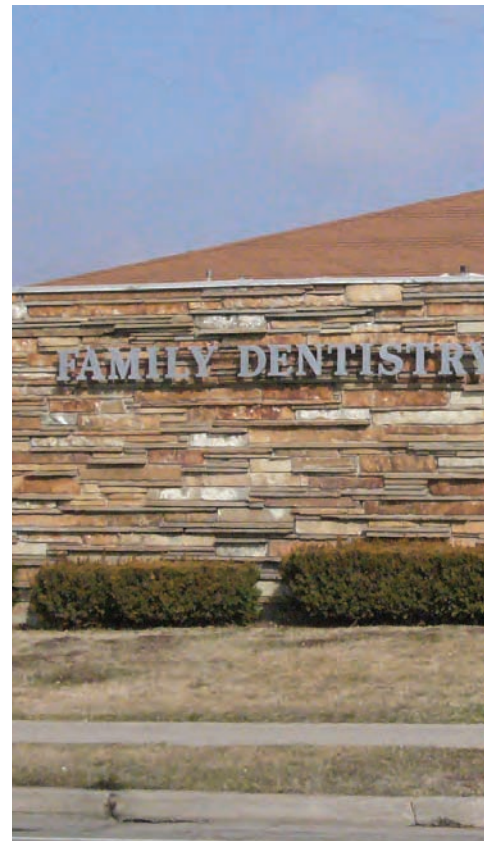






Small Neighborhood
Business Amendment

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

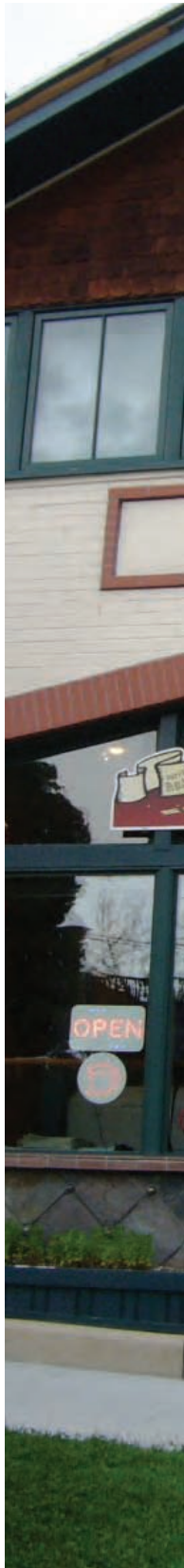


Small Neighborhood
Business Amendment

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 addressess current thinking, regarding best practices as they relate to small business. The document indroduces 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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2 Land Use Analysis



AVENUES 14

Avenues Master Plan	14
Surrounding Land Uses	15
Current Land Uses	15
Additional Statistics	16
Nonconforming Properties Table	17
Property Map	18

CENTRAL COMMUNITY 20

Central City Master Plan	20
Surrounding Land Uses	21
Current Land Uses	21
Additional Statistics	22
Nonconforming Properties Table	23
Property Map	26

EAST BENCH 28

East Bench Master Plan	28
Surrounding Land Use	28
Current Land Uses	28
Additional Statistics	29
Nonconforming Properties	30
Property Map	32

SUGAR HOUSE DISTRICT 34

Sugarhouse Master Plan	34
Surrounding Land Use	35
Current Land Uses	35
Additional Statistics	36
Nonconforming Properties Table	37
Property Map	38

CAPITOL HILL DISTRICT 40

Capitol Hill Master Plan	40
Surrounding Land Use	40
Current Land Uses	40
Additional Statistics	41
Nonconforming Properties Table	41
Property Map	42

WEST & NORTHWEST SALT LAKE 44

West Salt Lake Master Plan	44
Surrounding Land Use	44
Current Land Uses	44
Additional Statistics	45
Nonconforming Properties Table	45
Property Map	46

LAND USES 48



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.

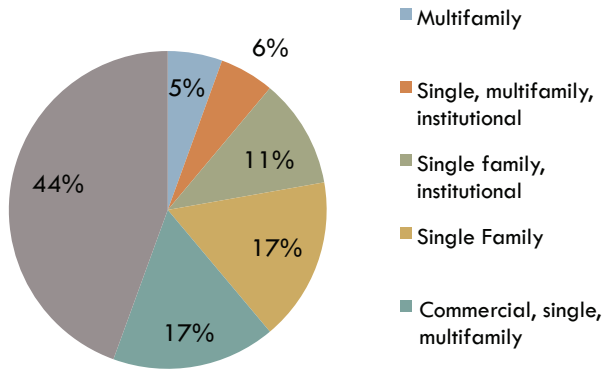
- The need for proposed business must be documented through obvious community support.
- Property owners must show the need for the business with regard to the city-wide perspective.
- The property must be located on a street that can handle the additional traffic.
- The site must be large enough to 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.



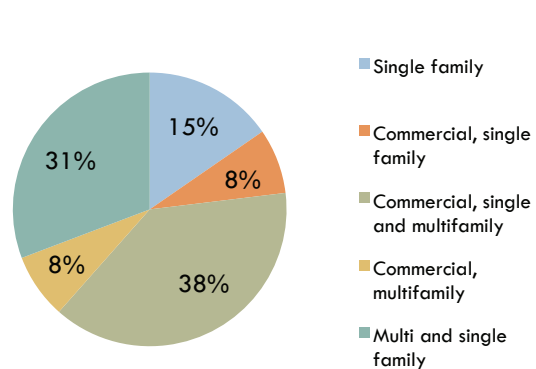
Surrounding Land Uses

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.

Nonconforming



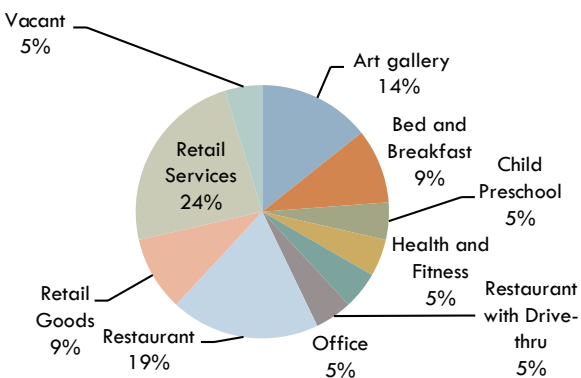
Conforming



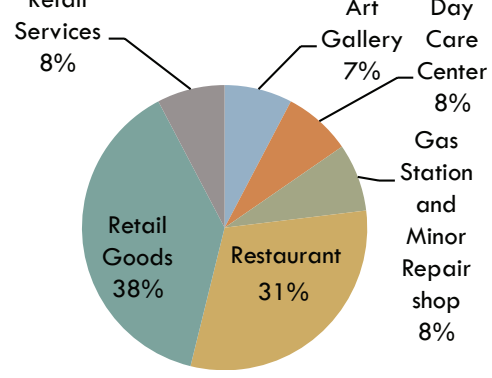
Current Land Uses

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.

Conforming



Nonconforming



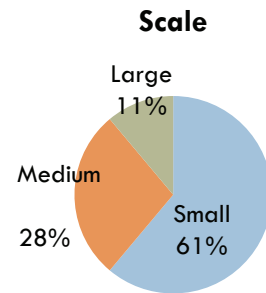
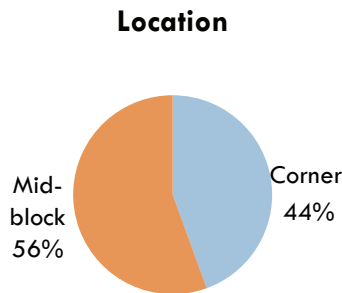
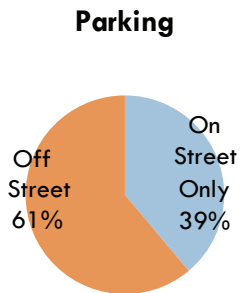


Land Use Analysis

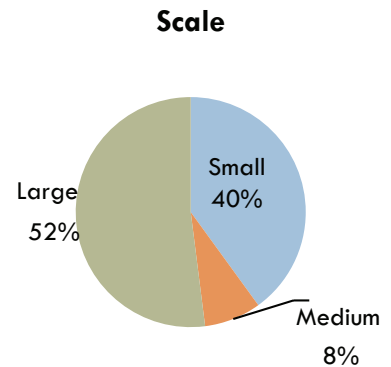
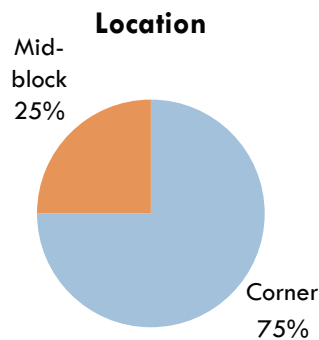
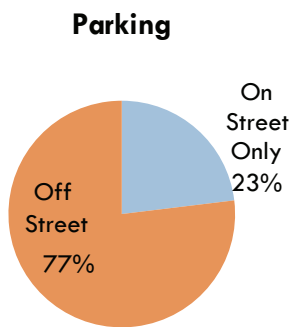
Additional Statistics

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

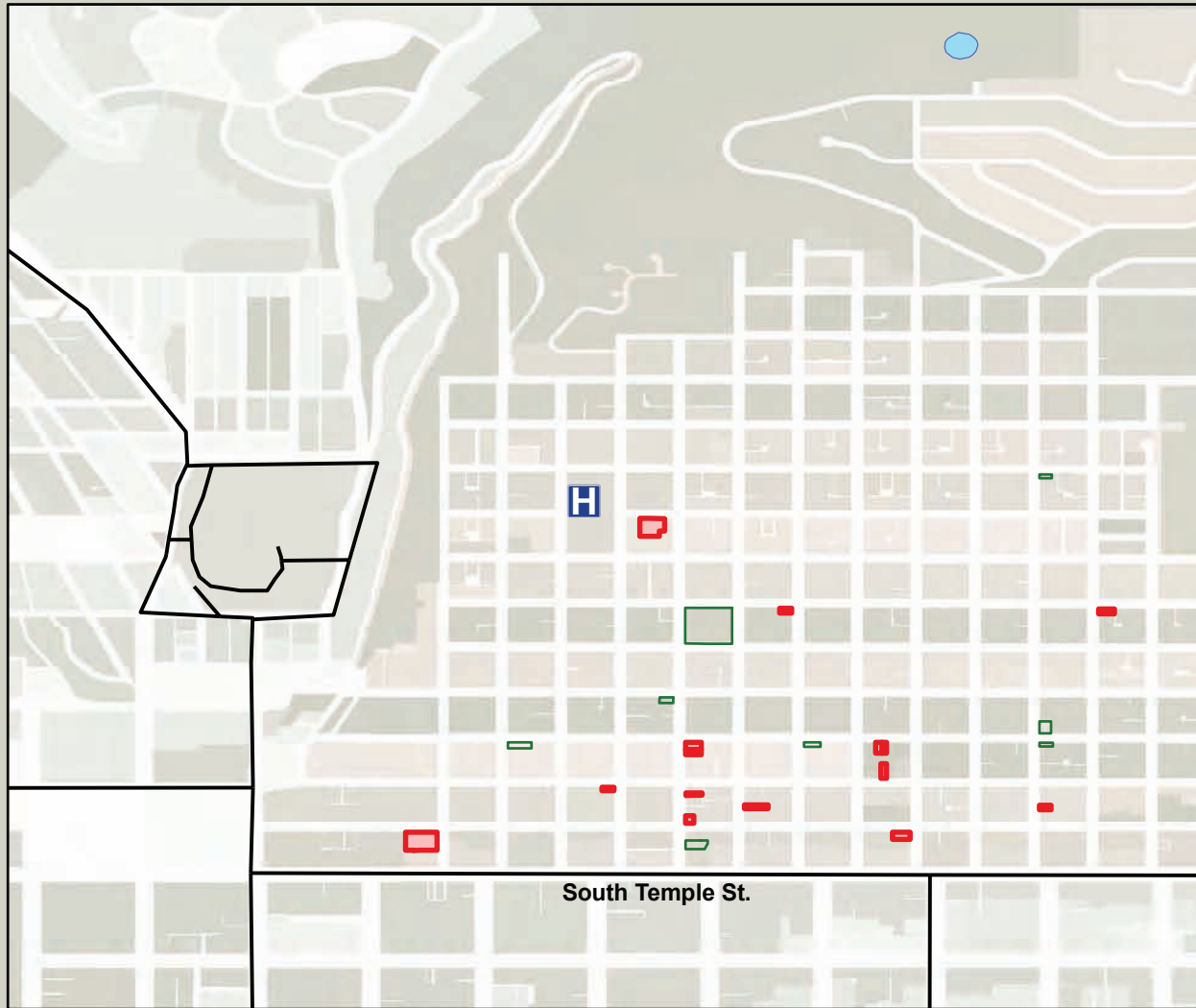
Address	Zone	Business Name	Type of Business
166/170 1st Ave	RMF-75	ABC Market/ office space	Retail Goods
943 E South Temple	SR-1A	Haxton Manor	Bed and Breakfast
752 6th	SR-1A	The Frame shop on 6th and L	Retail Goods
568 3rd Ave	SR-1A	Wayne's Barber shop, Balbinas Salon	Retail Services
1136 E 3rd Ave	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

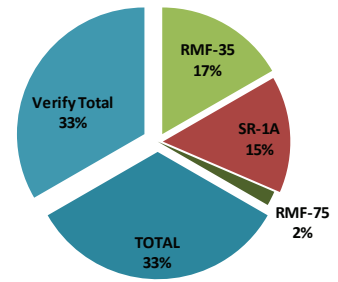


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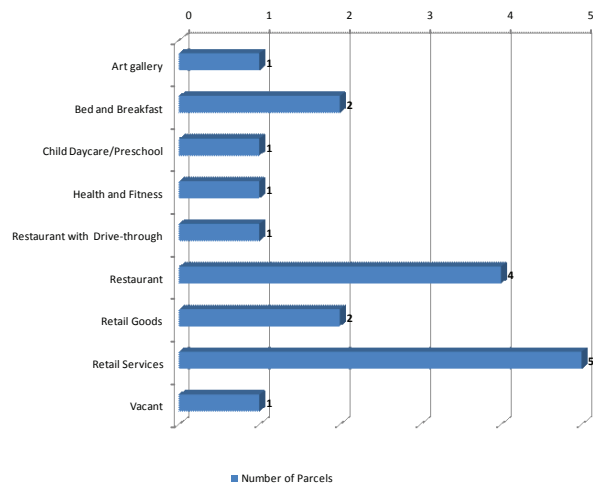


Information on Nonconforming Parcels

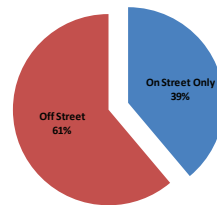
Zoning



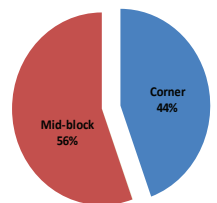
Land Uses



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.

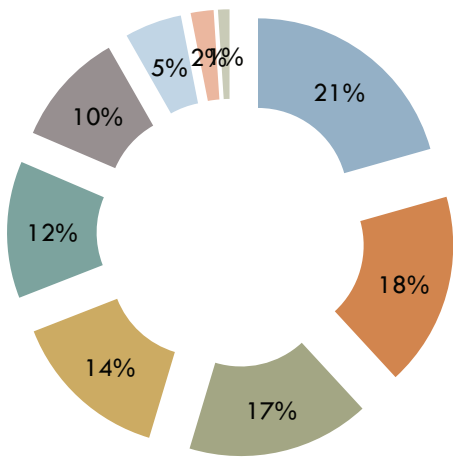
Central City Master Plan

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)



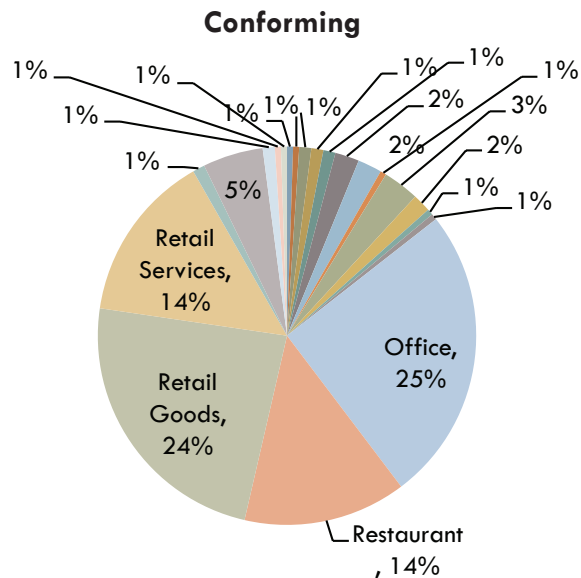
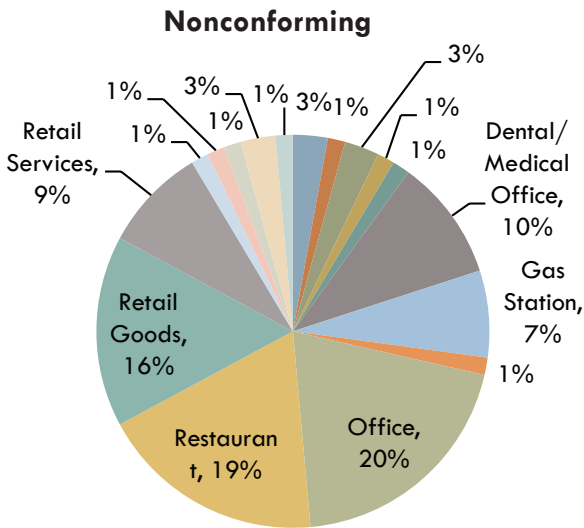
- Multi-family and Institutional
- Commercial and Multi-family
- Single family and Commercial
- Multi-family
- Single and Multi-family
- Commercial, single, and multifamily
- Commercial, residential, and institutional

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.

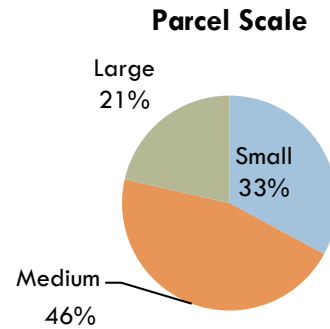
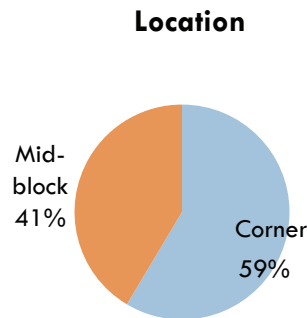
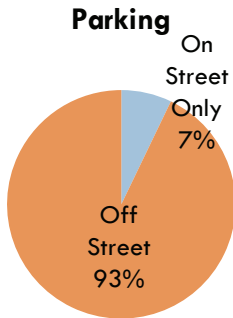




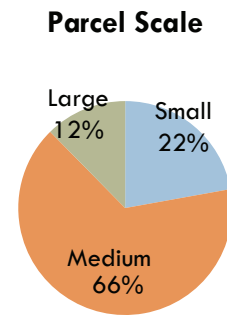
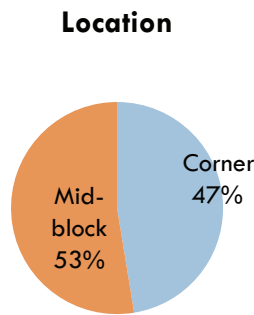
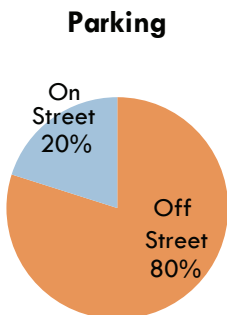
Additional Statistics

Of the 66 unique nonconforming parcels, nearly half have medium lots 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



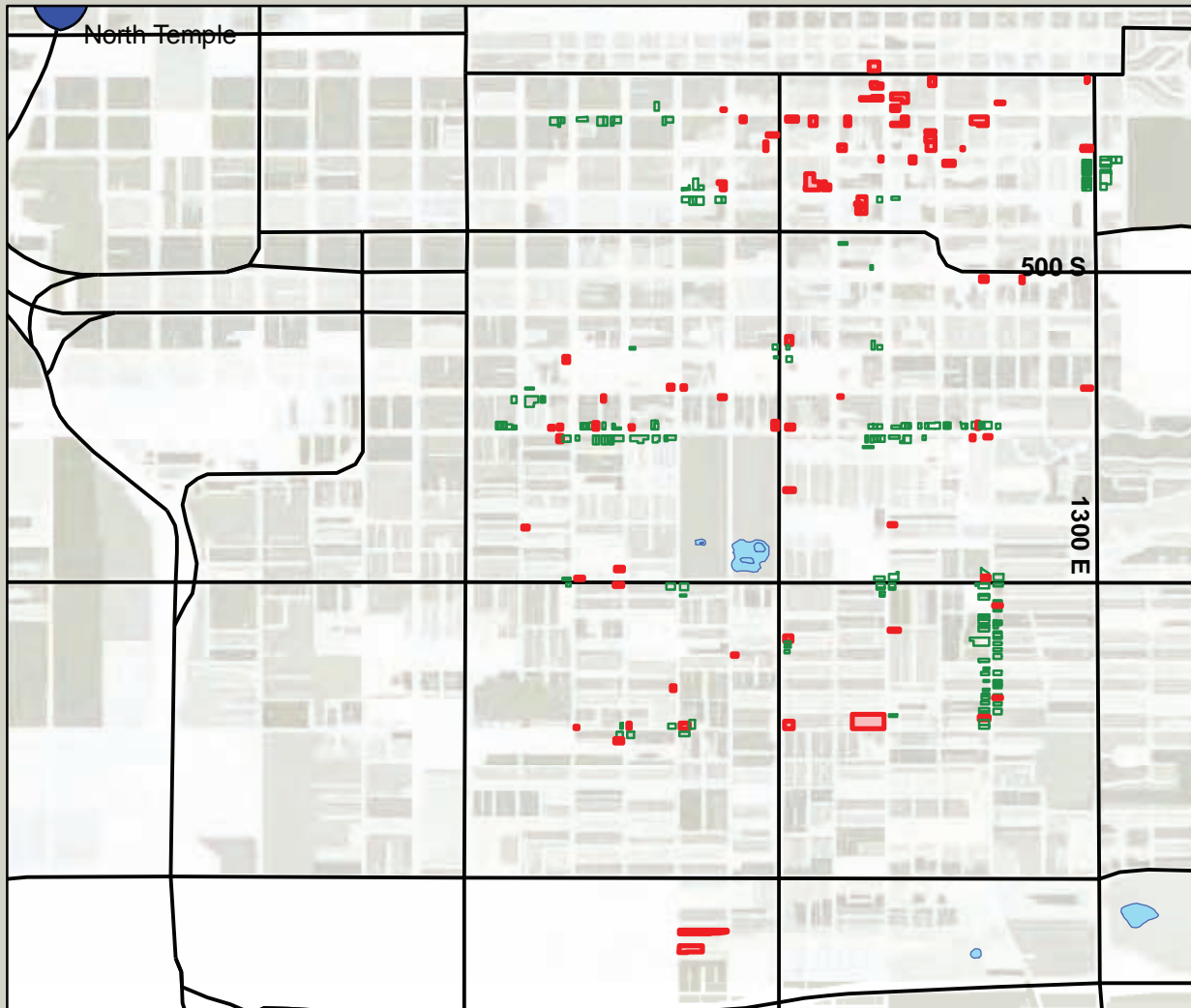
203 E Hampton Ave	R-1-5000	Corner Market	Retail Goods/ Market
667 S 700 E	RMF-30	Oriental Food Market	Retail Goods/ Market
1058 E 900 S	SR-1	The Country Home	Retail Goods/Antiques
1224 S 400 E	R-1-5000	The Grocery Store	Retail Goods/Grocery
1411 S 900 E	R-1-5000	Charley Hafen Jewelers	Retail Goods/Jeweler 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

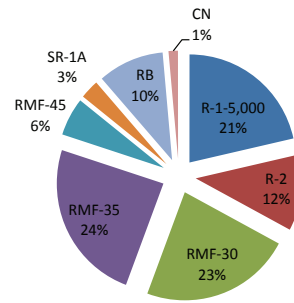


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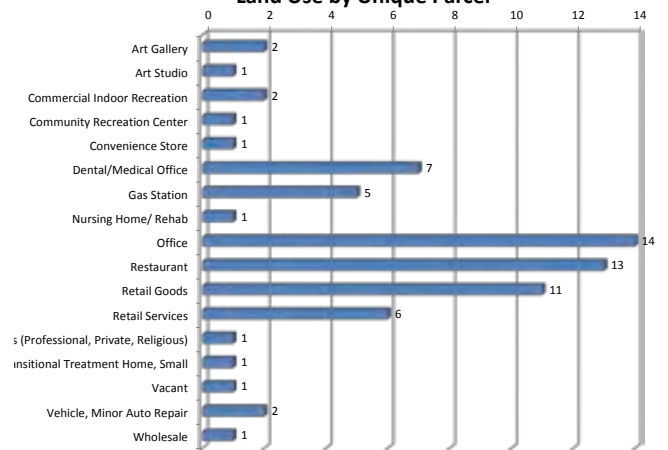


Information on Nonconforming Parcels

Zoning

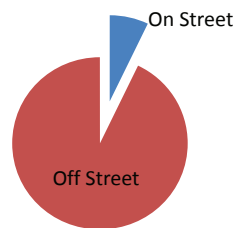


Nonconforming Land Use by Unique Parcel

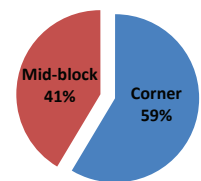


■ Number of Parcels

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

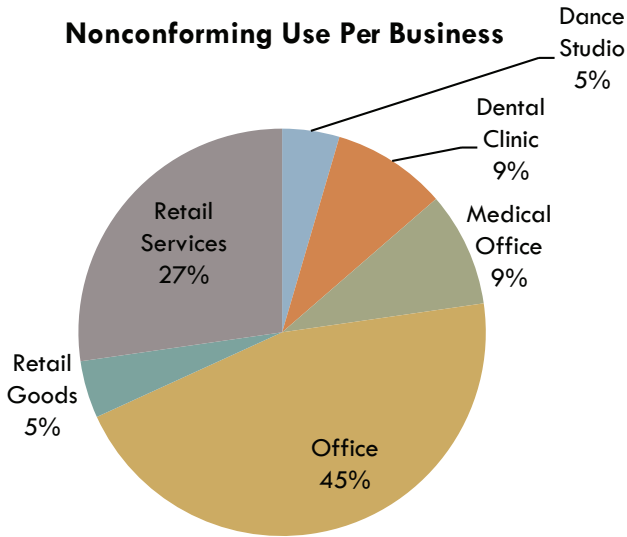
All identified conforming and nonconforming businesses in this district are next to both single family residential and commercial land uses. No businesses in the area are located next to institutional or multi-family residential land uses.

Current Land Uses

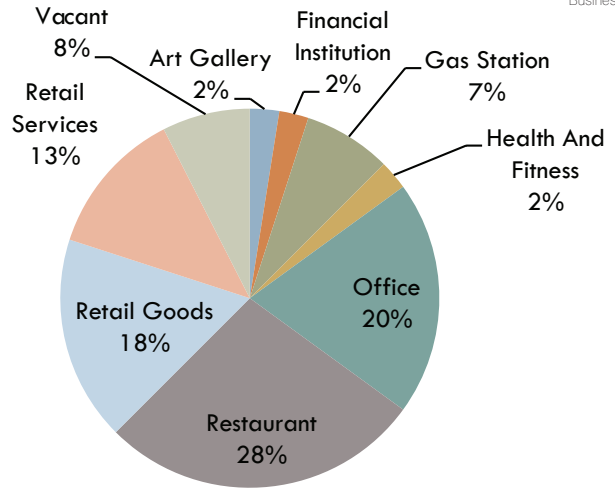
Nearly all the land uses of the nonconforming properties in this district would be permitted outright if these properties were zoned CB or CN. The majority of these businesses are office type, low intensity uses. Ten of these businesses are general offices. Four businesses are medical/dental clinics.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



Nonconforming Use Per Business



Conforming Use Per Business

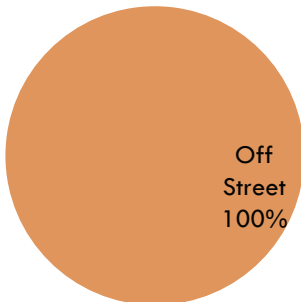


Additional Statistics

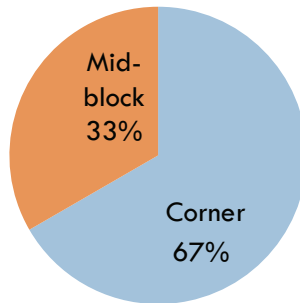
The lots of the identified nonconforming parcels range from 5,000 square feet to more than 16,500 square feet. No identified nonconforming parcels are classified as small, or less than 5,000 square feet. Two of the nonconforming parcels are on corner lots. One nonconforming parcel is near the middle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

Nonconforming

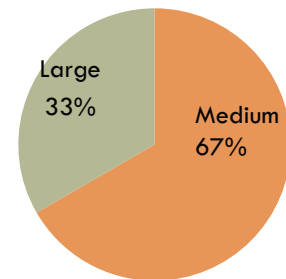
Parking



Location

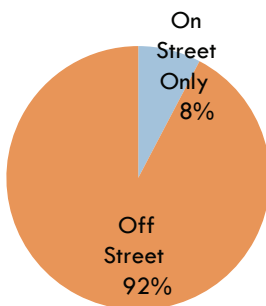


Parcel Scale

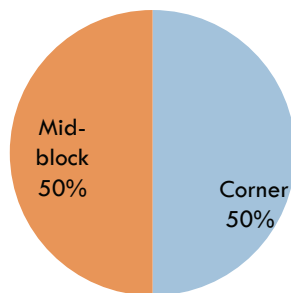


Conforming

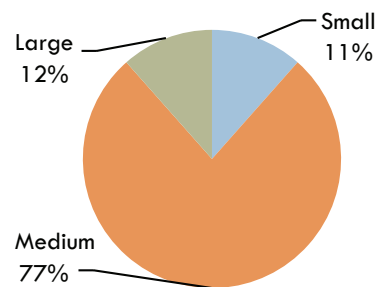
Parking



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

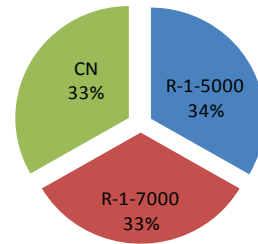


0 0.125 0.25 0.5 0.75 1 Miles

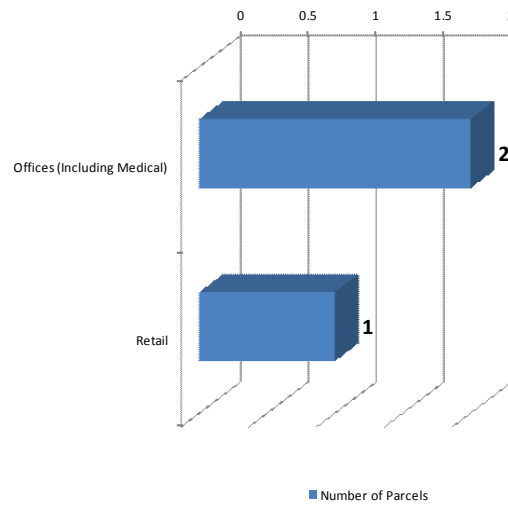


Information on Nonconforming Parcels

Zoning



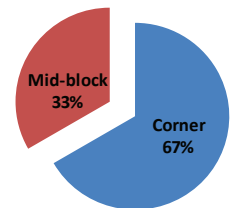
Land Use



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.”

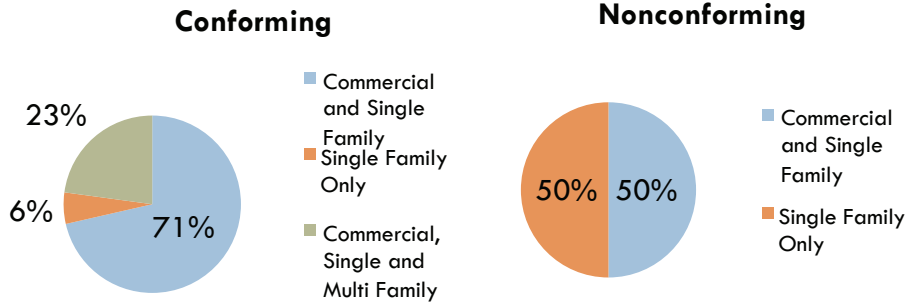
Additionally, the Sugarhouse Master Plan includes policy recommendations for non-conforming uses, such that “the City should explore new techniques and ordinances that support small businesses to serve residents within the surrounding neighborhood while mitigating impacts that may adversely affect the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



Surrounding Land Use

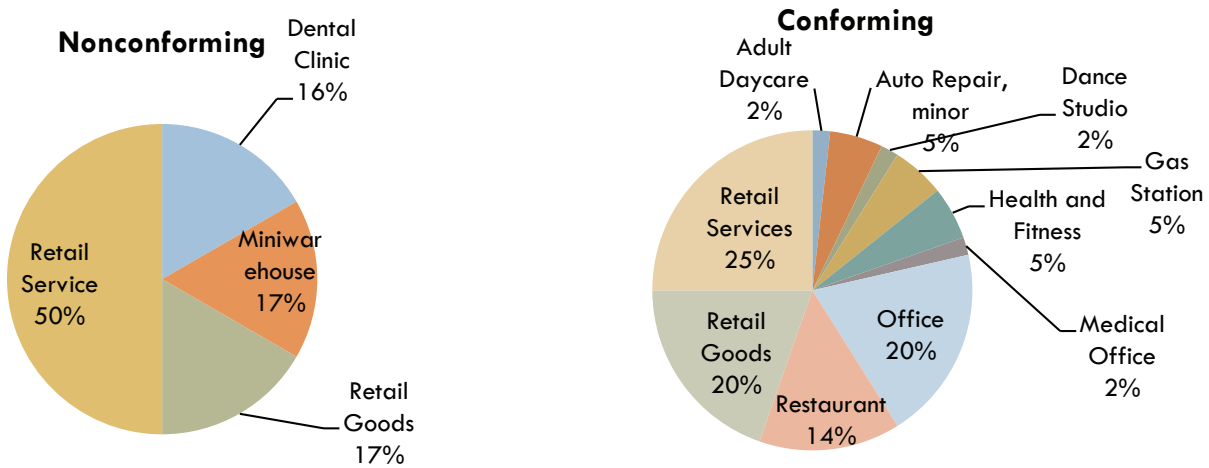
The identified nonconforming parcels in this district are surrounded by both single family homes and commercial development. Half of the parcels are surrounded by commercial and single family homes. The remaining half is bordered only by single family homes.

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.



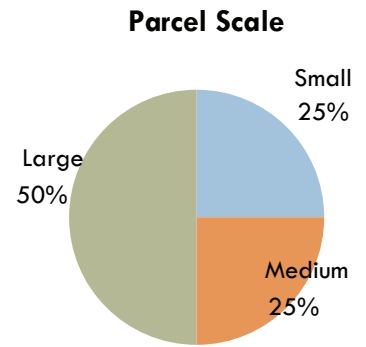
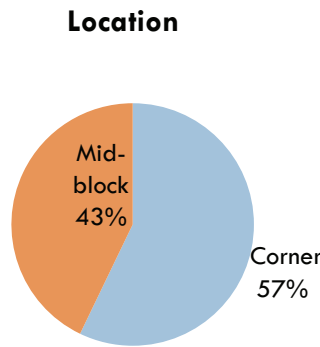
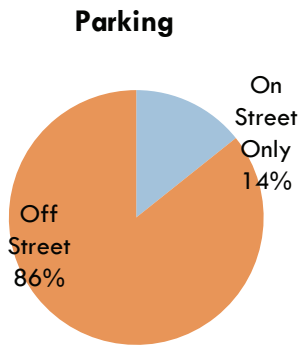


Land Use Analysis

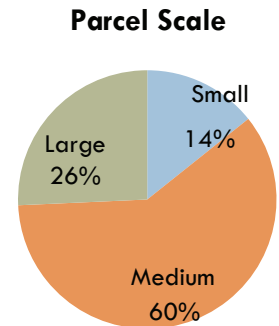
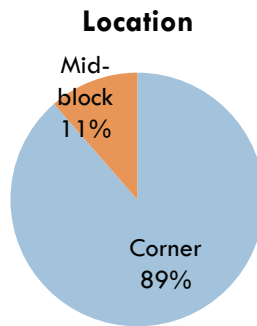
Additional Statistics

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

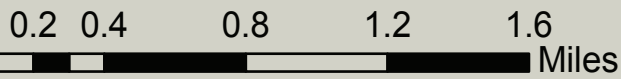
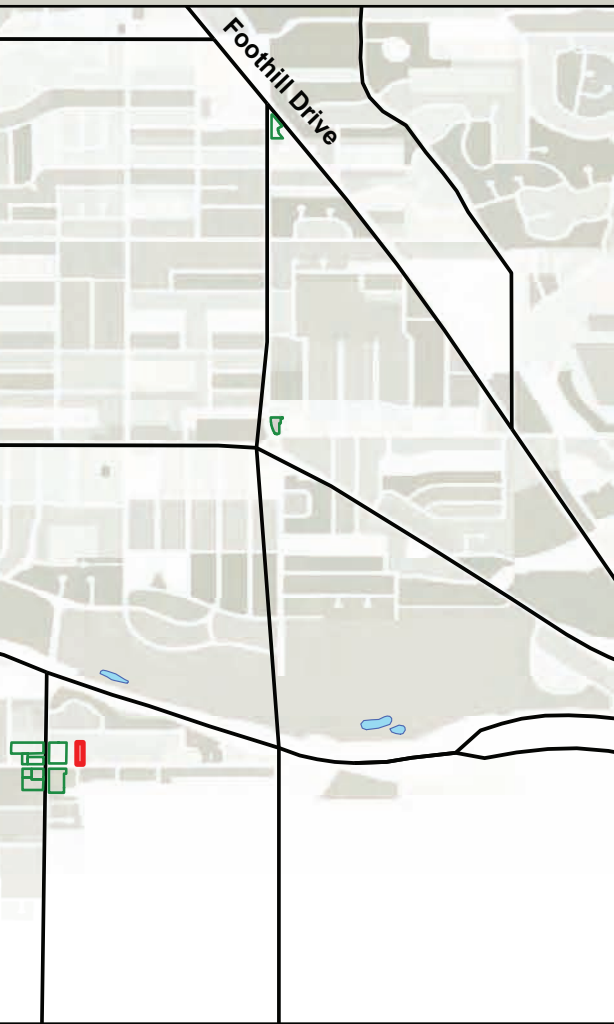


Small Neighborhood Business Amendment

Parcels
Conforming

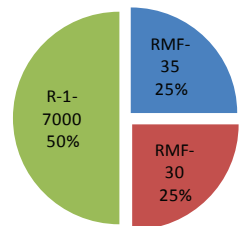
- No
- Yes

Amendment

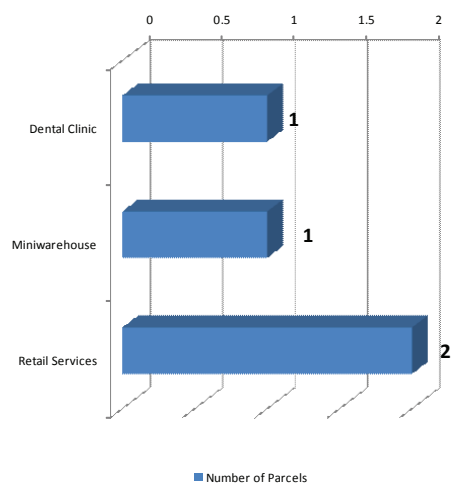


Information on Nonconforming Parcels

Zoning



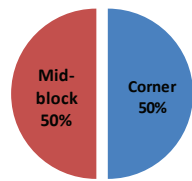
Land Use



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

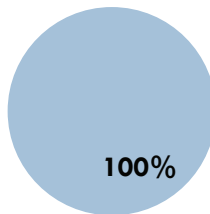
Within the Capitol Hill Master Plan, small-scale and neighborhood oriented commercial services are encouraged, catering to “both vehicular and non-vehicular patrons will help improve the livability of the community.” The Master Plan further encourages these uses with actions including “amend the existing 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.”

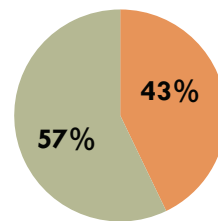
Surrounding Land Use

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

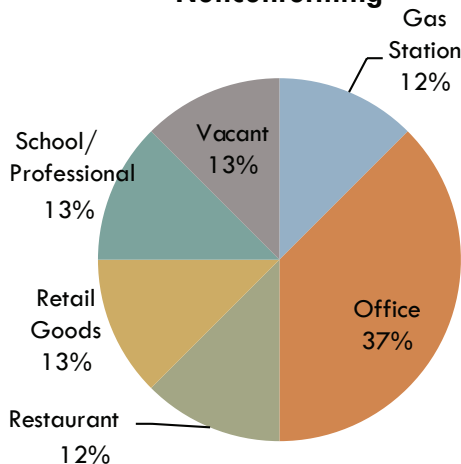


- Commercial and Single Family
- Single Family Only
- Single Family and Multi-Family

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.

Nonconforming



Conforming

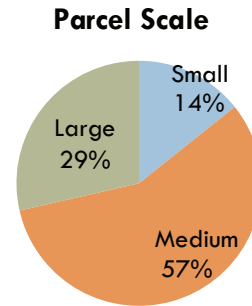
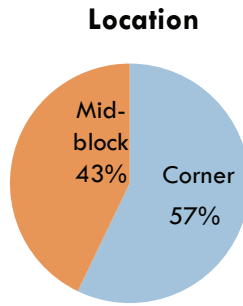
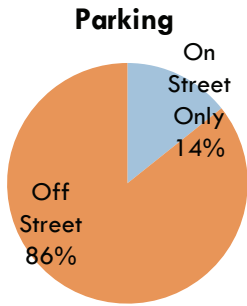




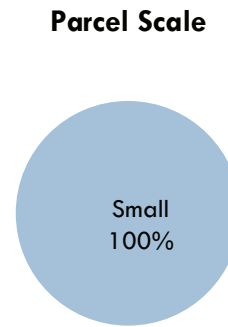
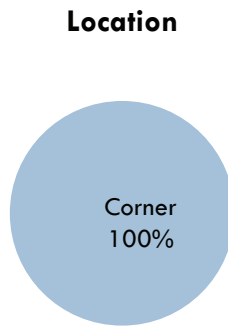
Additional Statistics

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

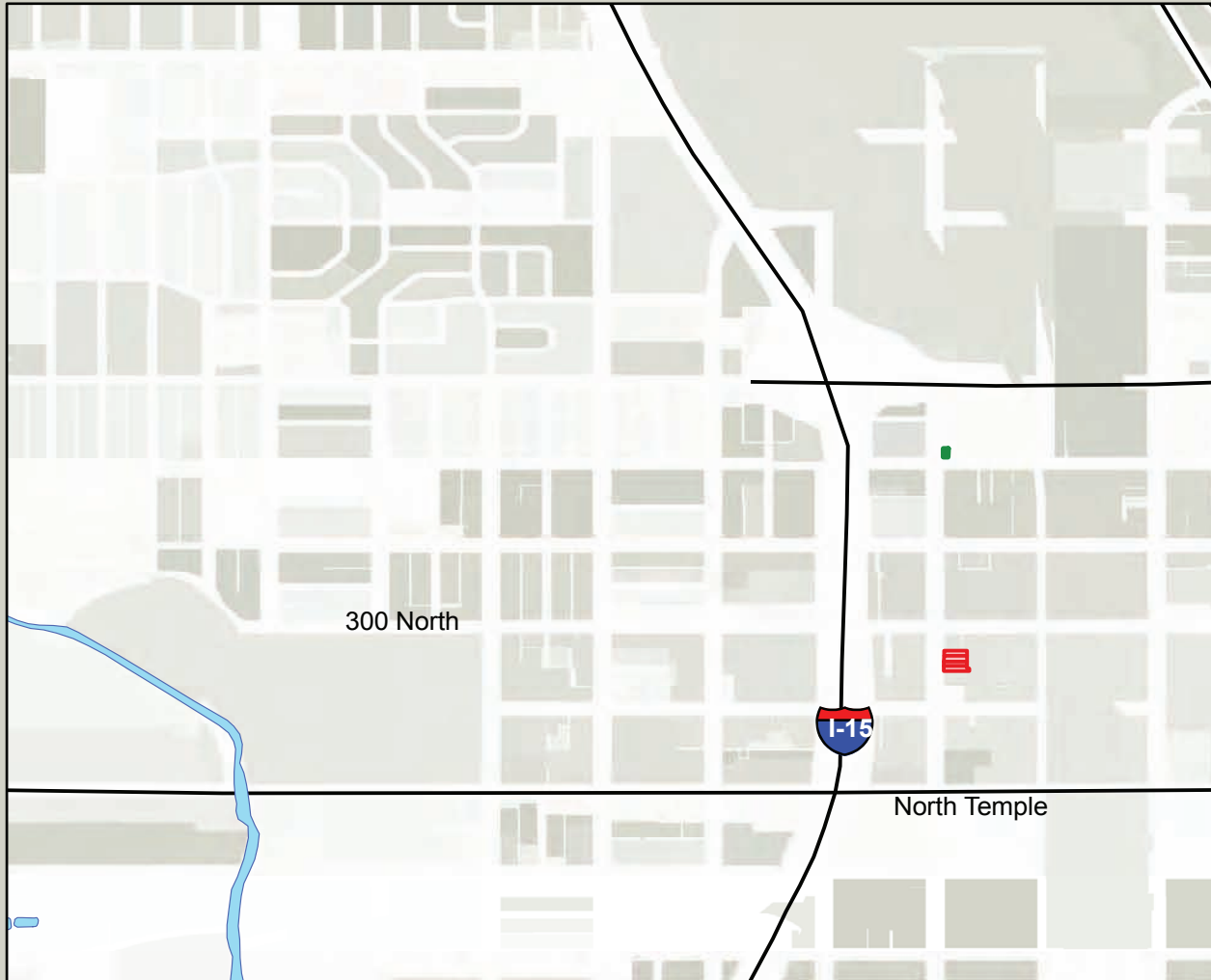


Small Neighborhood
Business Amendment

Land Use Analysis

Property Map

Small Neighborhood Business



Capitol Hill



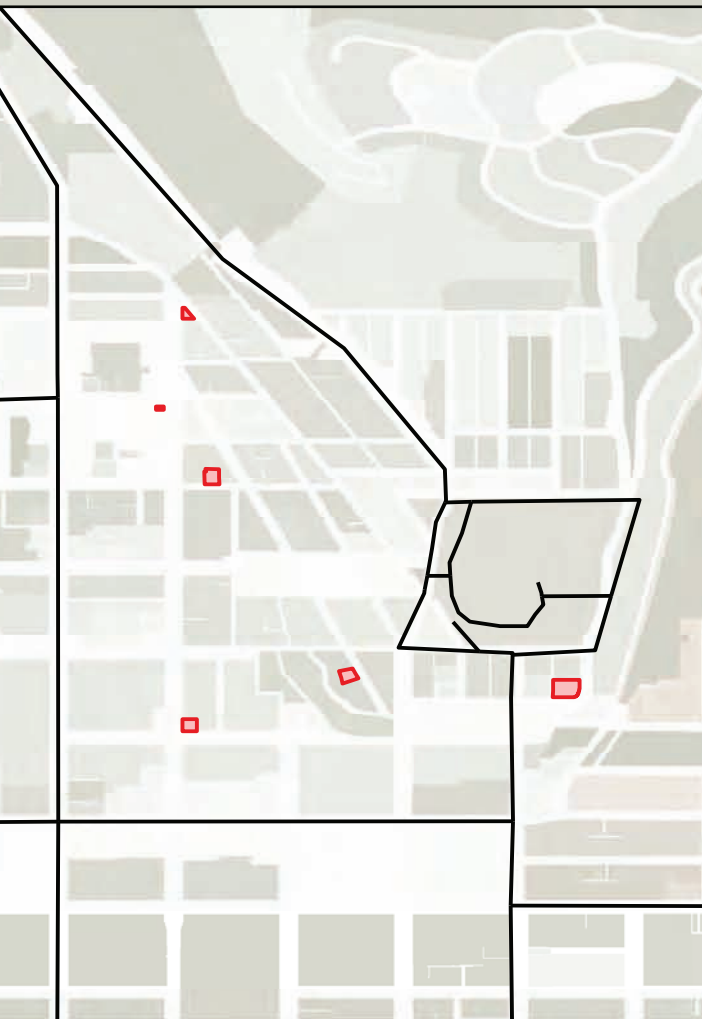
Small Neighborhood
Business Amendment

Parcels Conforming

 No

 Yes

s Amendment

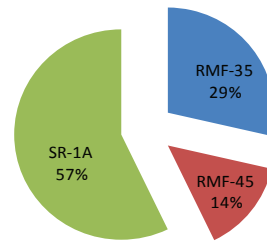


0 0.125 0.25 0.5 0.75 1 Miles

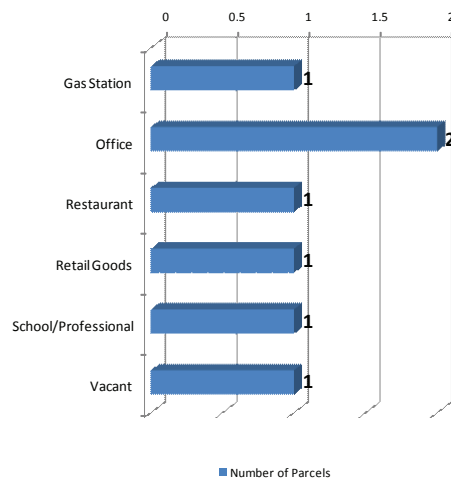


Information on Nonconforming Parcels

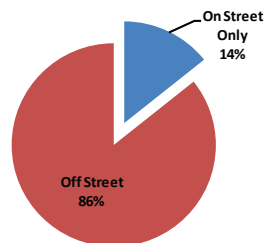
Zoning



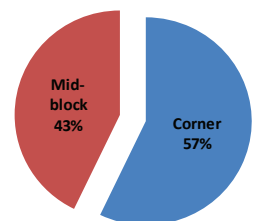
Land Use



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

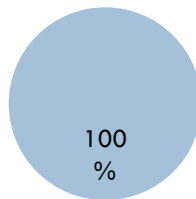
The West Salt Lake Master Plan addresses commercial land use, and supports the use of small commercial uses of low-intensity. The Master Plan states that the “Community’s population of 17,000 people residing in low-to moderate-income households cannot presently support

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.”

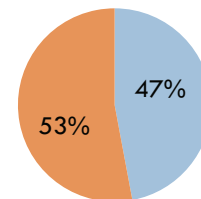
Surrounding Land Use

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

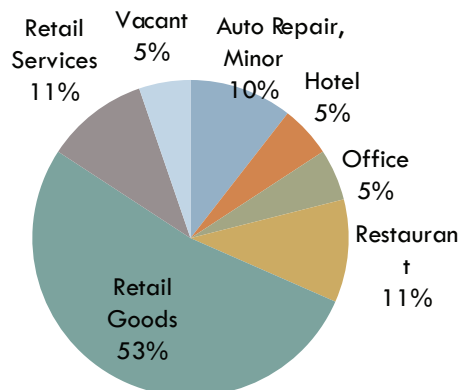
Current Land Uses

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

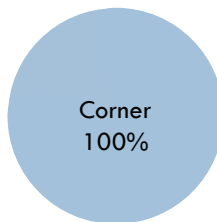
As there is only one nonconforming parcel identified in this area, the statistics reflect only this one parcel. However, there is some variety in the conforming businesses. These businesses are mostly able to provide off street parking except for around ten percent of them. The majority of the conforming 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

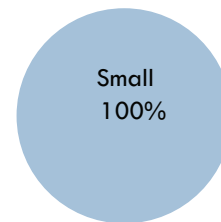
Parking



Location

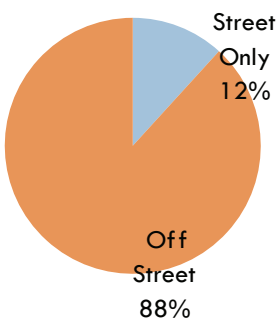


Parcel Size

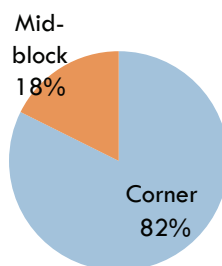


Conforming

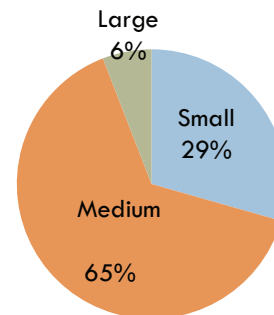
Parking



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

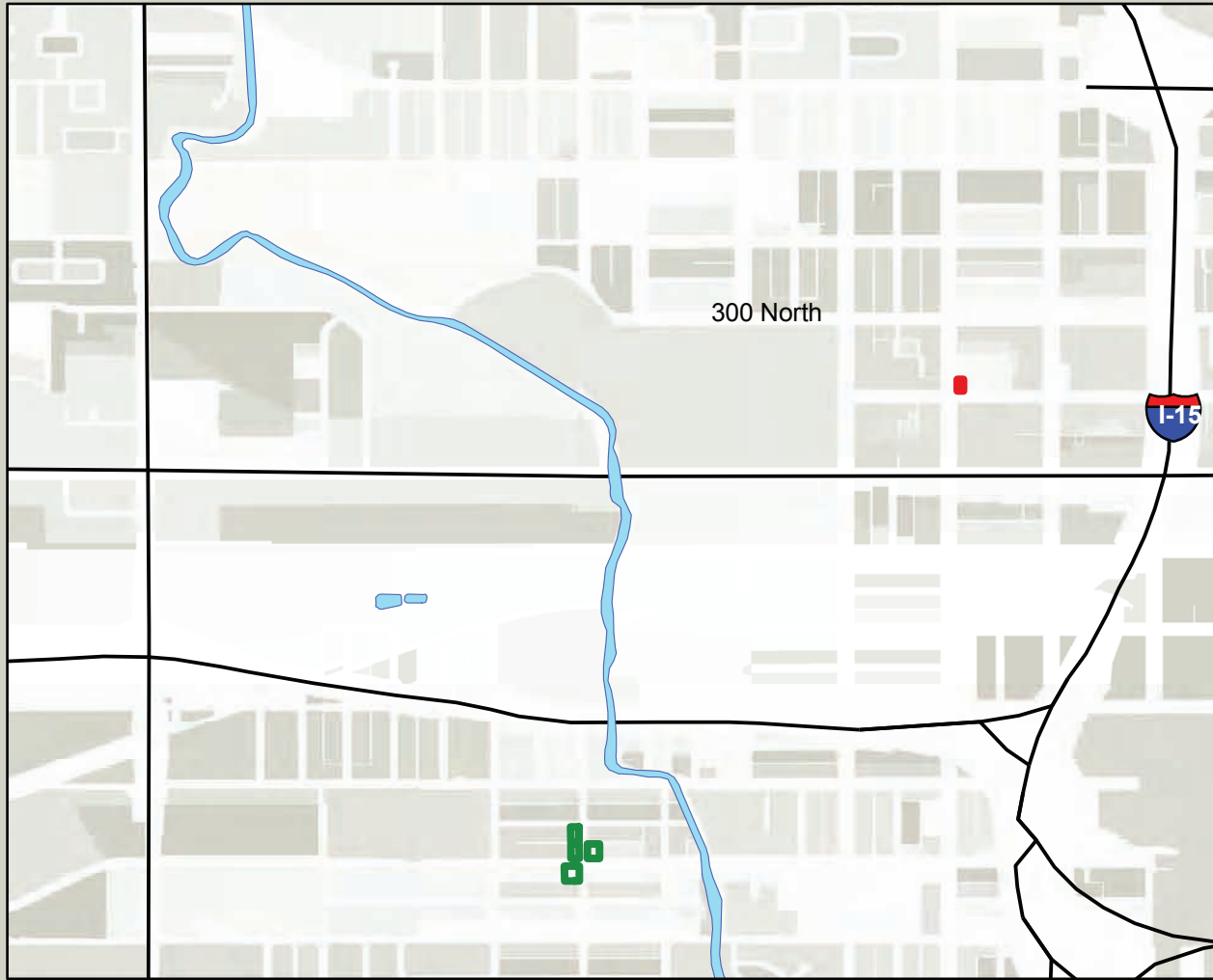


Small Neighborhood
Business Amendment

Land Use Analysis

Property Map

Small Neighborhood Business



West Salt Lake



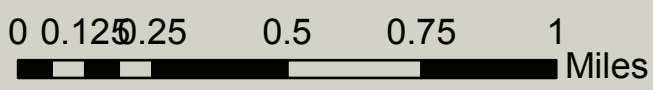
Small Neighborhood
Business Amendment

**Parcels
Conforming**

 No

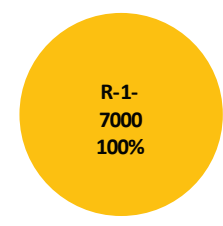
 Yes

Amendment

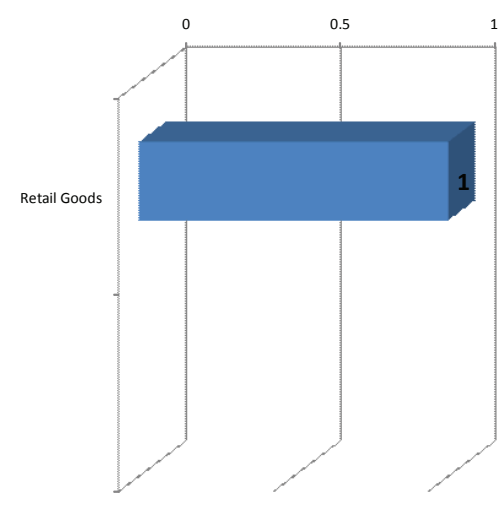


Information on Nonconforming Parcels

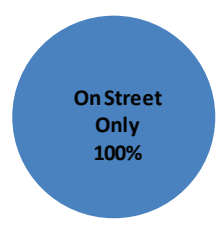
Zoning



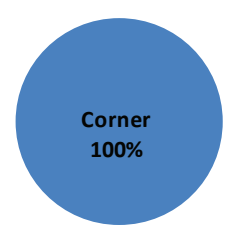
Land Use



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

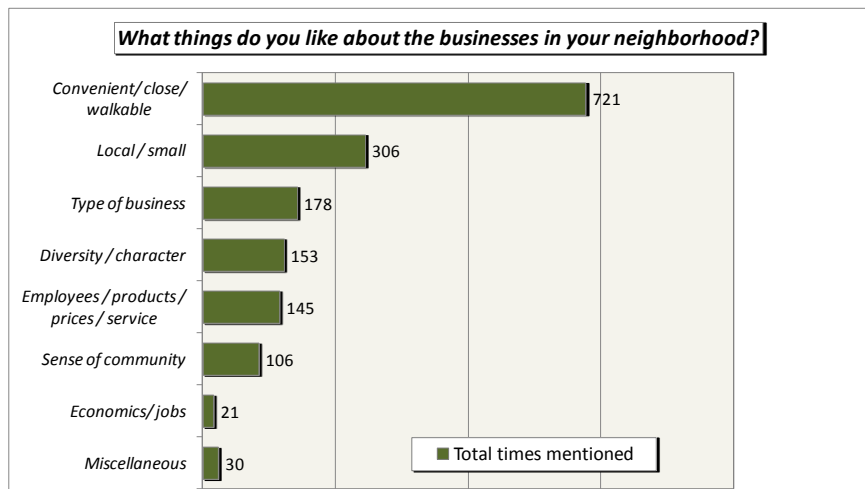
As participants often volunteer multiple answers to this type of question, a table of *first mentions* does not provide a complete inventory of every instance when a response was offered (*all mentions*). To present a more inclusive catalog of responses, steps were taken to tally and chart the total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

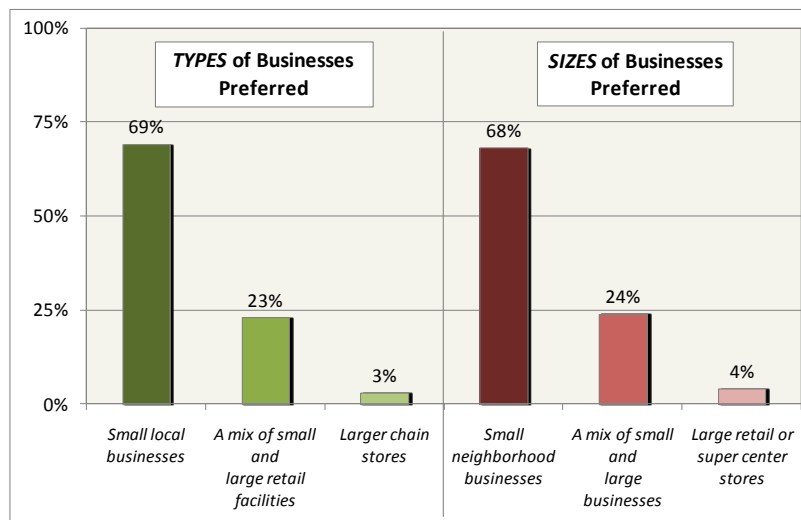
of the city; Avenues (n=177) has 58 mentions of small or local, Central City (n=387) has 145, East Bench (n=100) has 31, and Sugar House (n=108) has 48.

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%	48%
Don't know	20%	
Not enough, or not the type wanted:		
Type of business	5%	19%
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%	
Physically impacts residential areas:		
Traffic	9%	17%
Parking	5%	
Crowded	2%	
Noise	1%	
Diminishes neighborhood:		
Not kept up	5%	8%
Type of people they attract	3%	
Other:		
Miscellaneous	8%	8%

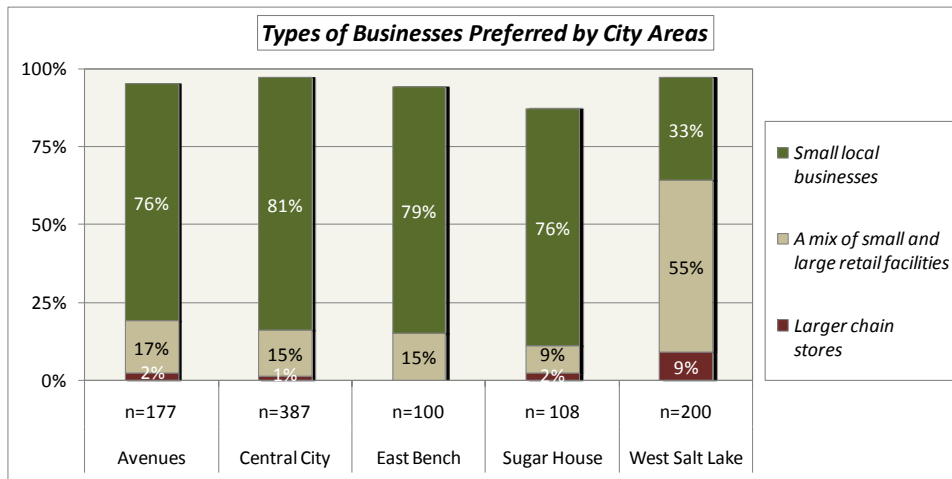
“Small” and “Local” Define the Types and Size of Businesses Preferred by Most Area Residents



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.

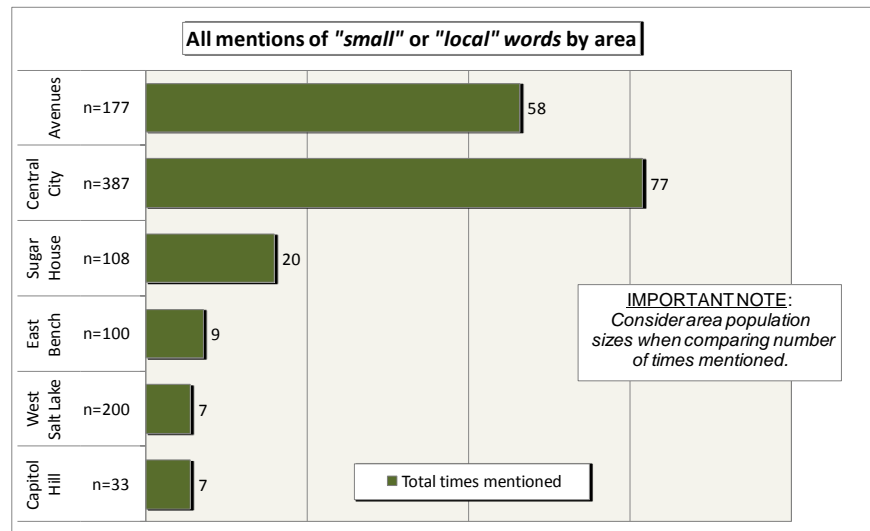
On the question of business types they *would like*, nearly half (49%) say they *don't know*, but 22% suggest a variety of different retail businesses, 15% cite *dining* establishments, and 9% would like *grocery and food* stores in their neighborhoods.

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

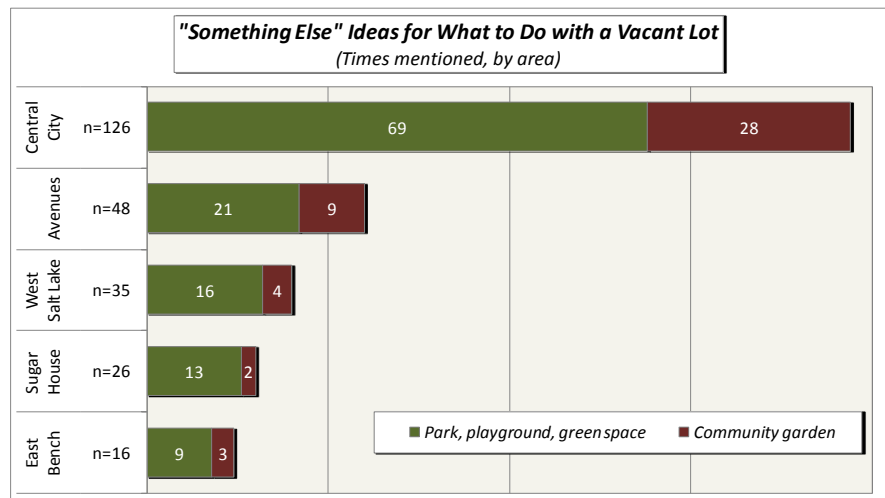
response to 196 all mentions. *Adult-oriented businesses* increase from 50 first mentions to 87 when all mentions are counted.

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

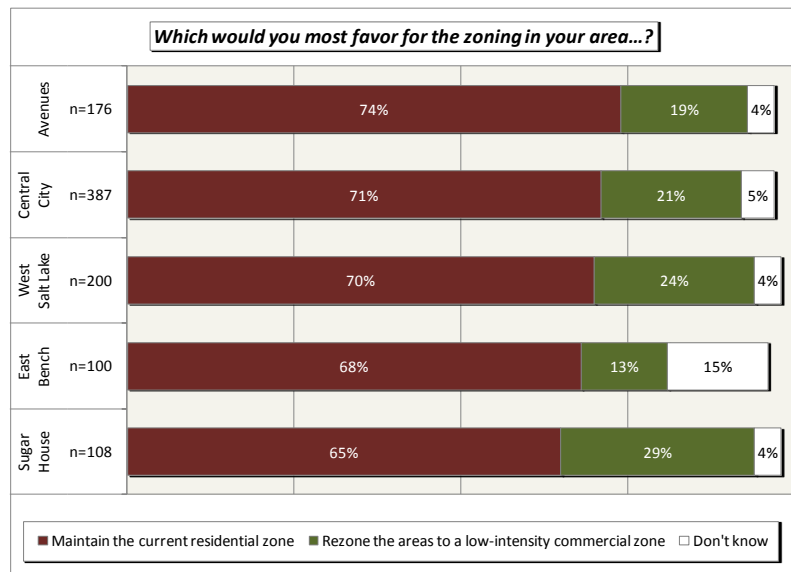
A simple majority (53%) indicate some level of favorability toward having *multi-use buildings* in their neighborhoods (defined as buildings with more than one occupant type, e.g., a building with a store or office downstairs and an apartment or condominium upstairs). Only one in five (19%) say they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

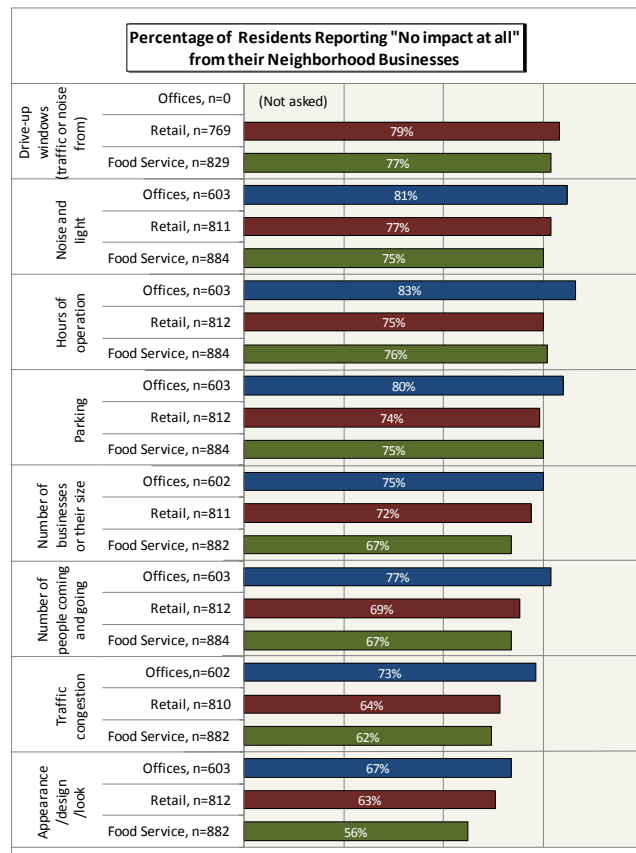
A Majority of Residents Report “No Impact at All” from Their Neighborhood Businesses

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.

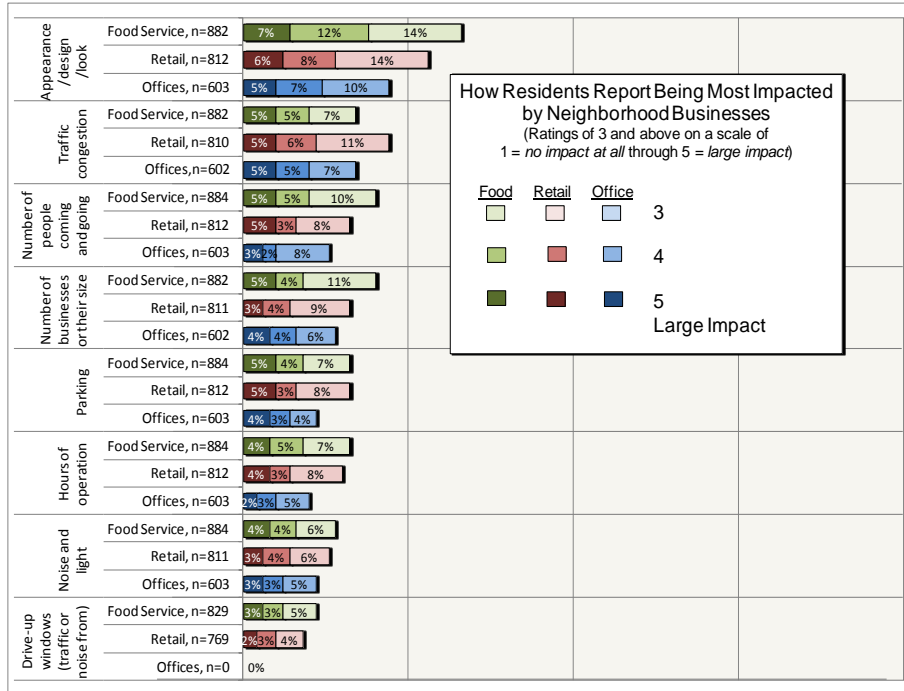
As each respondent has a different group of businesses in mind when considering impacts from those businesses, residents were also asked to name specific businesses they are aware in their neighborhoods. Their answers, shown by neighborhood area, and tallied by each specific business type mentioned,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

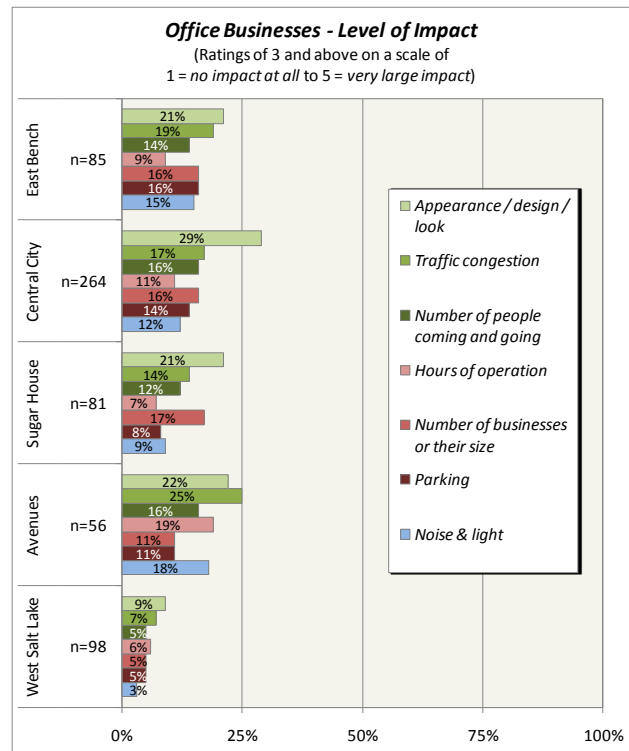
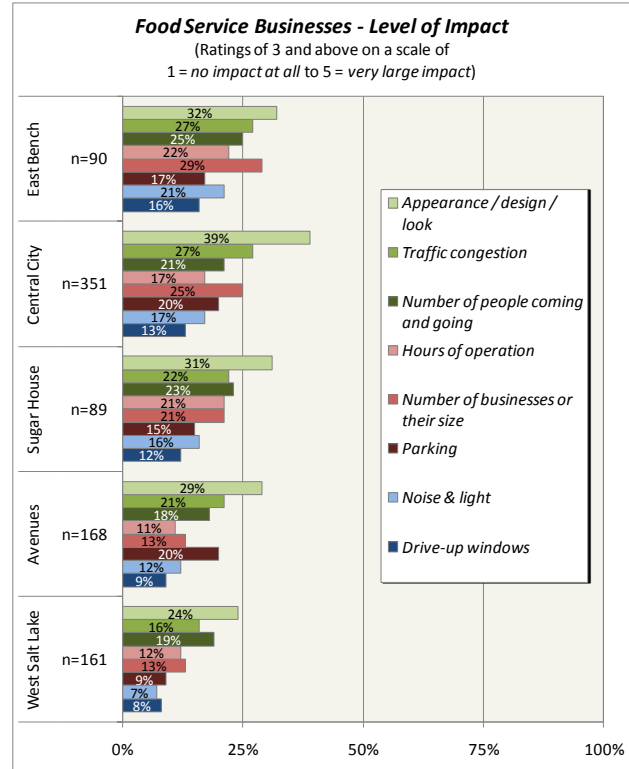
Because the number of residents feeling impacted from each issue varies by locality, charts by planning area have been prepared for each of the three business types to illustrate the percentage of residents in different areas of the city who report a moderate to very large impact from having businesses 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.

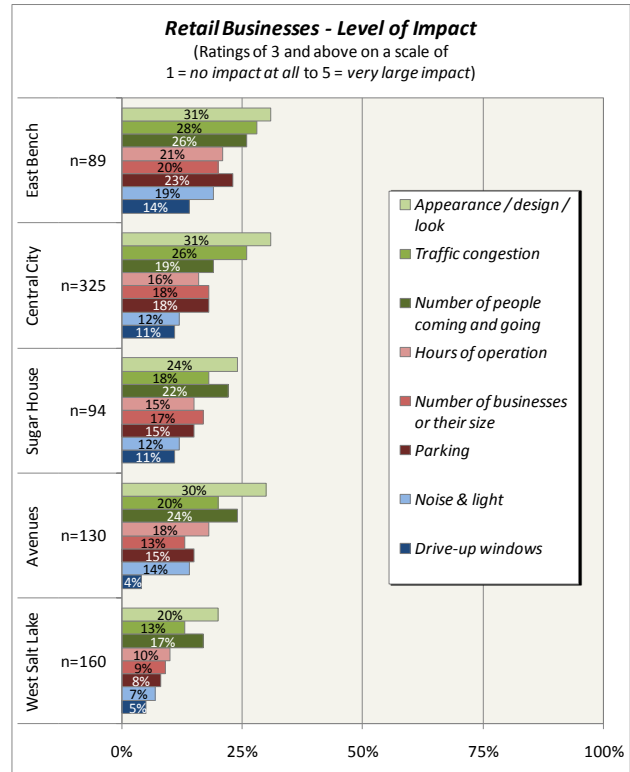
Traffic congestion is number two in the percentage reporting an impact for those in the Central City (27%) and Avenues (21%) areas. *Number of businesses or their size* has over a quarter or more of residents on the East Bench (29%) and in the Central City (25%) saying they are impacted by this issue.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

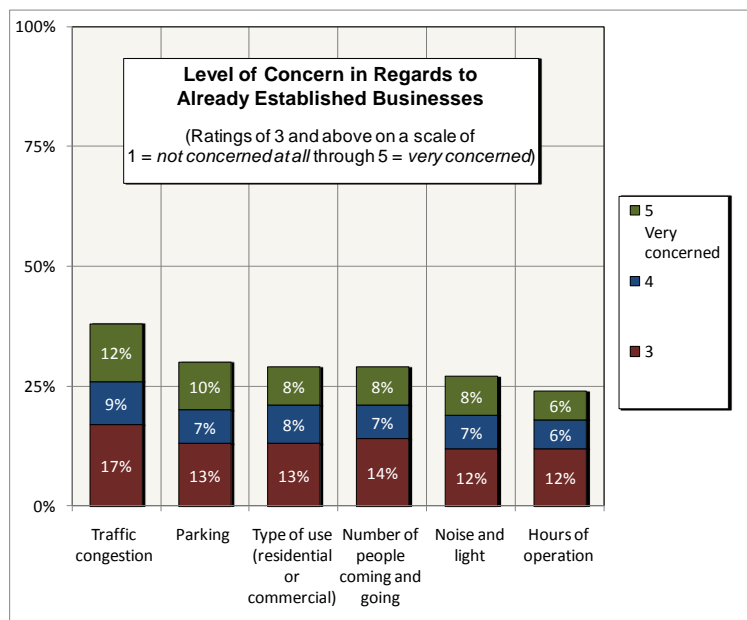
The *number of people coming and going* to frequent retail businesses in their neighborhoods draws their second greatest percentage of mentions from those living in Sugar House (22%), the Avenues (24%), and West Salt Lake (17%) areas, but it is also reported by 26% in the East Bench area.



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



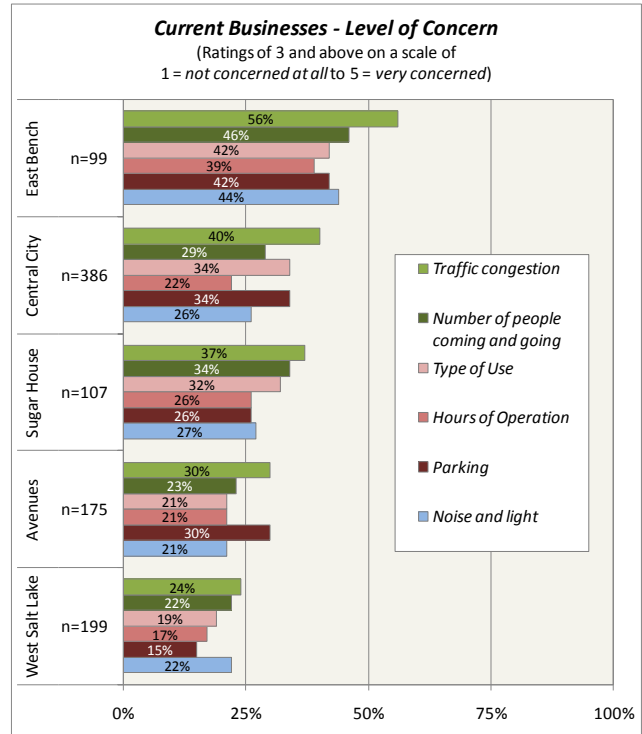
report a moderate to very large concern for businesses currently in their neighborhood on every issue expect hours of operation.

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.

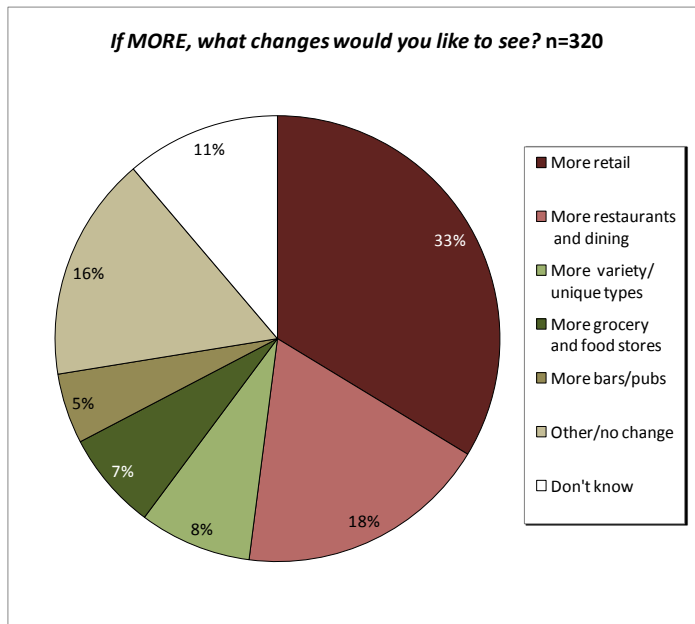
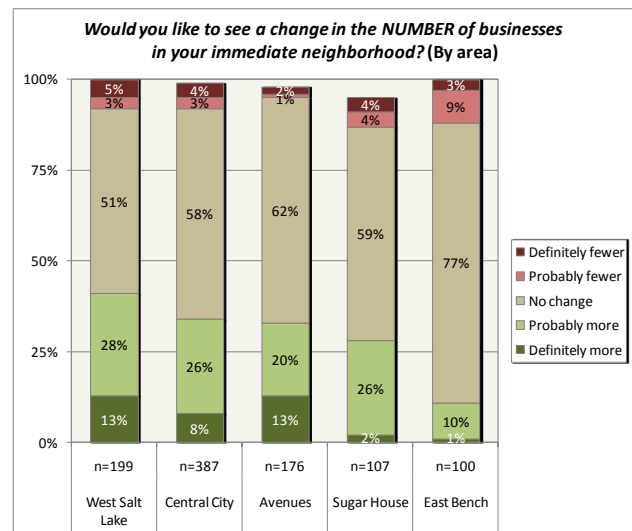
While the percentage reporting a concern over *parking* may be higher in other areas, for those in the Avenues, a concern about parking is equal to their concern for traffic congestion.



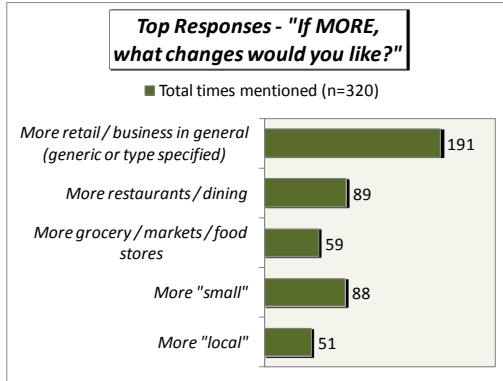
The Majority Like the *Number and Types* of Businesses in Their Neighborhoods, But Some Would Like More

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*.

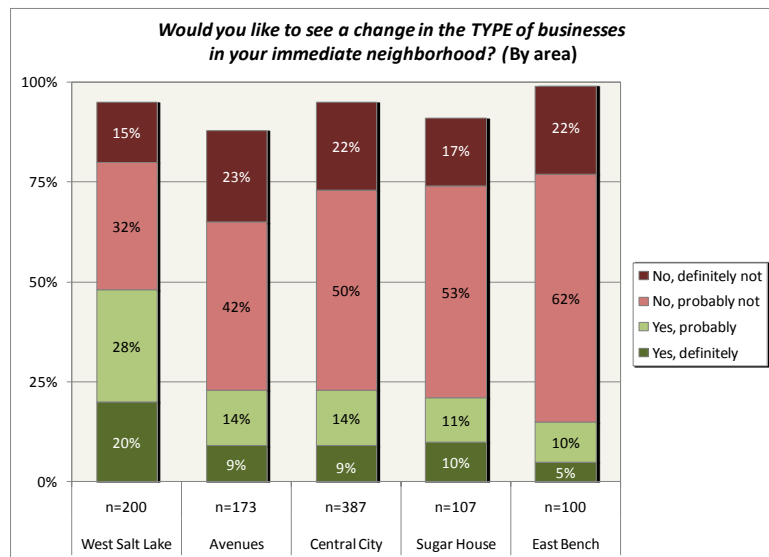


For those who say *definitely or probably more* to a change in number of businesses (n=320), an open-ended follow-up question allowed them to clarify specific changes they would like to see. As a first response, one third (33%) want more *retail* businesses of varying types. For 18%, their choice would 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.

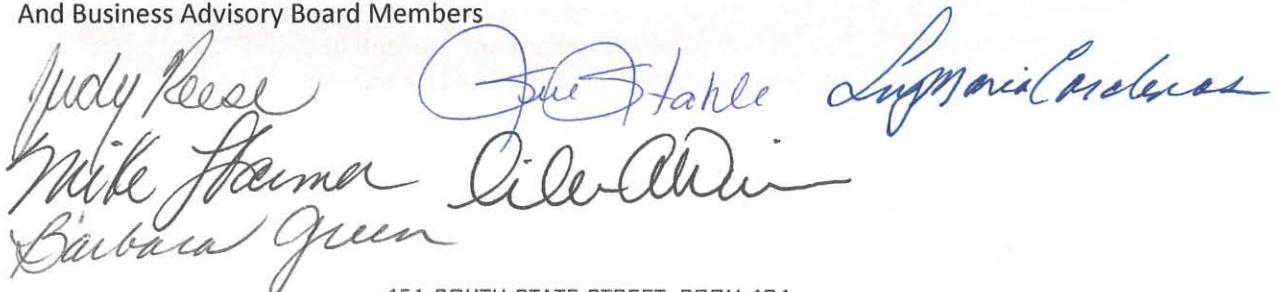
As current Chair of the Business Advisory Board, I feel comfortable in expressing wide support for the Small Neighborhood Business Amendment from our board. We all felt that this effort will clarify zoning for many commercial properties currently labeled as non-conforming. Additionally, we feel that 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

**5.C. PLANNING COMMISSION MINUTES
FOR AUGUST 10, 2011**

**SALT LAKE CITY PLANNING COMMISSION MEETING
In Room 326 of the City & County Building
451 South State Street, Salt Lake City, Utah
Wednesday, August 10, 2011**

Present for the Planning Commission meeting were Chair Michael Fife, Vice Chair, Angela Dean, Commissioners, Babs De Lay, Emily Drown, Kathleen Hill, Charlie Luke, Michael Gallegos, and Matthew Wirthlin. Commissioner Mary Woodhead was excused.

A field trip was held prior to the meeting Planning Commissioners present were: Michael Fife, and Michael Gallegos. Staff members in attendance were Nick Norris, Nole Walkingshaw, and Planning Intern Daniel Echeverria.

A roll is being kept of all who attended the Planning Commission Meeting. The meeting was called to order at 5:30 p.m. Audio recordings of the Planning Commission meetings are retained in the Planning Office for an indefinite period of time. Planning staff members present at the meeting were: Wilf Sommerkorn, Planning Director; Nick Norris, Planning Manager; Nole Walkingshaw, Planning Program Supervisor; Elizabeth Reining, Principal Planner; Daniel Echeverria, Planning Intern; Paul Nielson, Land Use Attorney; and Angela Hasenberg, Senior Secretary.

Field Trip Notes taken by Nick Norris:

PLNPCM2011-00176 Zoning Map Amendment; and PLNPCM2011-00385, Hansen's Garage, located at 206 N 200 West Commissioners asked about allowed uses in the zone. Staff gave answers about proposed zoning districts. Staff gave an overview of the proposal.

PLNPCM2011-00211 Conditional Use for Addition to the First Unitarian Church; and PLNSUB2011-00212 Preliminary Minor Subdivision Application for the First Unitarian Church, First Unitarian Church Addition Condition Use and Minor Subdivision, located at approximately 569 S 1300 East Street. Staff gave an overview of the project. Commissioners asked questions regarding the location of the addition and if there were any public comments. Staff answered the questions.

Public Hearing

5:33:03

Approval of Minutes from July 13, 2011:

Motion: Commissioner Wirthlin moved to approve the minutes of July 13, 2011 as amended.

Second: Commissioner Gallegos seconded the motion.

Vote: Commissioners Drown, Dean, De Lay, Gallegos, Hill, Luke and Wirthlin all voted "aye" the motion passed unanimously.

Report of the Chair and Vice Chair:

Chairperson Fife had nothing to report.

Report of the Director:

Planning Director Wilf Sommerkorn stated that the Planning Commission would receive a briefing the next meeting that would address the neighborhood parking requirements.

Planning Director Wilf Sommerkorn added that in the last meeting the Planning Commission passed on an ordinance change for noticing requirements. The Planning Department had subsequently found a section that had been inadvertently excluded regarding newspaper noticing. He stated that when the item was before the City Council, the Planning Department would let them add it in.

He also informed the Planning Commission that the Woodbury Project that had been approved at a prior Planning Commission Meeting, had a design change in the parking structure. Due to issues with a neighboring building, there was a possibility that there would be an enclosed wall.

5:38:35

PLNPCM2009-00615 Small Neighborhood Business Zoning Text Amendment- A request by Mayor Ralph Becker to amend sections of the zoning ordinance creating the SNB, Small Neighborhood Business Zoning District and modifications to the purpose statements for Section 21A.26.020 CN, Neighborhood Commercial Zoning District and Section 21A.26.030 CB, Community Business Zoning Districts. The creation of the SNB zone will remove much of the uncertainty associated with being a nonconforming business, as the uses, and site requirements will established and clear for the business owners, the neighboring residences and those who regulate the business. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff contact: Nole Walkingshaw at 801-535-7128 or nole.walkingshaw@slcgov.com)

Chairperson Fife recognized Nole Walkingshaw as staff representative.

Mr. Walkingshaw stated he had an addition to the staff report of public response generally in favor of the zoning text amendment.

Mr. Walkingshaw referred to the briefing given in the July 13, 2011 Planning Commission and stated he wanted to draw attention to the changes as a result of that meeting.

Mr. Walkingshaw said that one of the requests was to add plant and garden shops to the table of permitted uses, it stated that it had been added.

Changes regarding restaurants had not been added because of the parking impact of restaurants and that the City considers smaller coffee shop and delis to be a retail service which more people

felt was appropriate to the district that they were looking at. Coffee and light food service has been listed as a permitted use in the table.

Commissioner De Lay asked for the definition of a deli versus a restaurant.

Mr. Walkingshaw stated that the definitions were for restaurants and retail services, it did not differentiate the difference between restaurant and deli.

Mr. Norris added that at the next meeting staff will be bringing forth some new definitions for various land uses and if the definitions were not on there, staff could add it.

Mr. Walkingshaw said that there were some questions about developments within the park strip area and parking, that it would be managed by the Transportation Division and not through the Planning Division.

Mr. Walkingshaw stated that there were concerns about the sign allowances and to be more specific with our sign and awning and canopy signs. He stated that staff had noted the location where signage could be on an awning sign, and that they created a footnote leading a person to the illustrations where its located in the ordinance.

Commissioner De Lay asked for examples.

Mr. Walkingshaw stated that there was an email that he sent that showed different sign examples.

Mr. Walkingshaw referred to page eight of the staff report and discussed the sign table.

Commissioner De Lay asked if the ordinance regarding awnings had changed at all.

Mr. Walkingshaw responded that the definition would not be changing.

Chairperson Fife stated that the discussion was dealing with the Neighborhood Small Business Zone and not the Sign Ordinance.

Mr. Walkingshaw added that in this Small Neighborhood Business District, the signage options somewhat conservative compared to other districts, and was intended to keep signage at the minimum in order to keep visual clutter in check.

Chairperson Fife referred to complaint about a jewelry shop that had an irritating sign, an electronic flashing sign, and asked if it would be prohibited.

Mr. Walkingshaw said that there was a very specific no strobing, flashing, flickering light, not only signs, but lighting. He said that lighting needed to be down directed.

5:46:07

Questions from the Commissioners:

Commissioner Dean asked about the table of uses. She stated that in general on the table, it refers them back to qualifying provisions. She wondered if it was in draft form, because they did not seem fully developed.

Mr. Walkingshaw responded that he thought that it was an inadvertent repetition and they would eliminate the footnote.

Commissioner Dean asked about square footages of non conforming buildings. She asked if it was studied, or if he had a sense of the size. She asked if the 2500 sq ft minimum parking exemption, that would mean all the buildings would qualify for the no parking requirement.

Mr. Walkingshaw asked for clarification of the question, was the question how many would be in the 2500 or less than the 2500. He answered that he did not have that answer.

Mr. Walkingshaw stated that the ordinance rules were already established on this matter, they were not setting new ordinance. He said that they were just adding Small Neighborhood Business Districts to that section of the code.

Planning Director Sommerkorn added that they were only changes being made. He stated that the parking requirements would be part of the briefing during the August 24, 2011 Planning Commission Meeting.

Commissioner Dean stated that she felt this issue could stand alone.

Commissioner Dean and Commissioner Hill expressed their concern over the parking regulations, and that just because it was already in the ordinance, it did not mean that the regulation was sufficient at this time.

Mr. Walkingshaw stated that changes were being discussed, it seems that there were two policies within the City, the established policy listed in the Ordinance that says we are trying to establish more pedestrian friendly amenities, we are not trying to establish larger parking lots for commercial areas that abut residential areas and by doing so we make this reduction. We have concern from the community where they do not want to see people parking in the streets, and they want to see parking at a higher density. It stated that it becomes a value statement of the City on parking. Do we want to see larger parking lots within these neighborhood districts, or do we want to try to push more pedestrian oriented development, minimizing the parking footprint.

Commissioner Hill asked if there was an approach that allowed them to look at both scenarios in context.

Chairperson Fife asked if the Planning Commission was asking for review of the City's Parking Ordinance.

Planning Director Sommerkorn responded that they were, and that was part of the discussion coming in the following Planning Commission meeting. He stated that the City needed to stay consistent in each of the zones, and what Mr. Walkingshaw represented what was had City wide.

Planning Manager Norris added in regard to the context question, if you read through 21A-44.00.20m it establishes context based on requiring certain types of things. There was an

automatic write-off with the first 2500 sq ft, but in places where there was time limited parking, you get more because time limited encourages more turnover of customers. The other ones, based it on the angle of parking because it reduces the size of roadway and made it more pedestrian friendly, and context was built into the existing ordinance.

Mr. Walkingshaw added that the City would allow the Small Businesses to utilize off street parking as a credit.

Commissioner De Lay asked if there would be clarification of signage during the briefing at the next meeting.

Planning Director Sommerkorn responded that the briefing would be about parking.

Commissioner De Lay asked when this item would be voted upon.

Planning Director Sommerkorn stated that parking ordinance as proposed would fit into the context of all the other commercial zones, and the neighborhood zones that exist. If the Planning Commission recommended any changes to any of the parking, it would apply to all the zones. Therefore, it would be better to have the discussion on parking in a larger context rather than this particular zone.

Commissioner Dean asked if this would be the cart before the horse because parking had such a great impact on this ordinance.

Planning Director Sommerkorn stated that it would be up to the Planning Commission to decide how to handle this item.

Mr. Walkingshaw stated that the discussion would initiate a petition, and there would be resolution to a parking amendment at a future date.

6:00:09

Public Hearing:

Chairperson Fife opened the public hearing.

Capitol Hill Community Council Chair Catherine Gardner spoke in *favor* of the Small Neighborhood Business Amendment. She presented a picture that represented the Hansen Garage, but used it as a general example of why the Small Neighborhood Business Amendment was needed.

She stated her appreciation of Mr. Walkingshaw's work.

She discussed the importance of preserving older buildings and changing their use to benefit the community.

She let the Planning Commission know that she was in favor of a positive recommendation to the City Council.

Commissioner Dean asked if there had been a vote taken in the Capitol Hill Community Council.

Ms. Gardner stated that there had been two votes taken. She said that the first vote was all in favor save one vote, and the second vote was unanimous. Ms. Gardner made note that this was a rare occasion for their Community Council to vote unanimously on an issue.

Commissioner Gallegos asked for clarification on whether the vote was specific to the Small Neighborhood Business Amendment and whether or not any small business owners were involved.

Ms. Garner said the second vote was, and that there were definitely small business owners involved in the vote.

Cindy Cromer spoke in **opposition** of the Small Neighborhood Amendment. She stated that as a small business owner she would like to preserve her status as non conforming. She stated that there were tax benefits to being listed as a non conforming business in a residential zone. She stated that her taxes would increase exponentially if she were to be taxed as a commercial property. She stated that she received a residential exemption because she has a residential unit on the property and stated that reduced her property taxes by 55%.

She noted some "myths", Non conforming properties became non conforming in 1995, she stated that many properties became non conforming because of density in 1995, but most became non conforming in 1928 when the City adopted its first land use ordinance.

Ms. Cromer said that it was a myth that the City had tried to encourage non conforming properties to become conforming uses. She stated that it was simply not true. There had not been a package of incentives and no effort to help small business owner to tackle the obstacles they face. She said the State Legislature intervened and the City made some modifications. She said there had been no package of incentives, no density bump, nothing to help people with non conforming properties.

She added that this is a non issue to most of the City, the greatest impact was clearly in the central community, the oldest part of the City in the parts of its development and the analysis of any rezoning would have to be at the small neighborhood level.

She said she did not see a reference to housing mitigation, housing units that might be lost to an urban rezone.

Greg Bergman spoke in **favor** of the petition. He stated that he was the owner of Cafe Espresso at the intersection of 900 South 1100 East. He said that he had spoken with Mr. Walkingshaw earlier in the week and he wanted to make sure that for non conforming, non complying use as in a drive through coffee location, that it would be unlikely that he would be rezoned, and if they were, that they would not be required to comply with the requirements of the rezone.

Mr. Walkingshaw clarified that Mr. Bergman was concerned that the changes in the new rezone would impact the way he currently did business.

Mr. Walkingshaw stated that in that instance, his location would be considered legal non-complying. The city would not require any change on properties already designated to conform to a new set of rules.

Land Use Attorney Paul Nielson explained that as long as the use stays the same, they can maintain business as usual.

Mr. Bergman stated that it might affect his marketability, but not his business practice.

Mr. Nielson said that was true.

Commissioner De Lay asked if he were to sell the property, would the next property owner who wanted have the same use, would there be a need for new applications.

Mr. Nielson answered that as long as the property had the same the use, that use would continue with the property. A change of ownership would not change it's use status.

Mr. Walkingshaw asked if a bank would finance a non-conforming use when the use is not "legally" represented on the property.

Chairperson Fife stated that that was an issue they could not resolve.

Commissioner Dean asked what the process for re-zoning would be.

Mr. Walkingshaw responded that once the Small Neighborhood Text Amendment was established, then the next step would be an initiation of a series of map amendments. Not every property would get a separate petition; it would most likely be a cluster of a number of businesses within an area. Each property would receive an analysis as to some appropriate reclassification of rezoning.

6:16:43

Close of Public Hearing

Discussion:

Commissioner De Lay asked Mr. Walkingshaw about the housing mitigation that Ms. Cromer had mentioned.

Mr. Walkingshaw responded that housing mitigation was addressed in a separate section of the ordinance. He stated that housing mitigation begins when a certain number of units lost. He said he believed the threshold was four.

Commissioner Luke asked about the parking situation and whether that needed to be discussed before the decision.

Planning Manager Nick Norris responded that was up to the Planning Commission if they wanted to table it.

Commissioner Luke asked what the negative implications of postponing the decision would be.

Mr. Walkingshaw responded that there were two scenarios, to have the discussion and make a decision that the suggested ordinance was acceptable, or that there was discussion and the proposed ordinance would be acceptable if certain criteria were met, or the discussion that

would say the parking dialogue too large and we want to hold the ordinance and look at in a broader scoping way, which would cause this to linger.

Commissioner Luke stated that he did not want the issue to linger.

Planning Director Sommerkorn added that the parking regulations affect all of the zoning ordinances, including the commercial zones throughout the City. He stated that this would be another commercial zone. Planning Director Sommerkorn stated that the Planning Commission would have a broader discussion on the parking regulations at the following meeting. Any changes recommended at that time would impact the other zones, including the current issue.

Commissioner Dean asked if a revised parking regulation does not quite fit with this specific issue, could they add qualifying provisions for parking to this particular ordinance.

Mr. Walkingshaw added that if they did not feel comfortable with the pedestrian friendly exemption, and it was not offered in this area, and they were only required to meet base parking, which would be two spaces per thousand for retail service, and three for retail service, and three for residential.

Planning Director Sommerkorn stated that really came down to what the Planning Commission felt comfortable with.

Commissioner De Lay asked about signage in regard to real estate, she asked for clarification on the one sign per street frontage.

Mr. Walkingshaw responded that it was one per property.

Commissioner Dean stated that this item was legislative, so it would be going to City Council and the Planning Commission could recommend it with the suggestion that it not be finalized until there would be a better sense of the implications.

Chairperson Fife stated that he hoped they could craft an ordinance that would apply to all small commercial areas regardless of whether its neighborhood, or neighborhood commercial.

Planning Director Sommerkorn stated that the recommendations to the parking regulation that the Planning Commission may recommend would apply to a number of commercial zones, not just this specific zone.

6:24:23

Motion:

Commissioner De Lay made the motion in regard to PLNPCM2009-00615, Small Neighborhood Business Amendment, based on the findings listed in the staff report, the testimony heard tonight, I move that the Planning Commission recommend to City Council a favorable recommendation.

Commissioner Gallegos seconded the motion.

Discussion on the motion: Commissioner Drown asked if she wanted to amend the motion that they include along with the favorable recommendation, future amendment to this legislative item as it pertains to the parking.

Planning Manager Norris said if the Planning Commission wanted to have further input on parking regulations, the appropriate method would be to remove that section and transmit a favorable recommendation without adding the SNB zoning district to 21A.44.020-m as a zoning district where that reduction in parking would apply. He said that there was another petition that the Planning Commission had been briefed on, the Transportation Demand Management which does include some parts of 21A.44.020, he said that there was ample to have time and discuss these issues and make other modifications to the parking chapter.

Commissioner Luke asked if they took the section out, and made the motion without the parking, would they have to return to this item later and add the SNB.

Planning Manager Norris stated that it would happen as a modification to chapter 21.A.44. specifically to the parking chapter where there are outstanding petitions that are being worked on that will deal specifically on that issue. He said that the Planning Commission would have to go back, but then the Planning Commission would have a more broad area versus focusing on the zoning district and the parking relations for this zoning district.

Chairperson Fife asked if that section was included and they change the parking regulation, it will automatically change.

Planning Manager Norris said that yes, it would automatically change to the base for whatever the uses are.

Commissioner De Lay asked if someone was putting forth an amendment, because she was not willing to accept that.

Land Use Attorney clarified that another member of the Planning Commission could make a separate motion to amendment. A Commissioner may not accept the amendment, but a Commissioner could propose a substitute motion.

Commissioner Dean asked if they were to pull pieces out of this, the petition would be ineffective until it was complete.

Mr. Walkingshaw answered that the intent of the district, once it was mapped, was not to encourage new development, the intent was so that things would stay the same physically on the property. If the section were to be removed, and someone wanted to rezone the SNB and they were to go through the Conditional Design Review process to tear a property down and come before the Planning Commission, then they would not qualify for that and they would have to meet the standard parking requirements.

Commissioner Dean stated that then they would be created many non conforming uses right from the beginning.

Planning Director Sommerkorn explained that it would not create non conforming uses; it only changes when someone wanted to build something new on the site, or change the use substantially. There would not be a huge impact if the section in question were to be removed, in the short term, the section only applies to the pedestrian friendly amenities and waivers that are allowed.

Chairperson Fife clarified that the item did not actually rezone anything. If a petition came to the Planning Commission to change the zone, and the parking regulation had not been dealt with, then the Planning Commission can say no until the parking regulations have been dealt with.

Commissioner Dean stated that if you wanted to re-add the pedestrian friendly items, then it would have to be a new petition.

Commissioner Gallegos suggested that since the concern had been raised and will be dealt with the following meeting, that the Planning Commission move ahead with the motion.

Chairperson Fife asked Commissioner Drown would like to make a separate motion.

Commissioner Drown declined.

6:30:56

Vote: Commissioners Drown, Dean, De Lay, Gallegos, Hill, Luke and Wirthlin all voted "aye" the motion passed unanimously.

Mr. Walkingshaw stated that he would add to his transmittal to the City Council the two key points of clarification, Specific to the pedestrian friendly amenities, and Ensuring clear discussions and illustration on signage.

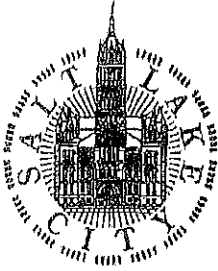
6:31:38

PLNPCM2010-00591 Noise Regulations Text Amendment- A request by Salt Lake City Mayor Ralph Becker to amend the Environmental Performance Standards in regards to noise to require review by the Salt Lake Valley Health Department when specific non-residential uses are proposed to locate near residential uses. The amendment will affect sections 21A.36.180, 21A.24.190, 21A.26.080, 21A.30.050, 21A.31.050 and 21A.32.140 of the zoning ordinance. Related provisions of Title 21A- Zoning may also be amended as part of this petition. (Staff Contact: Elizabeth Reining at 801-535-6313 or elizabeth.reining@slcgov.com)

Chairperson Fife recognized Elizabeth Reining as staff representative

Ms. Reining stated that Mayor Becker's office was requesting a text amendment to require specific types of businesses to get a noise review from Salt Lake Valley health Department to assure new businesses can meet current noise regulations standards before a conflict occurs between businesses and neighboring residences. She stated that if a new specific business was going in directly next to a residential use that business would have to submit a professional study showing it would meet current noise regulations of the City and Health Department.

6. ORIGINAL PETITION



Petition Initiation Request

Planning Division
Community & Economic Development Department

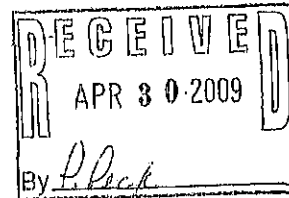
To: Mayor Becker

From: Wilf Sommerkorn, Planning Director *WS*

Date: April 24, 2009

CC: Frank Gray, Community & Economic Development Director; Mary De La Mare-Schaefer, Community & Economic Development Department Deputy Director; Bob Farrington, Economic Development Division Director; Pat Comarell, Assistant Planning Director; Cheri Coffey, Planning Manager; Mike Akerlow, Economic Development; file

Re: Initiate Petition to analyze the appropriateness of rezoning various lower intensive commercial land uses to an appropriate commercial or mixed use zoning districts.



This memo is to request that you initiate a petition requesting the Planning Division analyze the appropriateness of rezoning lower intensive commercial uses to appropriate zoning districts. This petition may affect non-conforming business uses as well as businesses that are currently zoned for lower intensive commercial uses. This may 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. Policies in the Futures Commission Report (1998) and the Central Community Master Plan support this idea. In addition, it is consistent with the goals of walkable communities and sustainability.

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

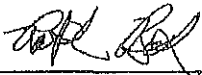
changes to the parking requirements (2008) to address some of the issues. However, with the goal of sustainable neighborhoods and fostering the development of business to serve the communities, the Planning Division would like to undertake a planning process to address these issues in a more comprehensive 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.

As part of the process, the Planning Staff will contact all of the affected property owners about the proposal. The Planning Division will follow the City adoption process for zoning map amendments which includes citizen input and public hearings with the Planning Commission and City Council.

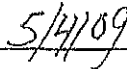
If you have any questions, please contact me.

Thank you.

Concurrence to initiate the rezoning petition as noted above.



Ralph Becker, Mayor



Date

Remarks:

Petition No: **PLNPCM2009-00615**

By: **Salt Lake City Planning Division**

Analyze the appropriateness of rezoning various lower intensive commercial land uses to an appropriate commercial or mixed use zoning districts.

Date Filed: 04/24/2009

Address: Citywide

**7. BUSINESS PROPERTY OWNER SURVEY AND
CROSS TABS**

Study conducted for

SALT LAKE CITY
PLANNING AND ZONING
SMALL BUSINESS STUDY

Conducted 2010

Study conducted by

Dan Jones
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Public Opinion & Market Research

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Table of Contents

Introduction	1
Research Objectives	1
Methodology.....	1
Survey Instrument	2
Sample	2
Fieldwork.....	2
Limitations	3
Data Analysis	3
Executive Summary	
Quality of Life in Salt Lake City.....	4
Neighborhood Businesses Viewed Positively	4
Expanded Charts by Planning Area.....	5
Neighborhood Businesses: Likes and Dislikes	5
“Small” and “Local” Define Preferred Businesses Type and Size for Most Residents	6
What to Do with a Vacant Lot.....	9
Mild Favorability for Multi-use Buildings.....	9
Keep Current Non-conforming Use Zoning in Residential Areas	10
How Acquainted with Business Owners or Employees; Mostly Positive Relationships	10
Majority Say: “No Impact at All” from Their Neighborhood Businesses	11
Impact of Neighborhood Businesses by Planning Area	12
Level of Concern for Currently Established Businesses	14
Like for Number and Types of Businesses in Neighborhoods.....	16
“Home Occupation” Businesses	18
How Residents Living in Close Proximity to Businesses are Impacted Differently	19
Residents Offer Final Comments.....	20
Questions, Charts, and Significant Findings	
1: First, how would you rate the overall quality of life in Salt Lake City?	21
2: Is having businesses in your neighborhood positive or negative?.....	21
3: What things do you like about the businesses in your neighborhood?.....	22
4: What do you dislike about the businesses in your neighborhood?.....	22
5: What types of businesses would you prefer in your neighborhood?	23
6: What size of businesses would you prefer to have in your neighborhood?	23
7: Are there businesses types you would like in your neighborhood?.....	24
8: Are there any business types you would prefer not to have? Why?.....	24
9: If a vacant corner lot in your neighborhood, what preferred type of use?.....	25
10: Would you favor or oppose multiple-use buildings in your neighborhood?.....	25
11: Which would you most favor for the zoning in your area...?	26
12: How well do you know owners or employees of nearby businesses?	27
13: IF YES: Would you describe relationship with them positive or negative?	27
14: Are you aware of food service businesses in your neighborhood?	28
15-23: IF YES: Please rate the impact of food service businesses.....	28

24:	Are you aware of any offices in your neighborhood?	33
25-32:	IF YES: Please rate the impact of offices	34
33:	Are you aware of any retail businesses in your neighborhood?	38
34-42:	IF YES: Please rate the impact of retail businesses	39
43-49:	Please rate level of concern regarding current businesses.....	44
50:	Would you like a change in NUMBER of businesses in neighborhood?	48
51:	IF FEWER: What changes would you like to see?.....	48
52:	IF MORE: What changes would you like to see?.....	49
53:	Would you like a change in TYPE of businesses in your neighborhood?.....	50
54:	IF YES: What changes would you like to see?	50
55:	Do home businesses have an overall positive or negative impact?	51
56:	Are there any other comments or suggestions you would like to make?.....	51
Questionnaire with Results, Overall		Appendix A
Questionnaire with Results, Neighborhood		Appendix B
Questionnaire with Results, Planning Area		Appendix C
Respondent Comments		Appendix D
Respondent Comments, Coded by Planning Area		Appendix E
Business/ Property Owner Survey.....		Volume 2
Computer Cross-tabulations.....		Volume 3

Introduction

Dan Jones & Associates, Inc., a full-service, independent, public opinion and market research firm located in Salt Lake City, Utah, was commissioned by Salt Lake City Planning and Zoning to conduct and compile a research study of 1,000 residents in areas with non-compliant businesses.

Research Objectives

The overall objective is to develop an understanding of residents' relationships with neighborhood businesses; more specifically to:

- Identify what types of business currently exist, and what would be preferred in these neighborhoods
- Explore the appeal of design elements
- Evaluate the appropriateness of type, size, and quantity of neighborhood businesses
- Investigate the positive and negative aspects of neighborhood businesses
- Ascertain residents attitudes towards multi-use buildings in their neighborhoods
- Measure residents' familiarity with neighborhood business owners and managers
- Gauge how residents feel about home-occupation businesses
- Determine the best zoning for non-conforming business areas

Methodology

To satisfy the research objectives, face-to-face interviews were conducted in neighborhoods surrounding 11 intersections (defined by the city) in primarily residential areas. Interviewers walked through the neighborhood and interviewed people at their homes. Interviews were conducted during daylight hours, May 15 – August 30, 2010.

Survey Instrument

Dan Jones & Associates developed the questionnaire in conjunction with Nole Walkingshaw and other members of the Salt Lake City Planning Division. To meet the research objectives, 1,005 Salt Lake City residents in the affected neighborhoods were interviewed face-to-face.

The questionnaire included structured questions to measure intensity of opinions and unstructured questions to assess the perceptions of respondents. Demographic questions were asked to provide opinions of subgroups.

Prior to implementation, the client approved the questionnaire. A pretest was conducted prior to any fieldwork to check the questionnaire for length, flow, clarity, and common language. The client approved any changes made to the questionnaire as a result of the pretest.

Sample

For the purpose of this research, Dan Jones & Associates utilized a proximity sampling procedure giving each household within the identified neighborhoods an equal opportunity of being approached for an interview.

Sample selection occurred in three groups: first, households within 300 feet of a non-compliant business; second, households 300 to 600 feet from the non-compliant business; and third, households more than 600 feet away.

The margin of error for this survey is $\pm 3.0\%$ for current total data. The margin of error increases for responses of subgroups within the data. This study has a 95% confidence level, meaning that no more than one time in twenty should chance variations in the sample cause the results to vary by more than the margin of error ($\pm 3.0\%$) from the answers that would be obtained if all people in the survey universe were polled.

Fieldwork

Dan Jones & Associates employs professional, experienced interviewers who have worked on numerous surveys to date and proven to be reliable and thorough. To assure accuracy in reciting the questions and recording the responses, the project director carefully briefed interviewers. All interviews were conducted face-to-face, door-to-door.

Limitations

Dan Jones & Associates recognizes that there are constraints to all survey research. Some of those limitations include: **Time**—fieldwork or data collection is usually conducted in a defined time period, therefore, people who may not be available during the data collection period will be excluded from the sample; **Budget**—it is too costly to reach everyone within the survey universe or to ask for opinions on every possible option or issue; and **Access**—not all potential respondents have accessible residences. Canvas sampling was conducted to get the best representation possible.

Data Analysis

Overall results, as well as subset results by neighborhood and by planning area, have been prepared by the staff of Dan Jones & Associates. Each question has a response distribution, as well as a series of cross-tabulations, which organize responses by various demographic groupings and allow for the detection of differences that may exist between opinions of subgroups.

Because of rounding, the response distribution on individual questions may not always total 100%.

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

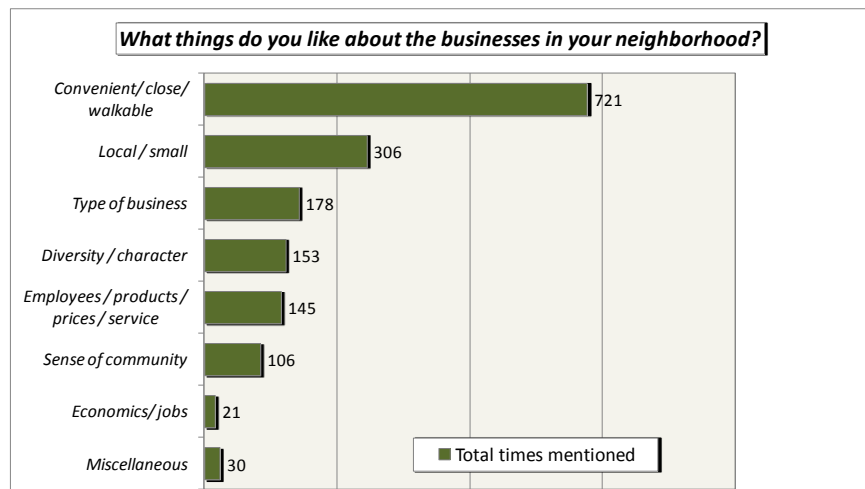
As participants often volunteer multiple answers to this type of question, a table of *first mentions* does not provide a complete inventory of every instance when a response was offered (*all mentions*). To present a more inclusive catalog of responses, steps were taken to tally and chart the total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

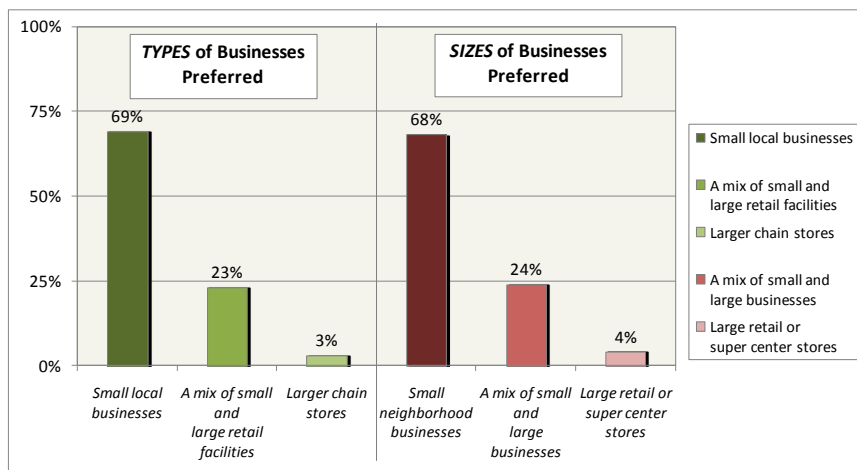
of the city; Avenues (n=177) has 58 mentions of small or local, Central City (n=387) has 145, East Bench (n=100) has 31, and Sugar House (n=108) has 48.

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%	48%
Don't know	20%	
Not enough, or not the type wanted:		
Type of business	5%	19%
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%	
Physically impacts residential areas:		
Traffic	9%	17%
Parking	5%	
Crowded	2%	
Noise	1%	
Diminishes neighborhood:		
Not kept up	5%	8%
Type of people they attract	3%	
Other:		
Miscellaneous	8%	8%

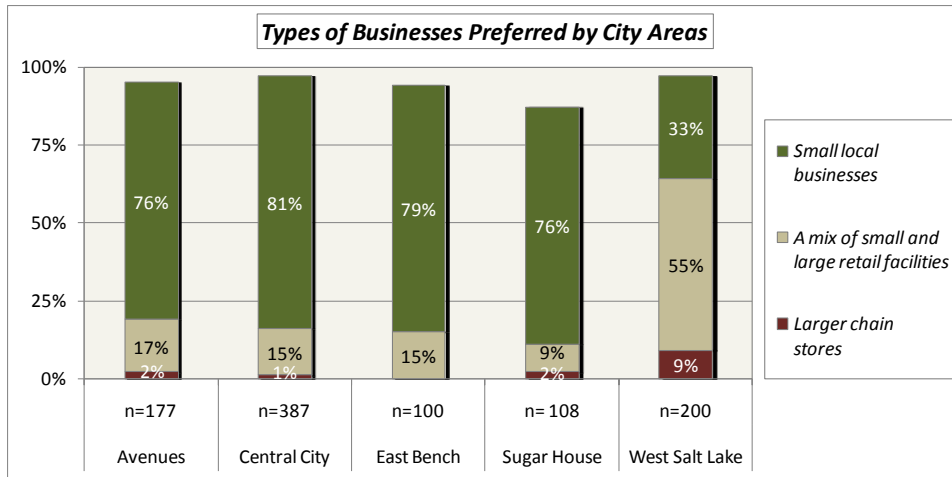
“Small” and “Local” Define the Types and Size of Businesses Preferred by Most Area Residents



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.

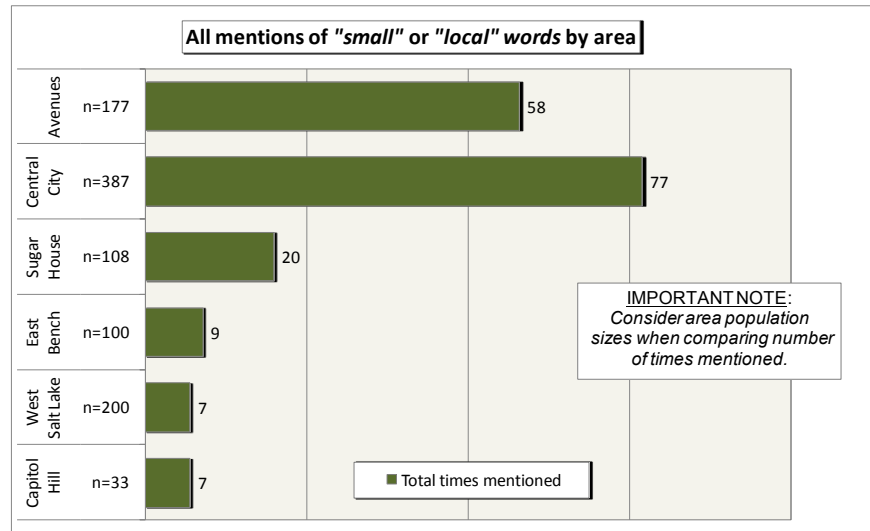
On the question of business types they *would like*, nearly half (49%) say they *don't know*, but 22% suggest a variety of different retail businesses, 15% cite *dining* establishments, and 9% would like *grocery and food* stores in their neighborhoods.

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

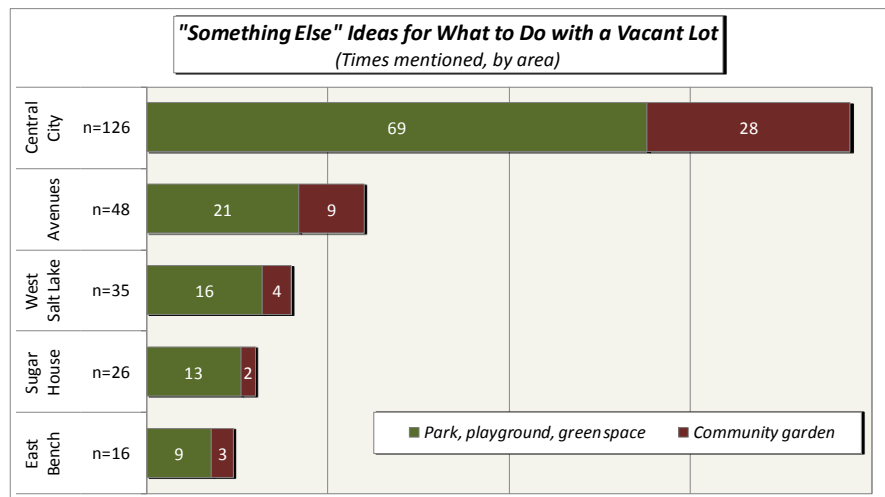
response to 196 all mentions. *Adult-oriented businesses* increase from 50 first mentions to 87 when all mentions are counted.

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

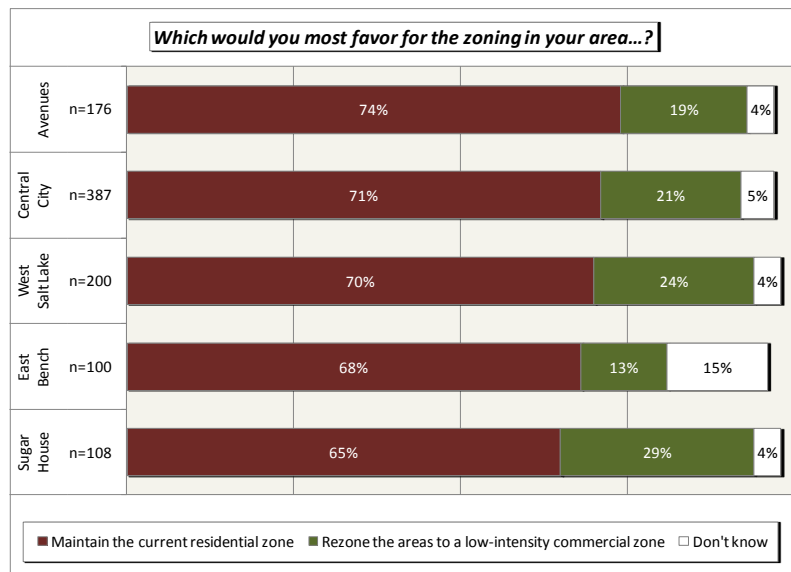
A simple majority (53%) indicate some level of favorability toward having *multi-use buildings* in their neighborhoods (defined as buildings with more than one occupant type, e.g., a building with a store or office downstairs and an apartment or condominium upstairs). Only one in five (19%) say they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

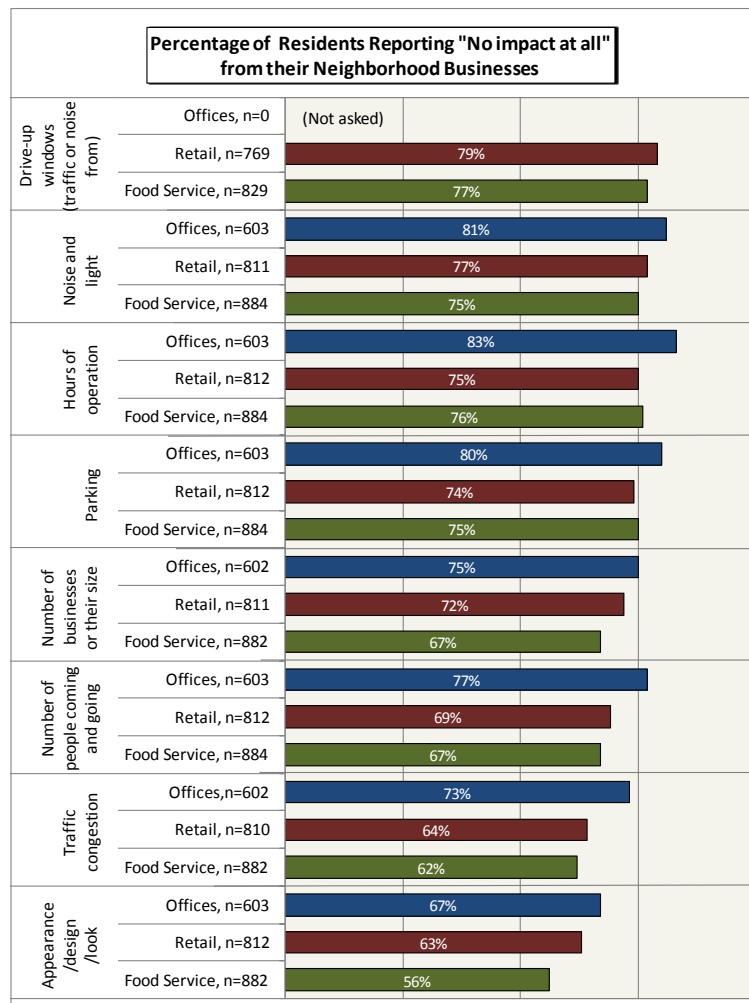
A Majority of Residents Report “No Impact at All” from Their Neighborhood Businesses

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.

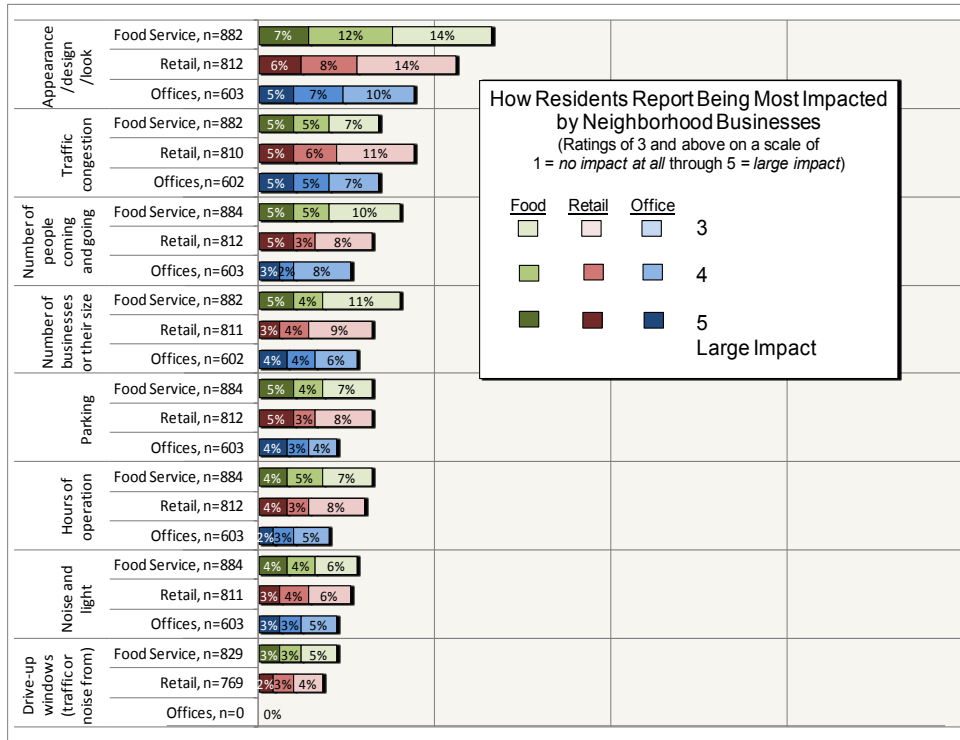
As each respondent has a different group of businesses in mind when considering impacts from those businesses, residents were also asked to name specific businesses they are aware in their neighborhoods. Their answers, shown by neighborhood area, and tallied by each specific business type mentioned,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

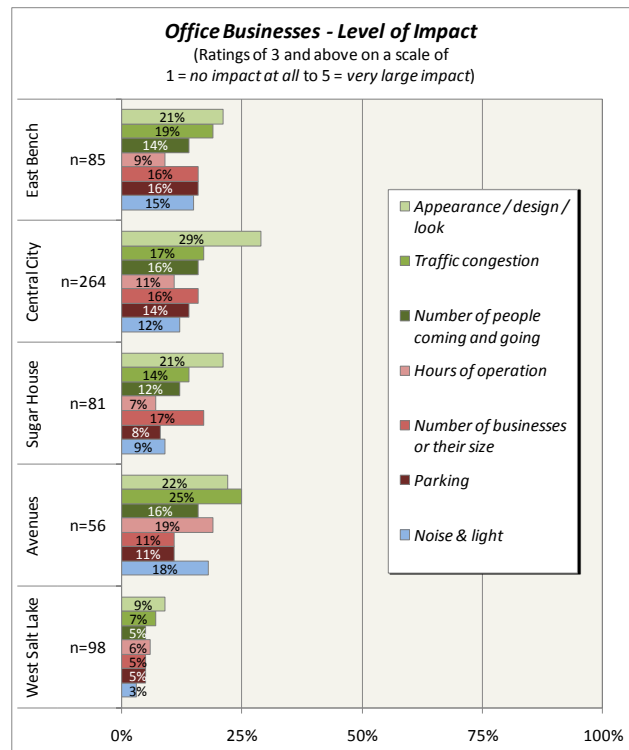
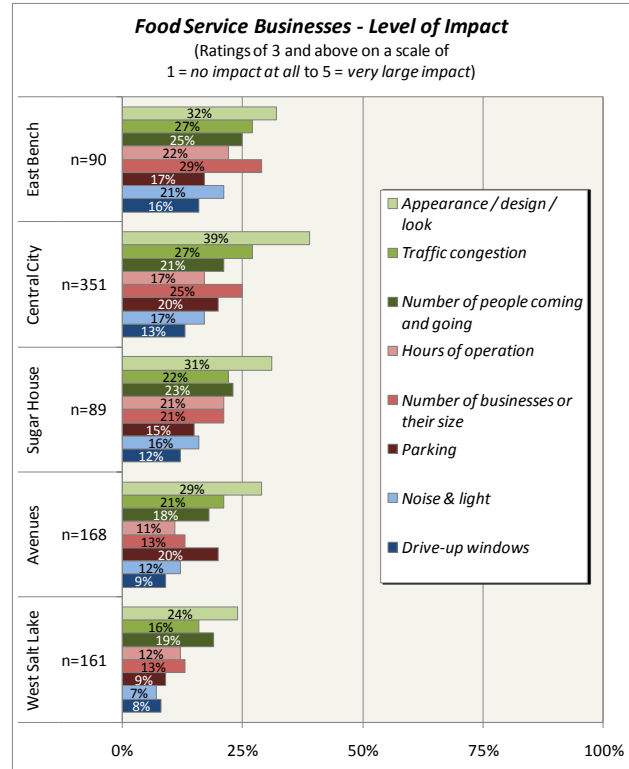
Because the number of residents feeling impacted from each issue varies by locality, charts by planning area have been prepared for each of the three business types to illustrate the percentage of residents in different areas of the city who report a moderate to very large impact from having businesses 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.

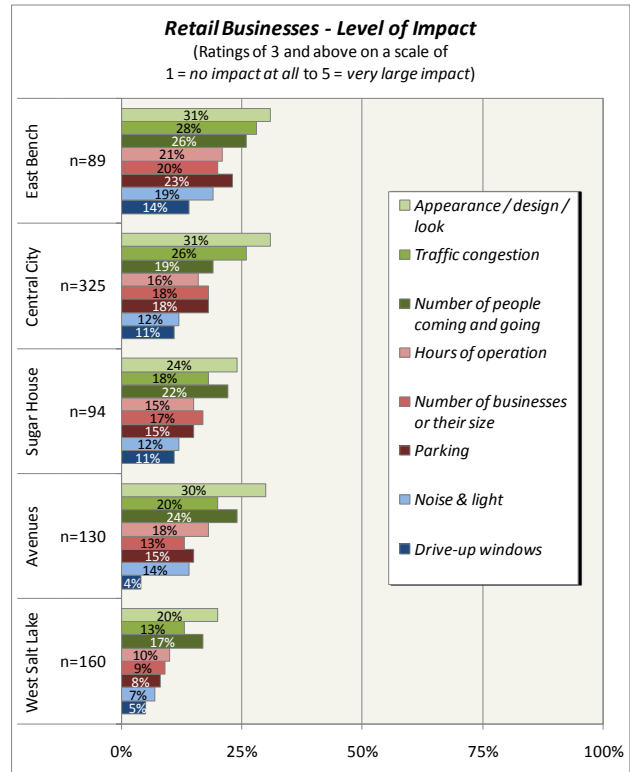
Traffic congestion is number two in the percentage reporting an impact for those in the Central City (27%) and Avenues (21%) areas. *Number of businesses or their size* has over a quarter or more of residents on the East Bench (29%) and in the Central City (25%) saying they are impacted by this issue.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

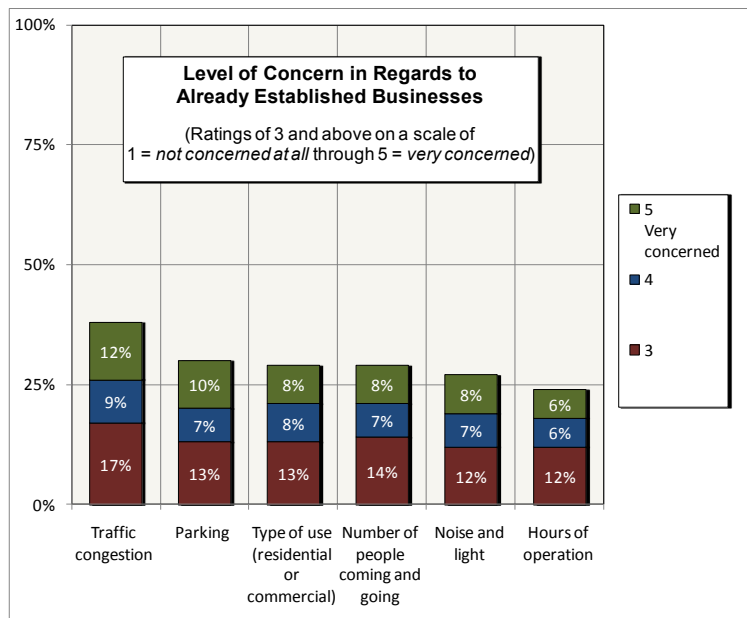
The *number of people coming and going* to frequent retail businesses in their neighborhoods draws their second greatest percentage of mentions from those living in Sugar House (22%), the Avenues (24%), and West Salt Lake (17%) areas, but it is also reported by 26% in the East Bench area.



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



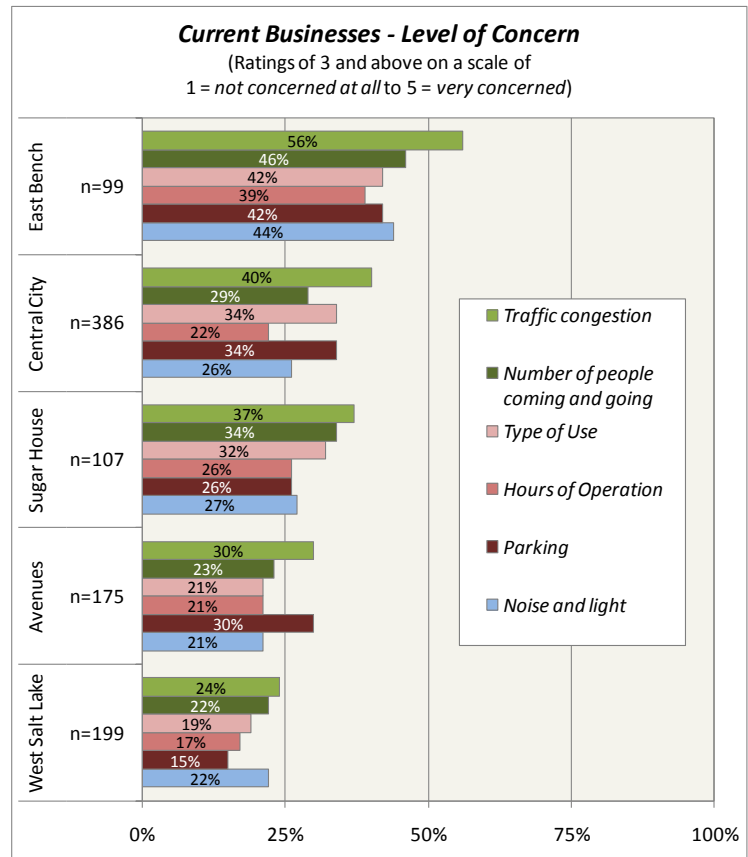
report a moderate to very large concern for businesses currently in their neighborhood on every issue expect hours of operation.

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%), their hours of operation (39%), parking (42%), and noise and light (44%).

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

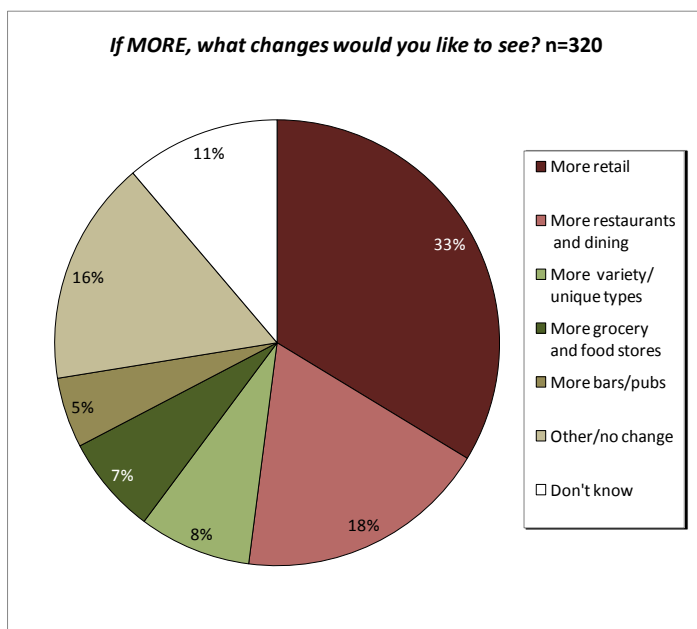
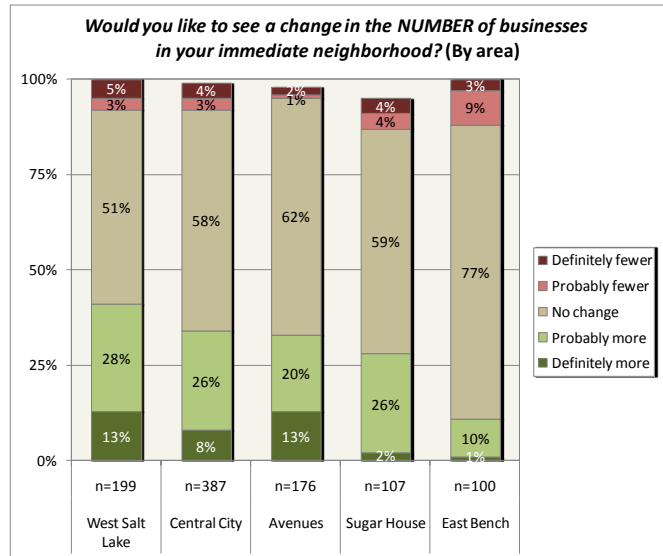
While the percentage reporting a concern over *parking* may be higher in other areas, for those in the Avenues, a concern about parking is equal to their concern for traffic congestion.



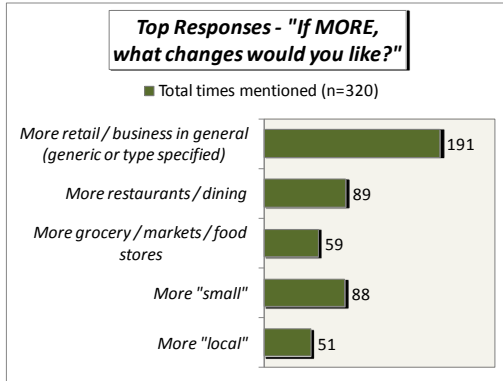
The Majority Like the *Number and Types* of Businesses in Their Neighborhoods, But Some Would Like More

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*.

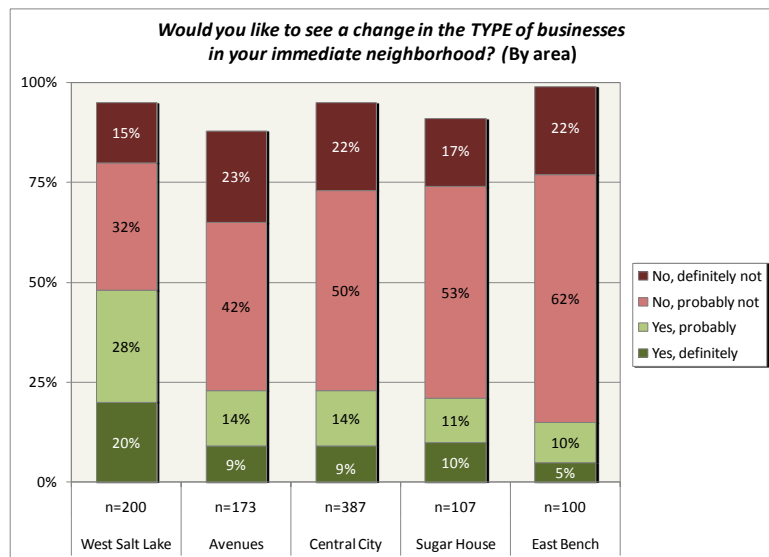


For those who say *definitely or probably more* to a change in number of businesses (n=320), an open-ended follow-up question allowed them to clarify specific changes they would like to see. As a first response, one third (33%) want more *retail* businesses of varying types. For 18%, their choice would 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.

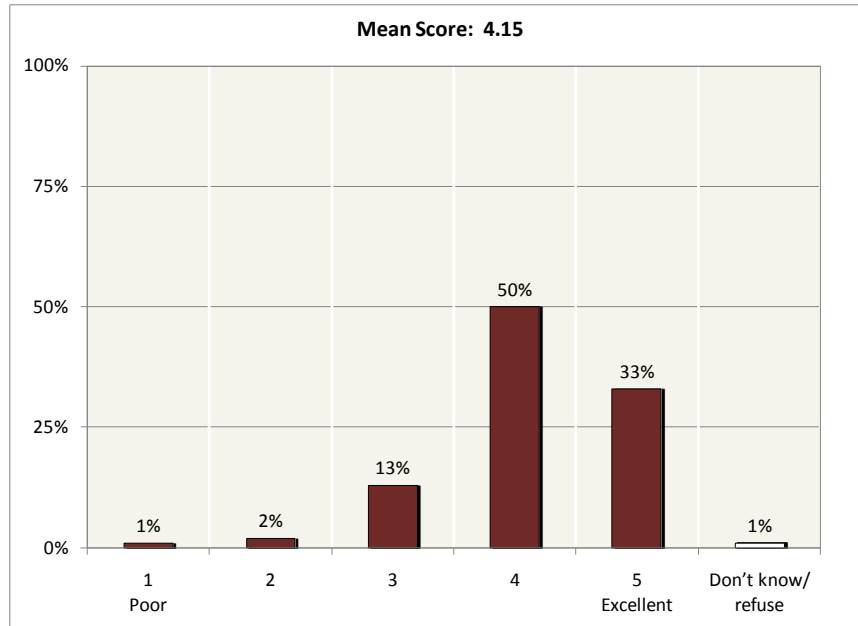
Many Residents Welcome Opportunity for Final Comments

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.

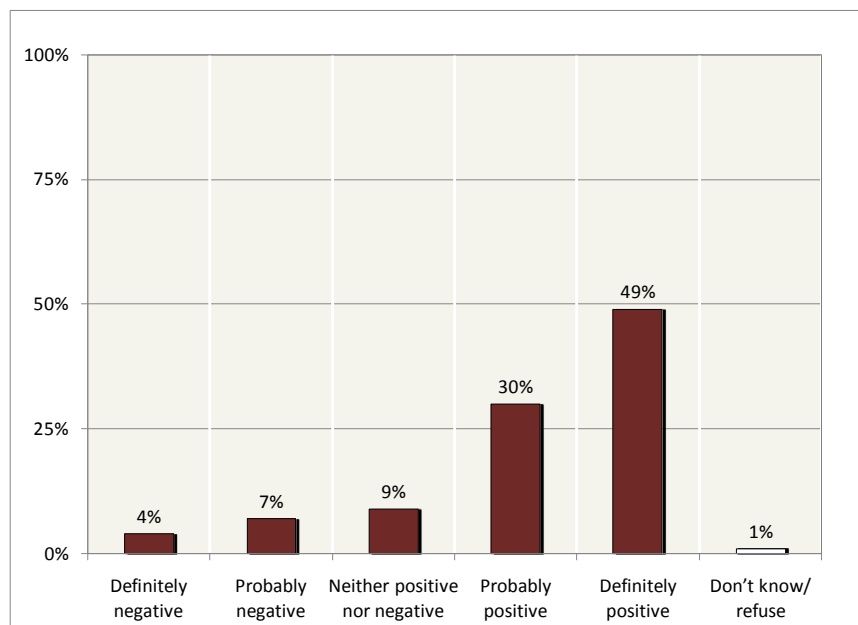
Because of the varying nature of remarks, no effort was made to code or quantify them; however, *it is highly recommended each verbatim comment be read by the client*. These comments add color and context to survey results and provide a view into residents' current feelings regarding their neighborhoods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

Questions, Charts, and Significant Findings

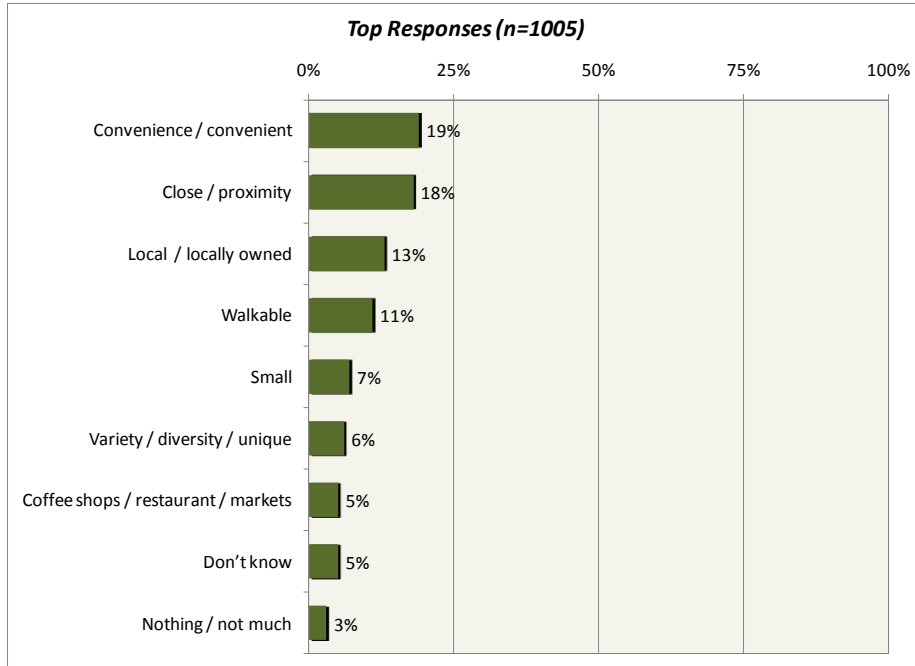
Question 1: First, how would you rate the overall quality of life in Salt Lake City? Please use a 1-5 scale, with one meaning poor and five meaning excellent.



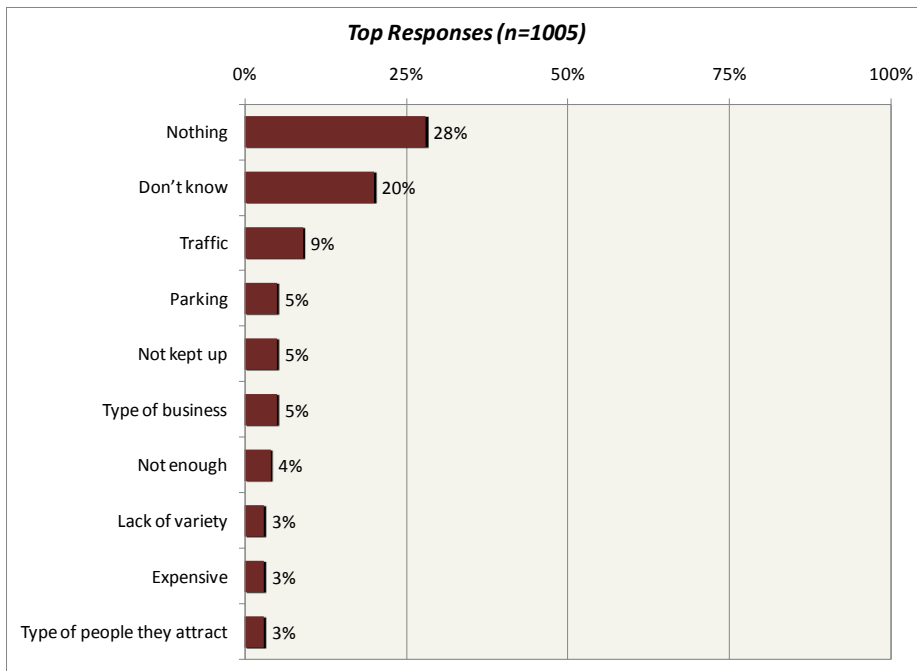
Question 2: Thinking about your immediate neighborhood, would you say that having businesses located in your neighborhood is more positive or negative?



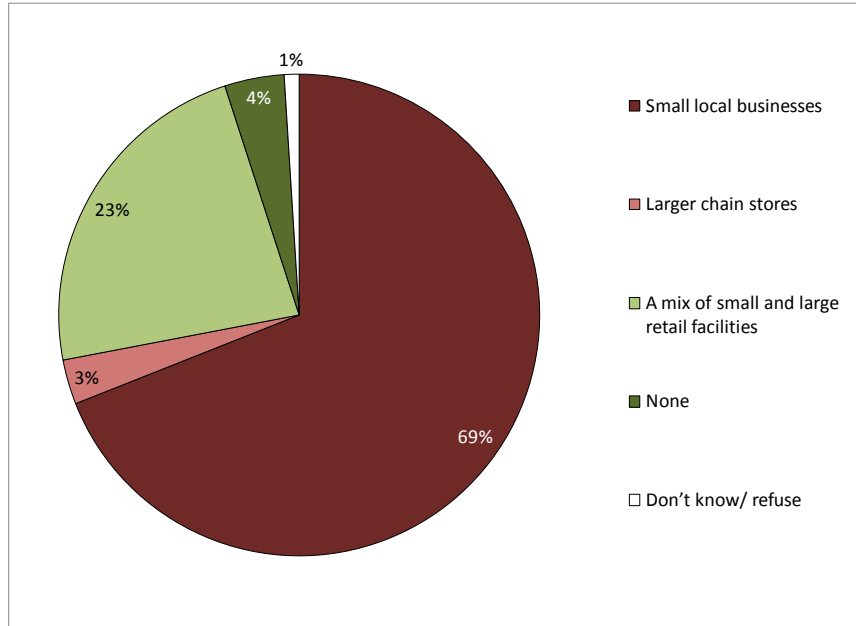
Question 3: What things do you like about the businesses in your neighborhood?



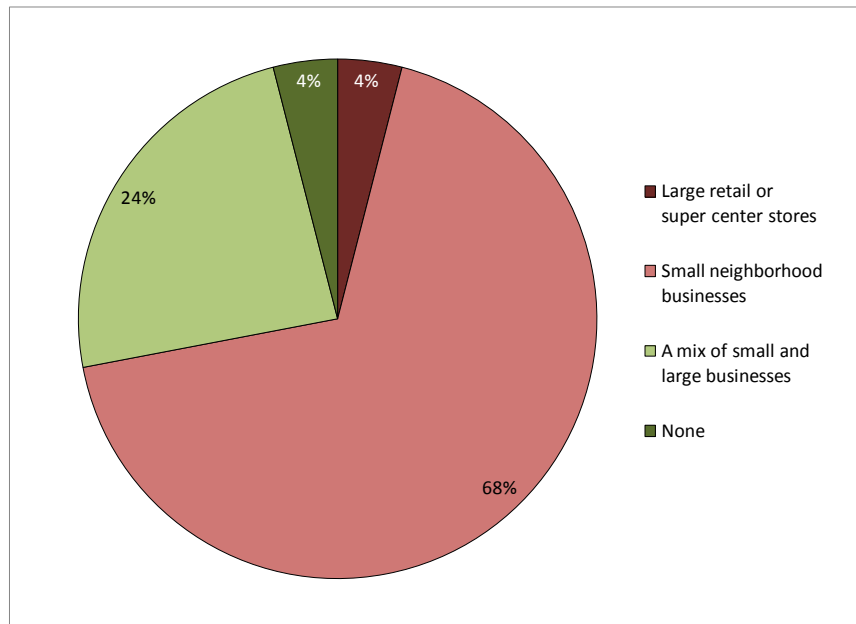
Question 4: What do you dislike about the businesses in your neighborhood?



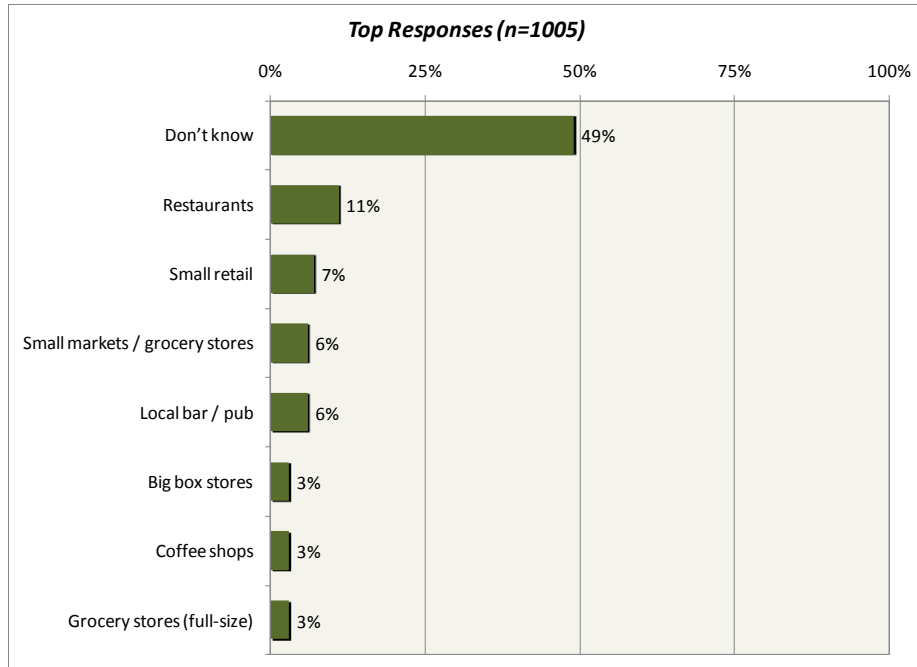
Question 5: **What general types of businesses would you prefer to have in your neighborhood? Would you prefer...?**
(-Neighborhood is your immediate vicinity.)



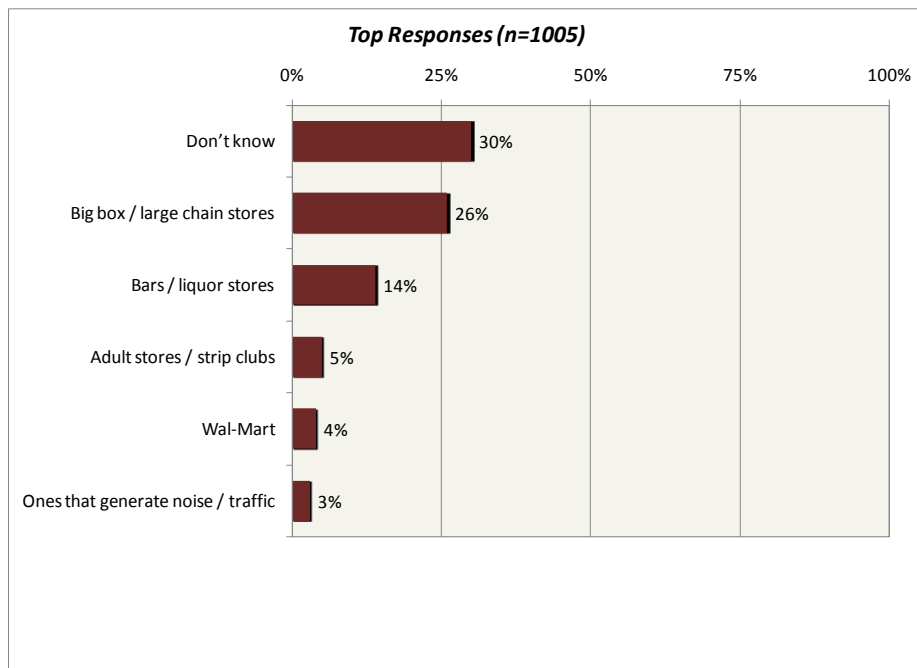
Question 6: **And, what size of businesses would you prefer to have in your neighborhood?**



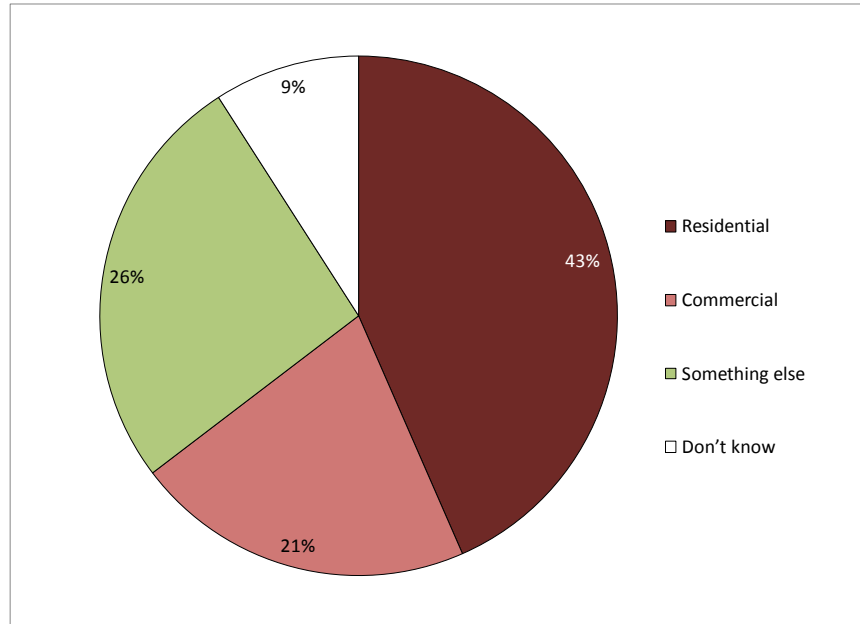
Question 7: Are there any other types of businesses that you would like to have in your neighborhood?



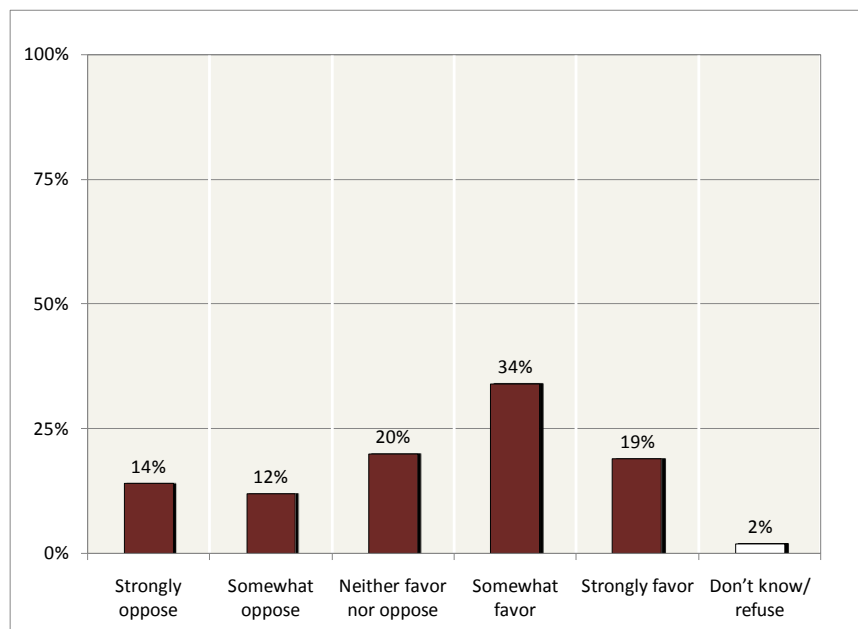
Question 8: Are there any business types you would prefer not to have? Why?



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



Question 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.



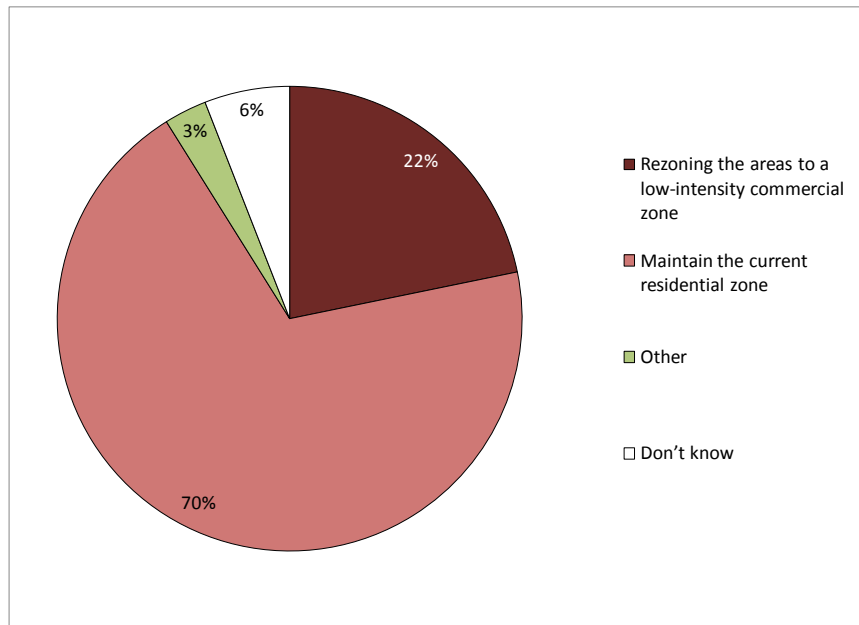
The next question is specifically about zoning ordinances...

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.

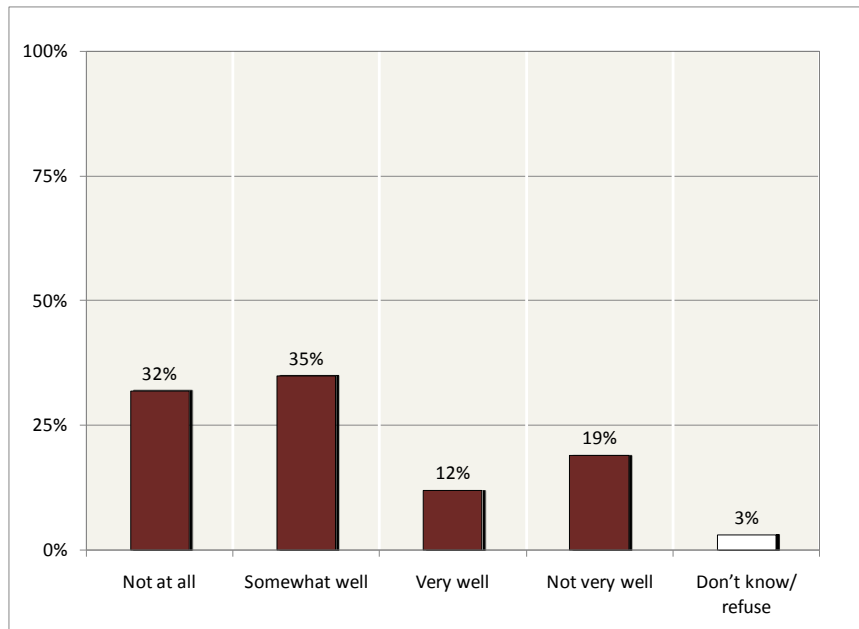
Changing the zoning in the areas back to a low intensity “commercial” zone, would allow for changes in the type and intensity of businesses in the future. Intensity refers to the amount of activity the business brings to the area, including the amount of parking and street traffic.

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.

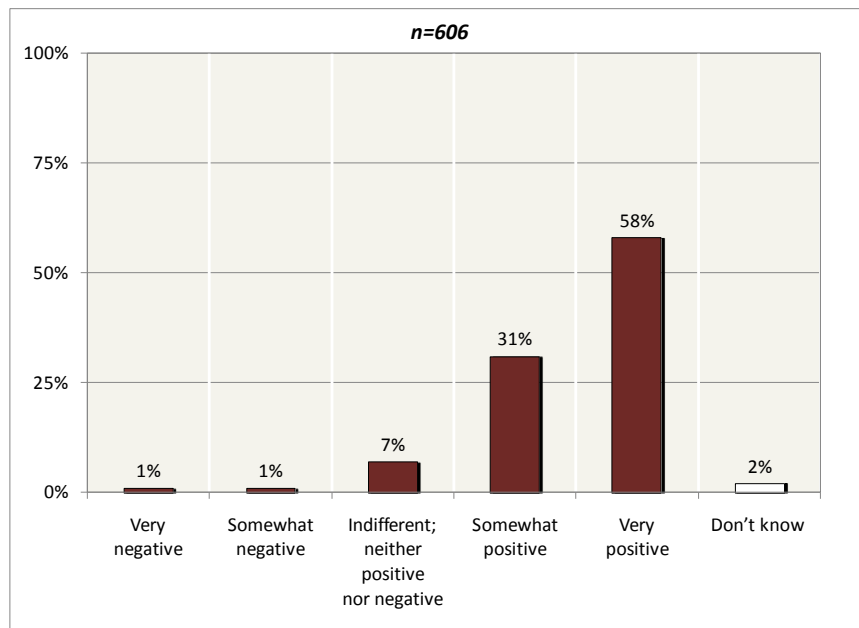
Question 11: Which would you most favor for the zoning in your area...?



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

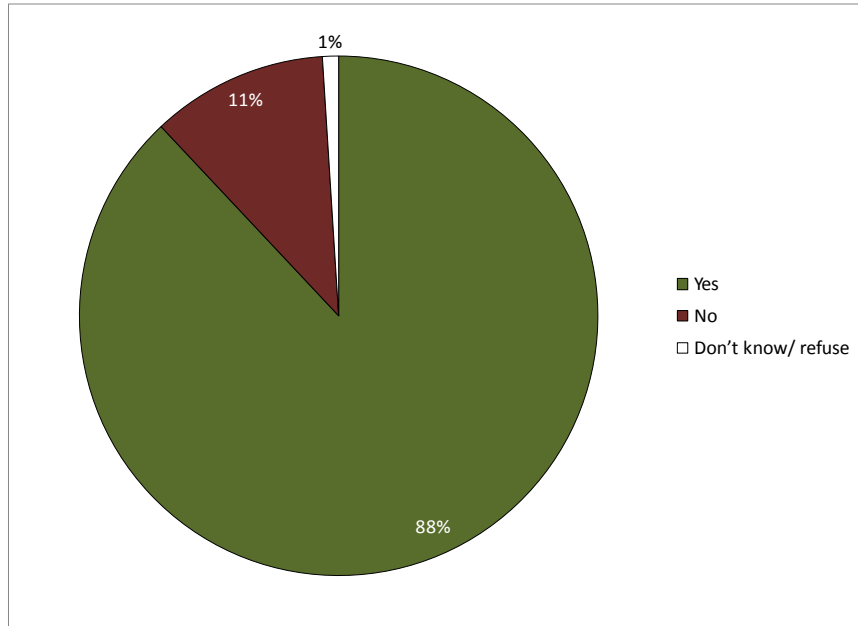


Question 13: [IF YES] Would you describe your overall relationship with them as positive or negative?

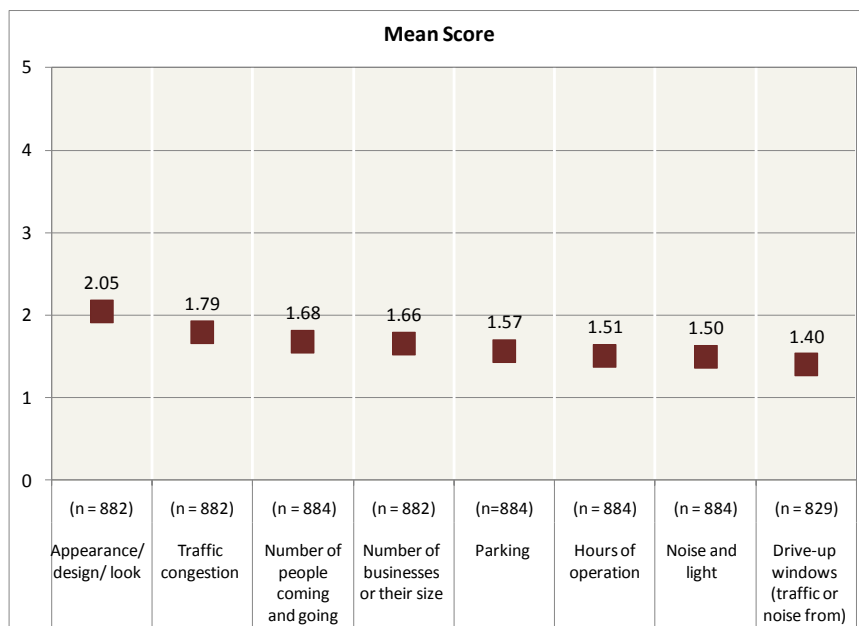


Now I'd like you to consider three different types of commercial properties that might exist in your neighborhood, and issues that sometimes go with them.

Question 14: The first type is food service. Are you aware of any food service businesses in your immediate neighborhood?

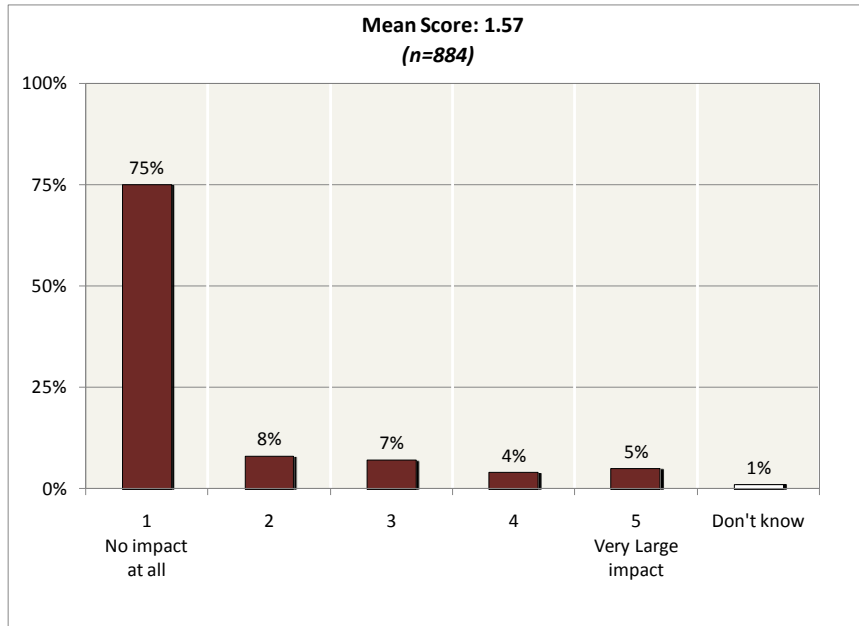


Questions 15-23: [IF YES ON Q.14] Considering this business (these businesses), please rate the impact that each of the following issues has had on you as a neighbor, using a scale of 1-5 (where one means *no impact at all* and five means *very large impact*).

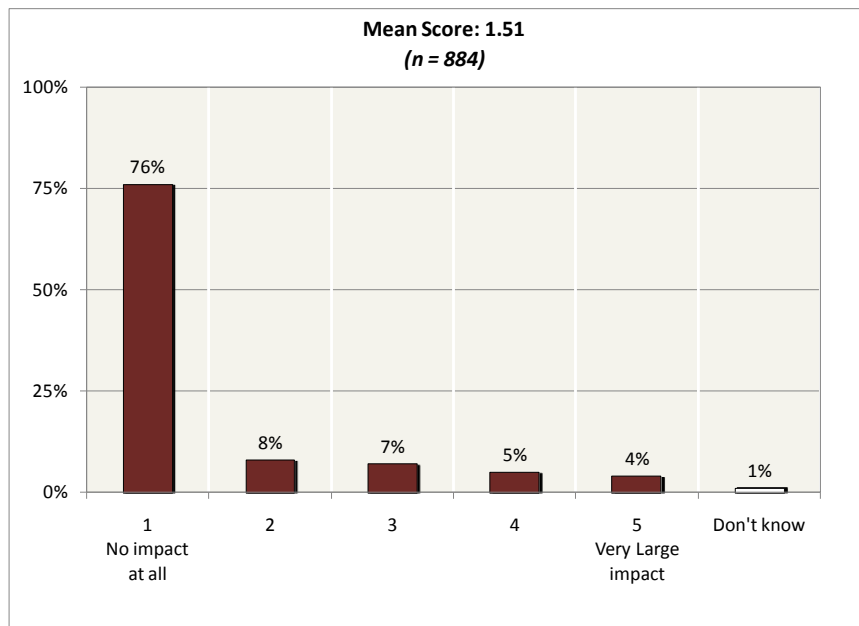


Questions 15-23: (Continued) Considering this business (these businesses), please rate the impact that each of the following issues has had on you as a neighbor, using a scale of 1-5 (where one means *no impact at all* and five means *very large impact*).

Parking

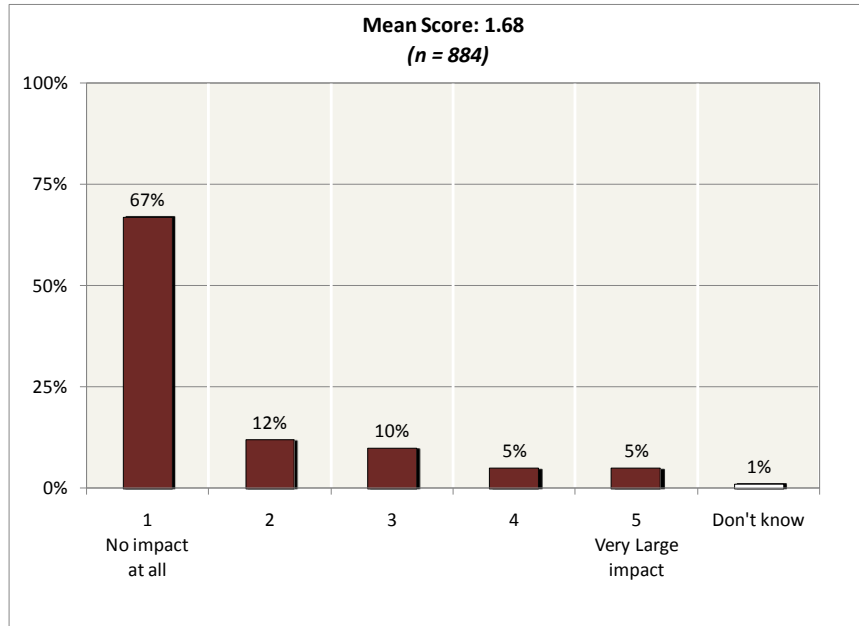


Hours of operation

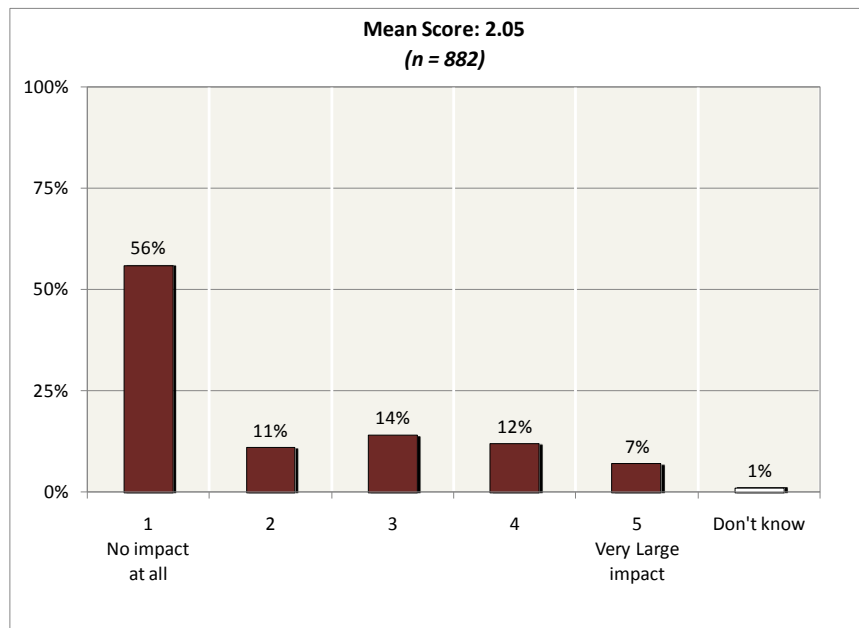


Questions 15-23: (Continued) Considering this business (these businesses), please rate the impact that each of the following issues has had on you as a neighbor, using a scale of 1-5 (where one means *no impact at all* and five means *very large impact*).

Number of people coming and going

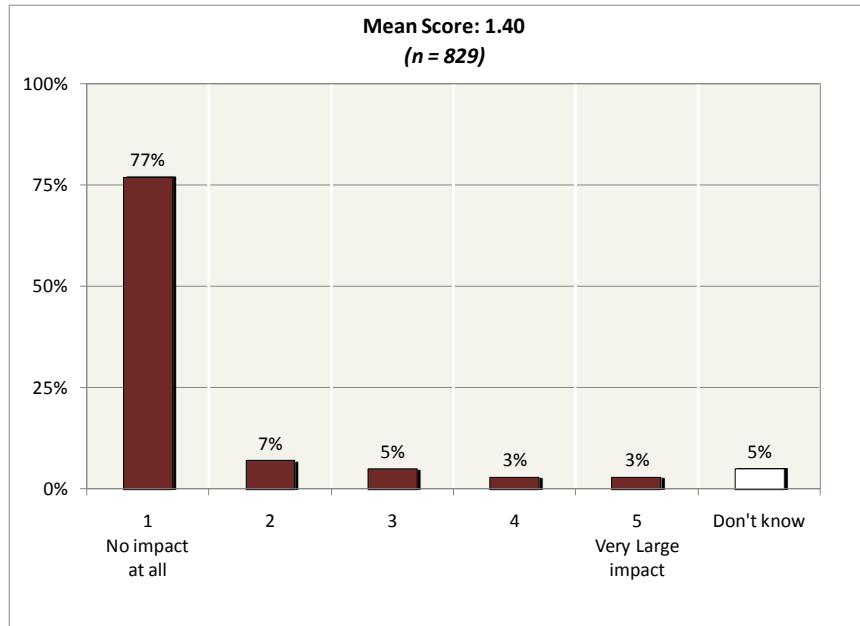


Appearance/ design

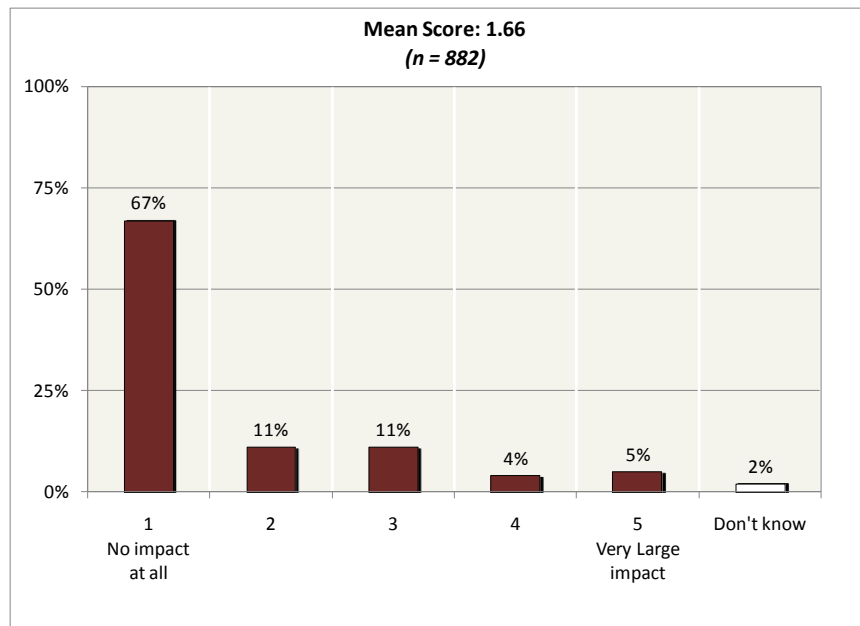


Questions 15-23: (Continued) Considering this business (these businesses), please rate the impact that each of the following issues has had on you as a neighbor, using a scale of 1-5 (where one means *no impact at all* and five means *very large impact*).

Drive-up windows (traffic or noise from)

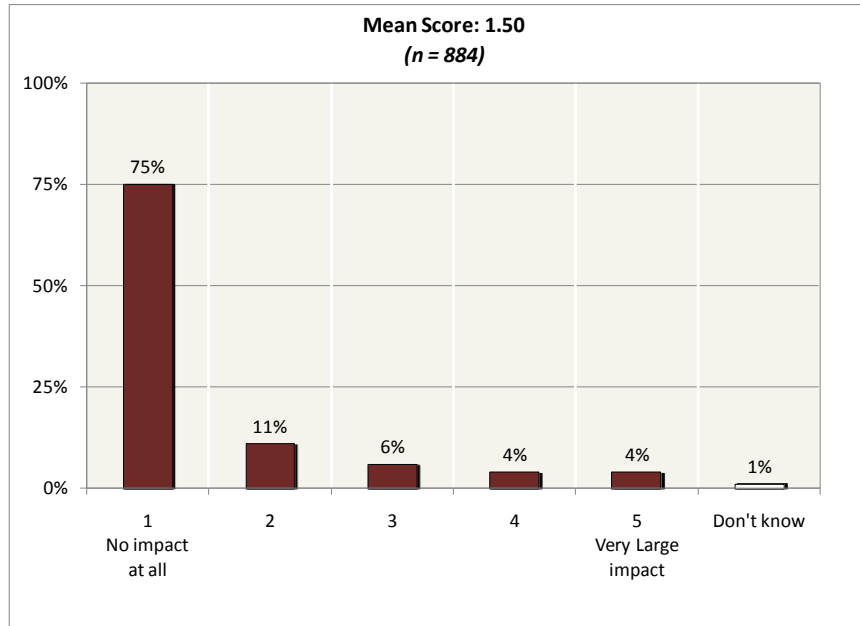


Number of businesses or their size

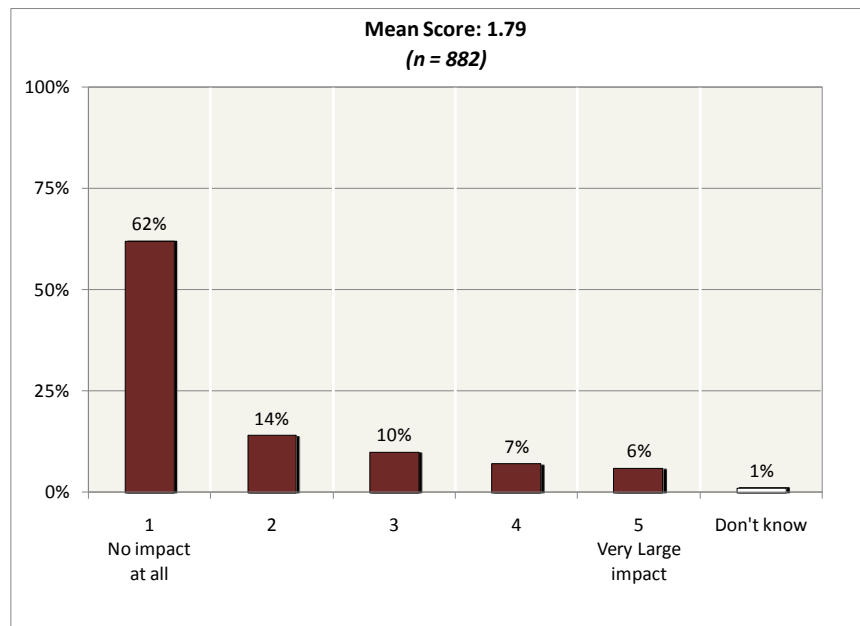


Questions 15-23: (Continued) Considering this business (these businesses), please rate the impact that each of the following issues has had on you as a neighbor, using a scale of 1-5 (where one means *no impact at all* and five means *very large impact*).

Noise and light

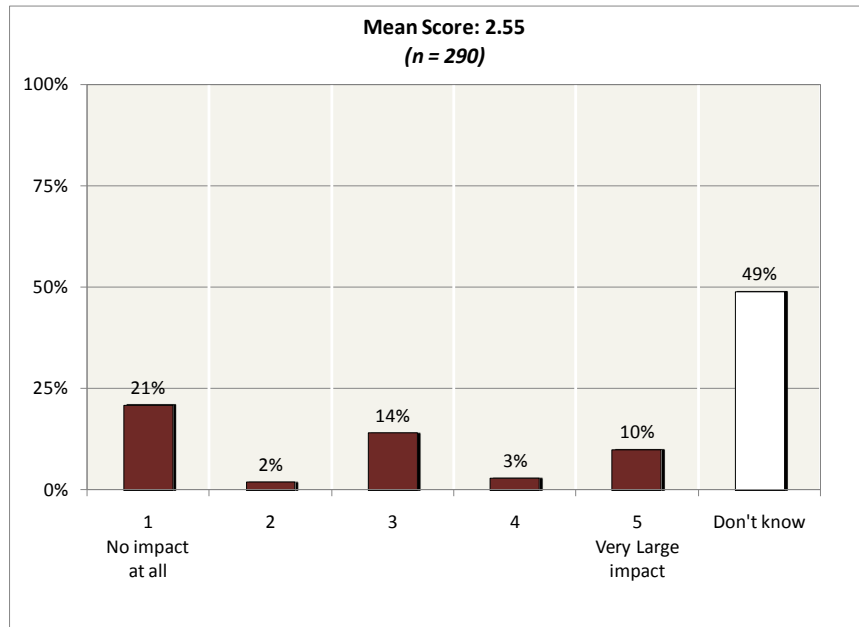


Traffic congestion

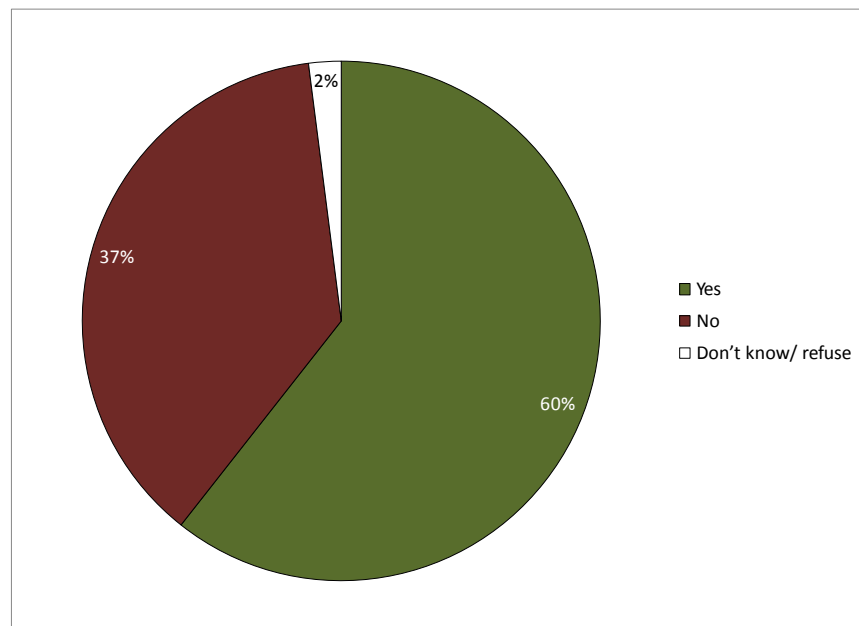


Questions 15-23: (Continued) Considering this business (these businesses), please rate the impact that each of the following issues has had on you as a neighbor, using a scale of 1-5 (where one means *no impact at all* and five means *very large impact*).

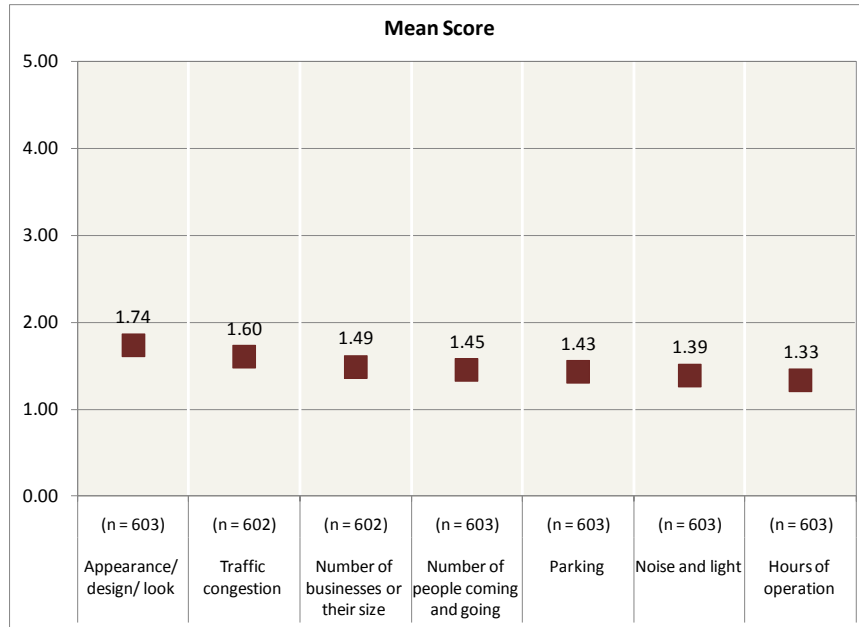
Any other concerns? (SPECIFY)



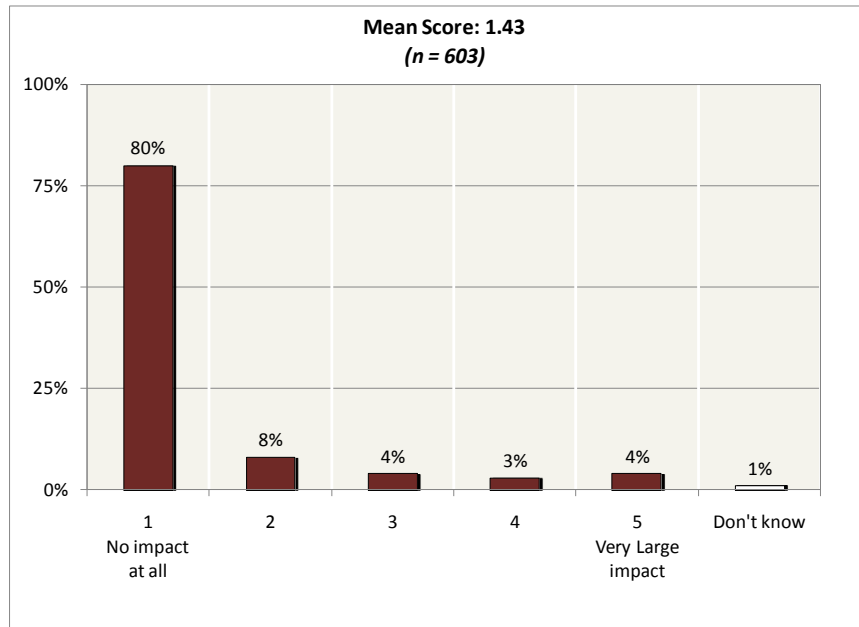
Question 24: The next commercial type is office (examples: insurance, accountant, dentist). Are you aware of any offices in your immediate neighborhood?



Questions 25-32: [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).

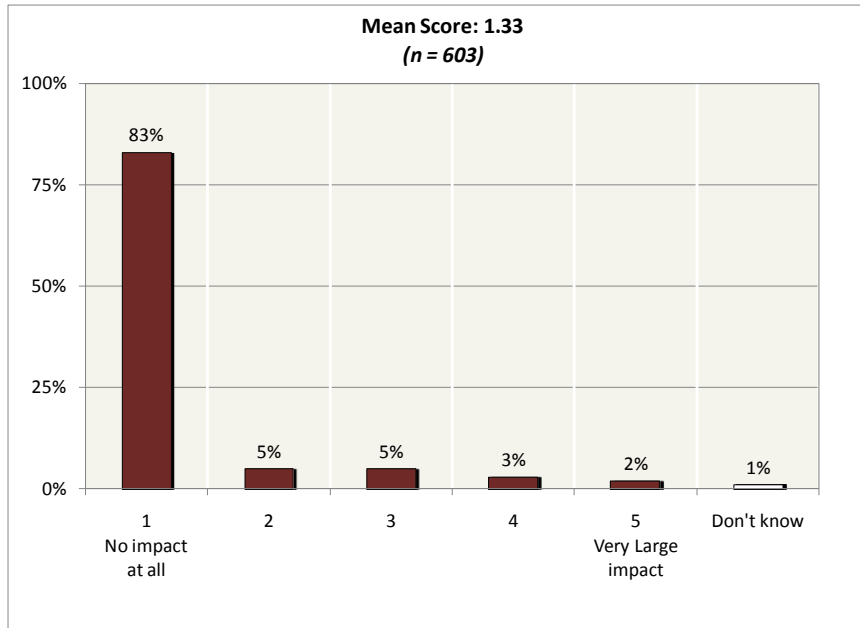


Parking

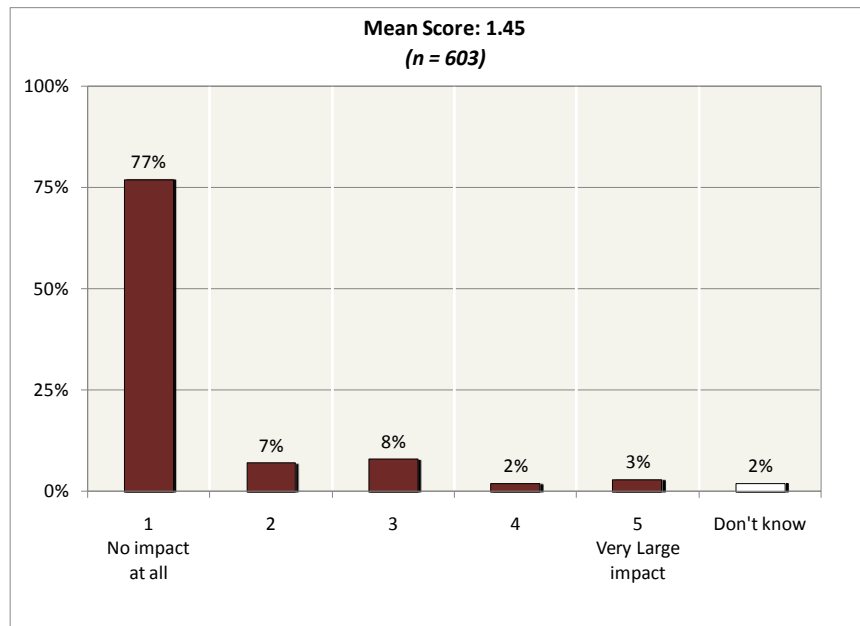


Questions 25-32: (Continued) Considering this office (these offices), please rate the impact of the following issues, again on a scale of 1-5 (no impact at all to very large impact).

Hours of operation

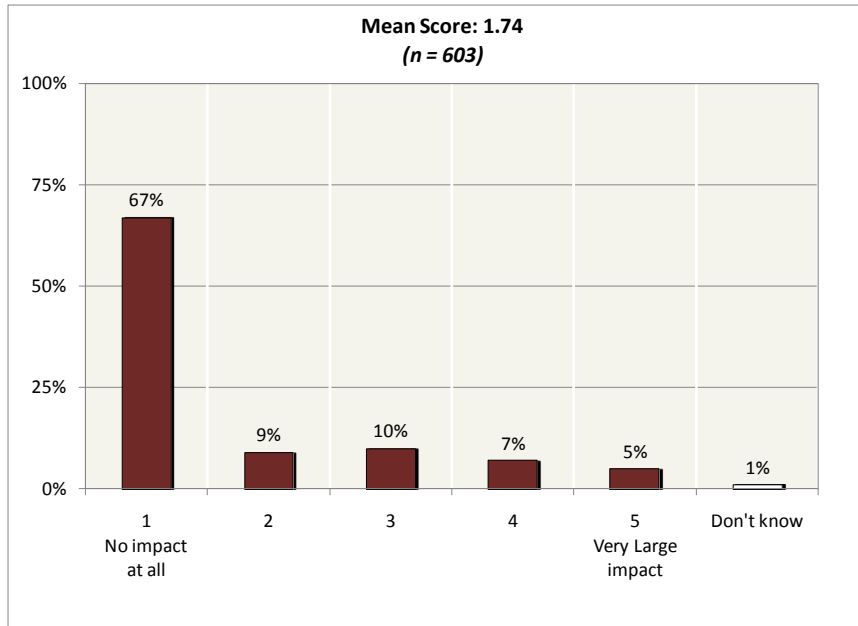


Number of people coming and going

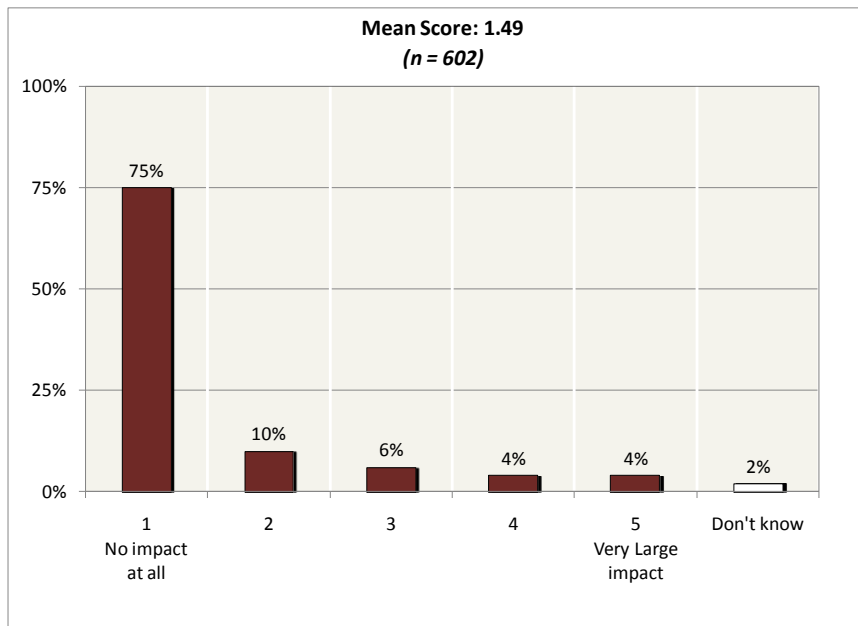


Questions 25-32: (Continued) Considering this office (these offices), please rate the impact of the following issues, again on a scale of 1-5 (no impact at all to very large impact).

Appearance/ design/ look

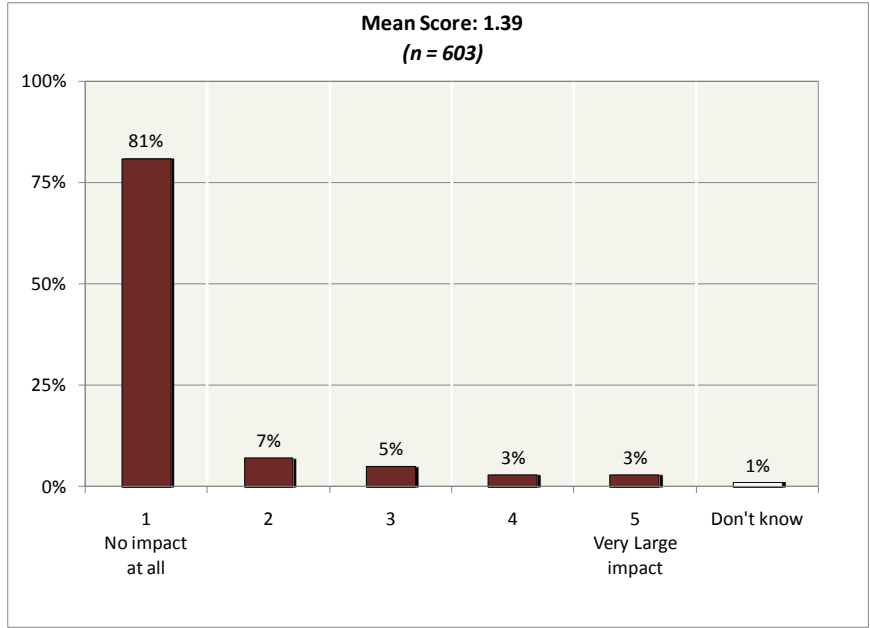


Number of businesses or their size

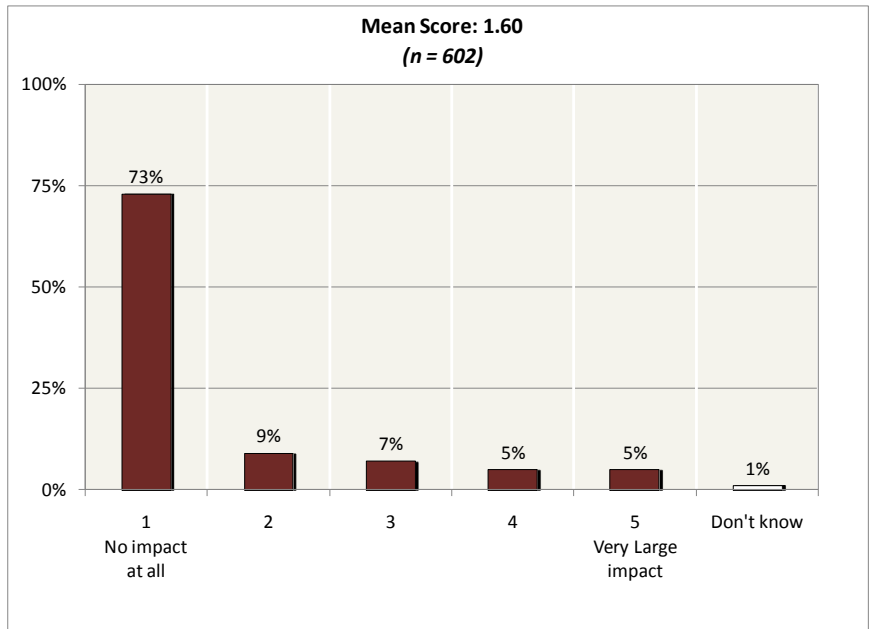


Questions 25-32: (Continued) Considering this office (these offices), please rate the impact of the following issues, again on a scale of 1-5 (no impact at all to very large impact).

Noise and light

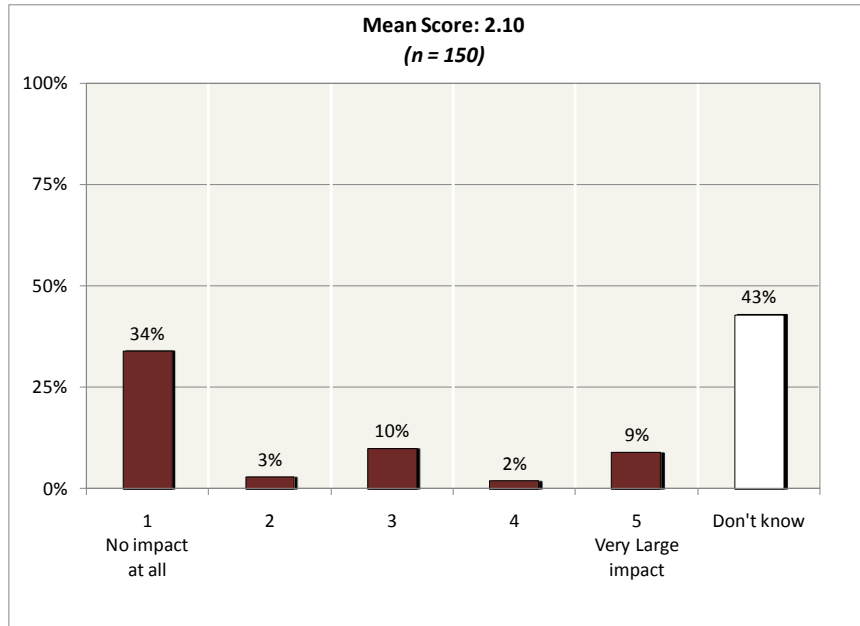


Traffic congestion

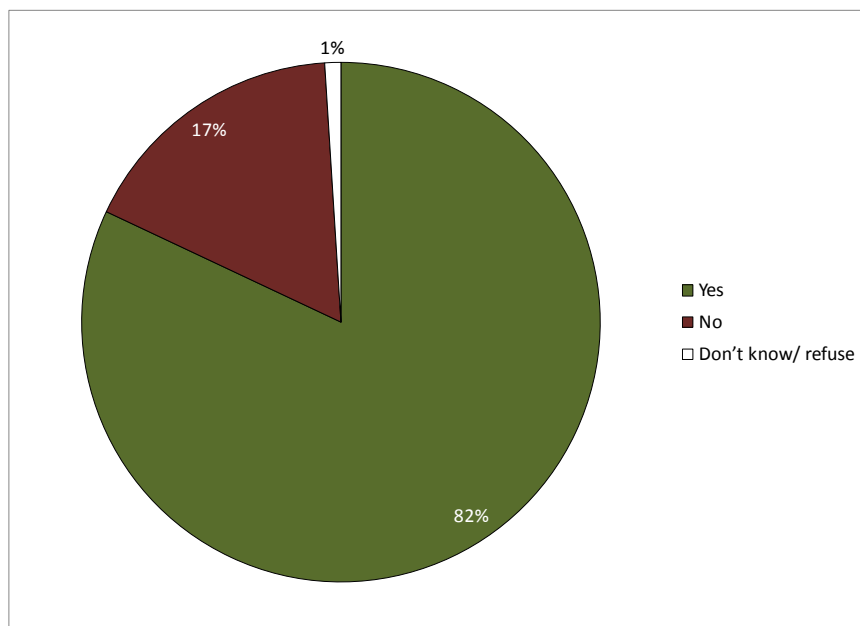


Questions 25-32: (Continued) Considering this office (these offices), please rate the impact of the following issues, again on a scale of 1-5 (no impact at all to very large impact).

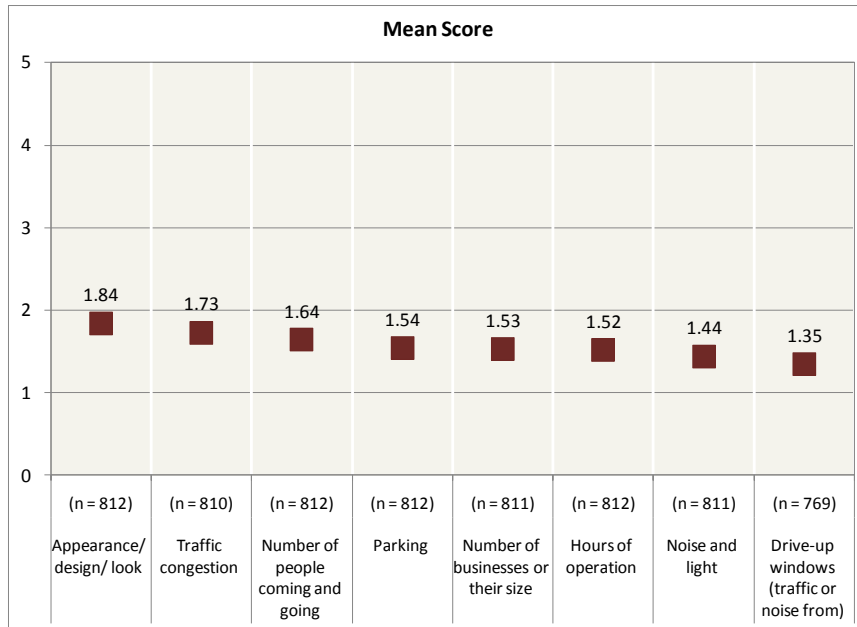
Any other concerns? (SPECIFY)



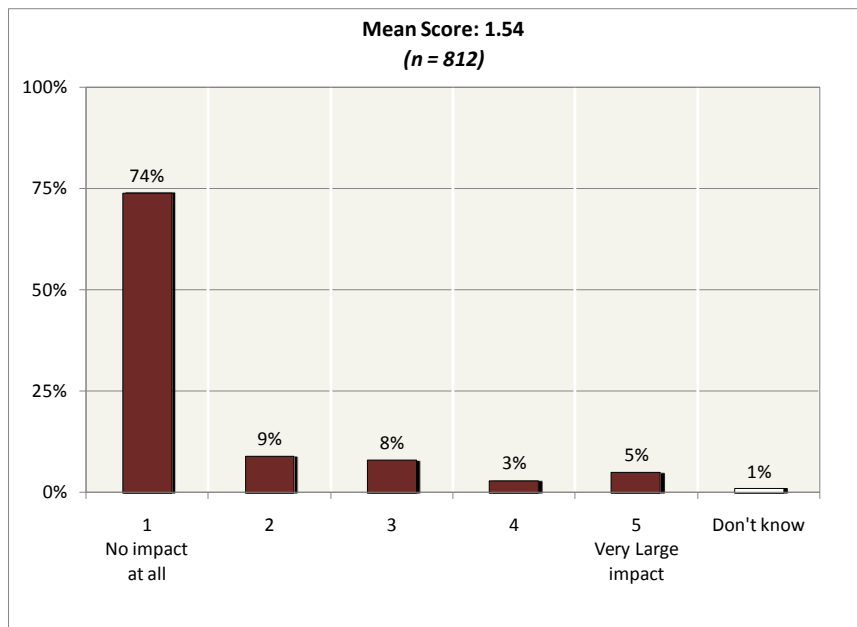
Question 33: The last commercial type is retail (examples: stores, pharmacies). Are you aware of any retail businesses in your immediate neighborhood?



Questions 34-42: [IF YES ON Q.33] Considering retail businesses in your neighborhood, what impact do the following have?

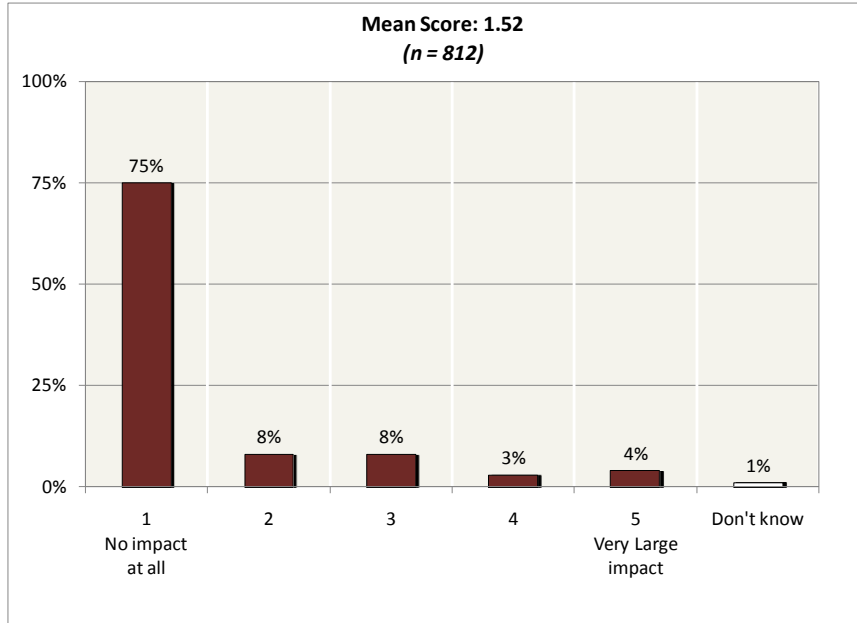


Parking

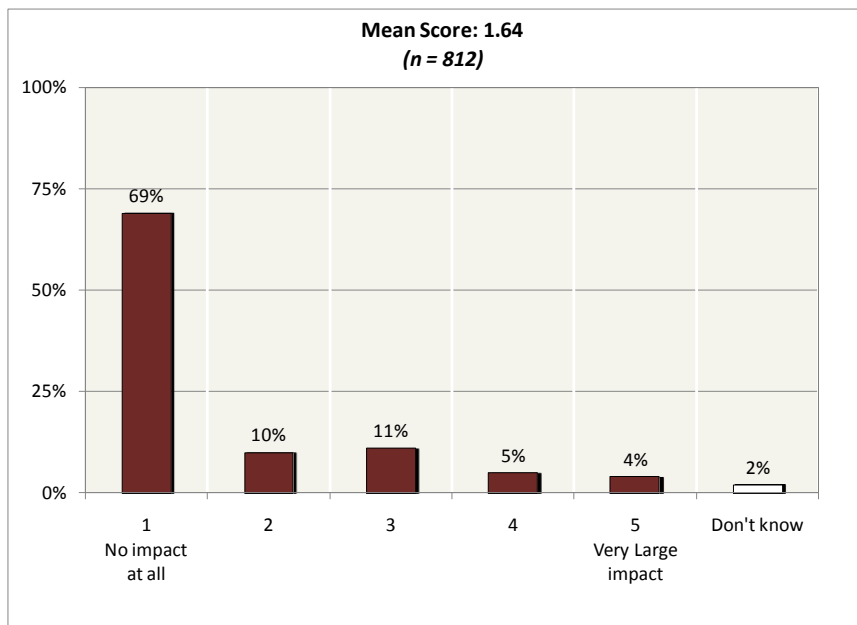


Questions 34-42: (Continued) Considering retail businesses in your neighborhood, what impact do the following have?

Hours of operation

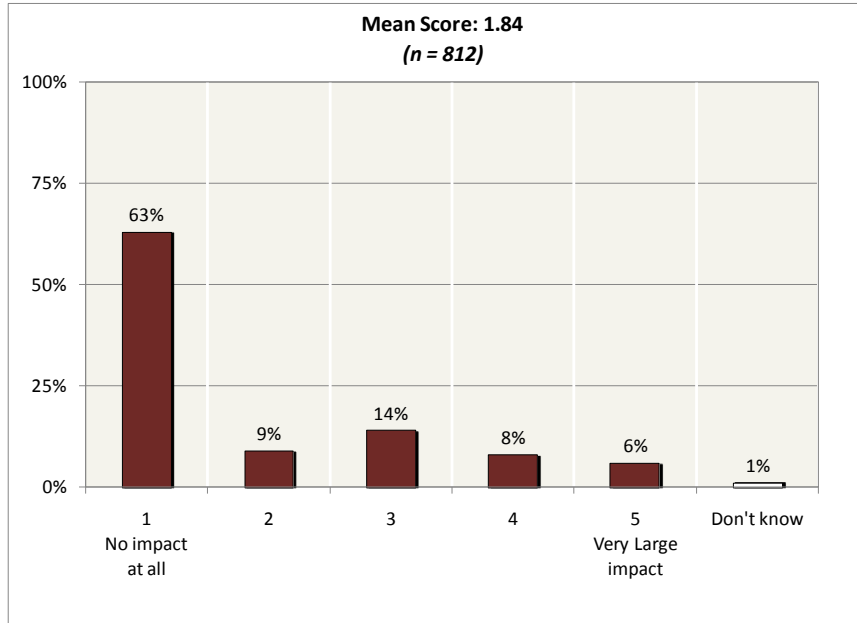


Number of people coming and going

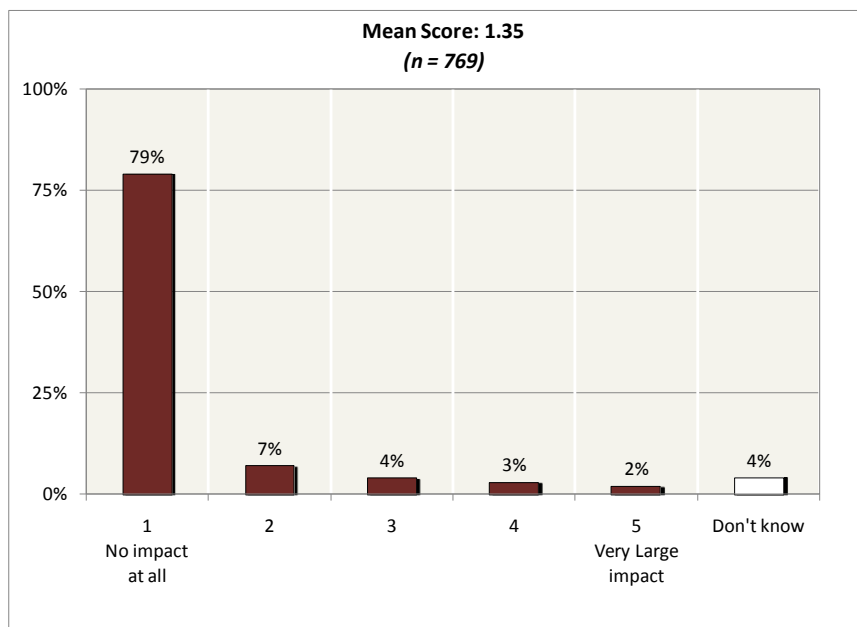


Questions 34-42: (Continued) Considering retail businesses in your neighborhood, what impact do the following have?

Appearance/ design/ look

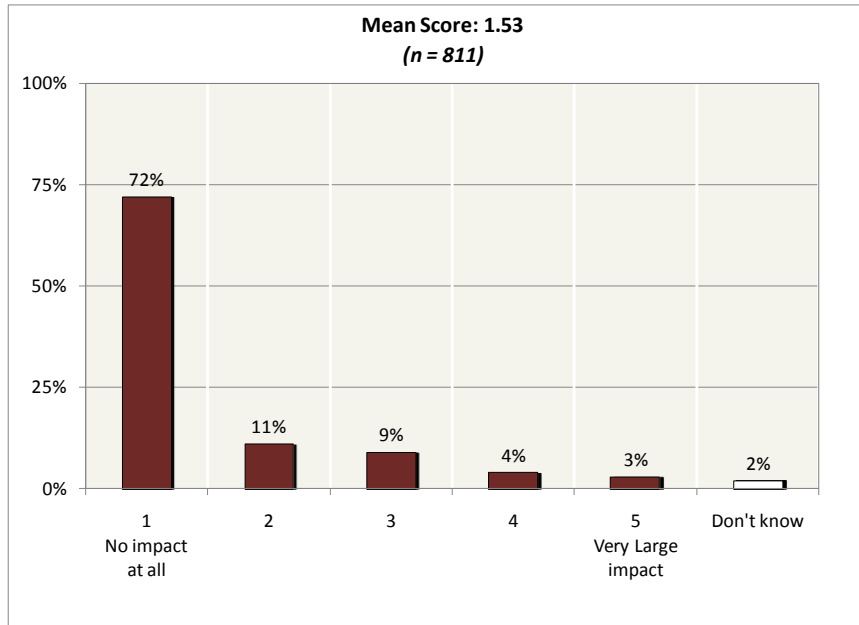


Drive-up windows (traffic or noise from)

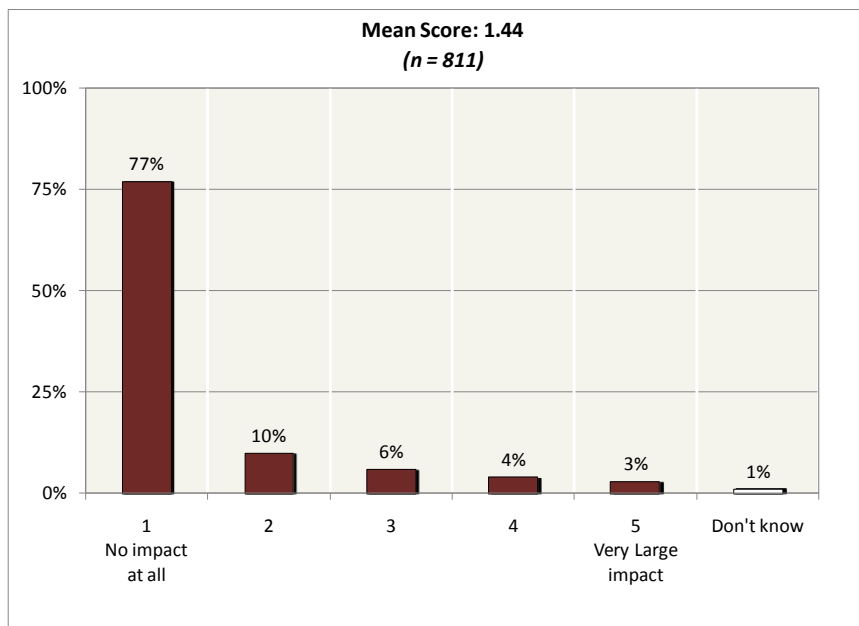


Questions 34-42: (Continued) Considering retail businesses in your neighborhood, what impact do the following have?

Number of businesses or their size

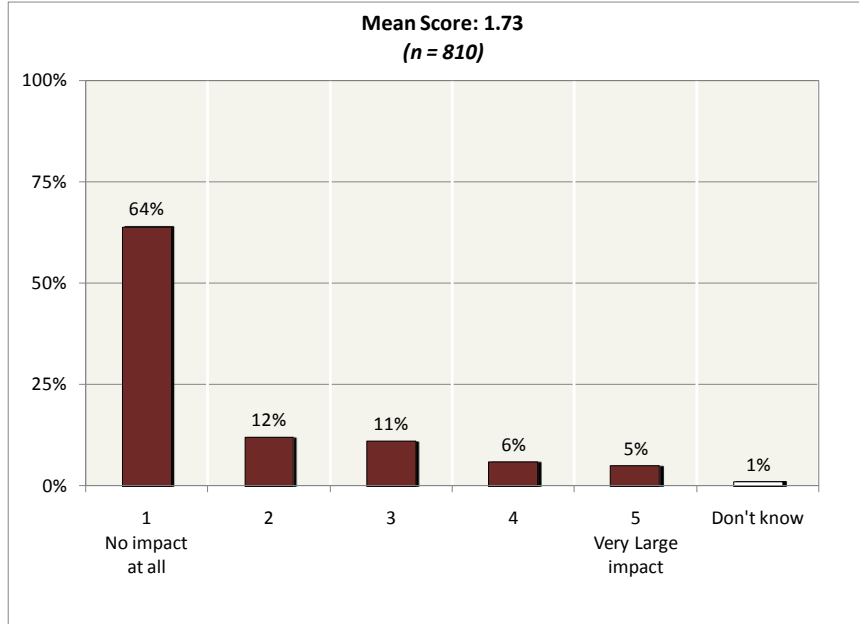


Noise and light

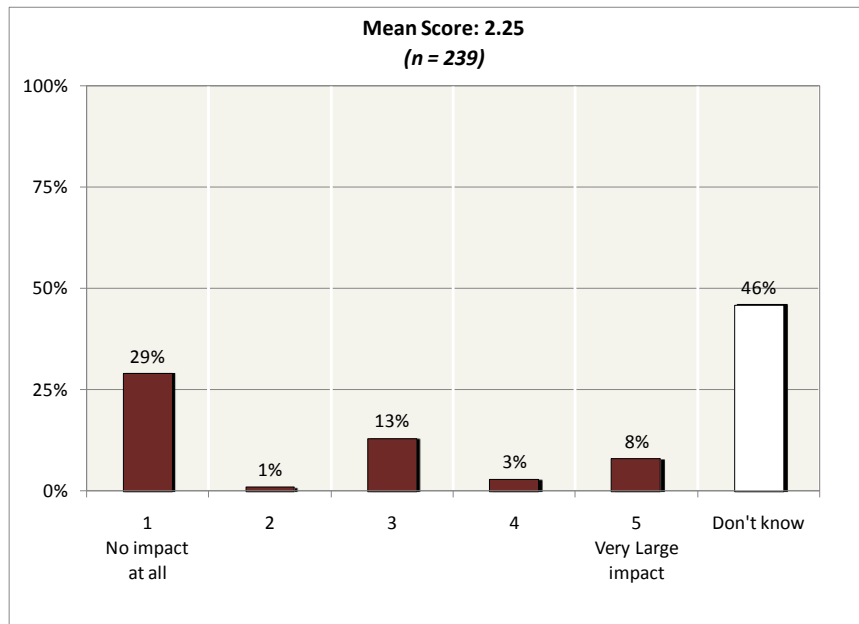


Questions 34-42: (Continued) Considering retail businesses in your neighborhood, what impact do the following have?

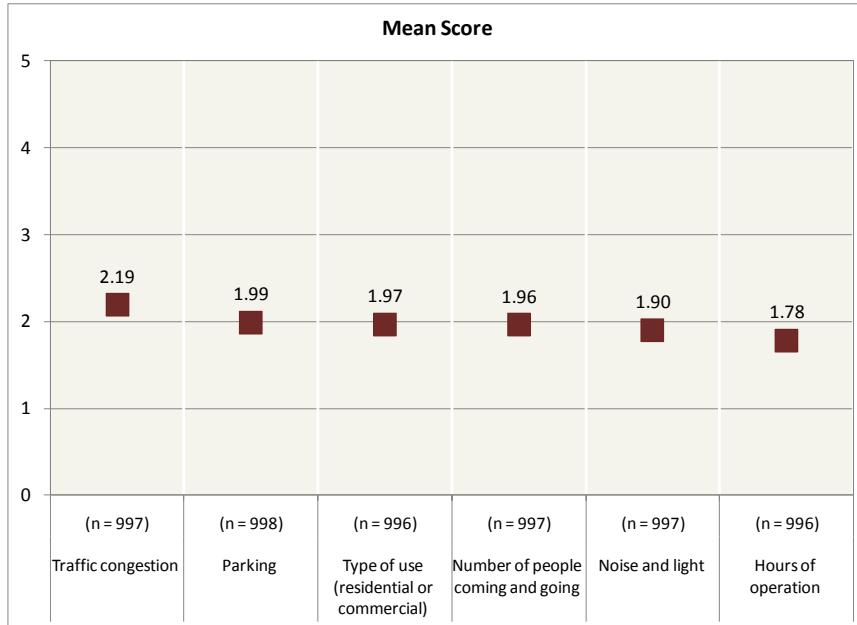
Traffic congestion



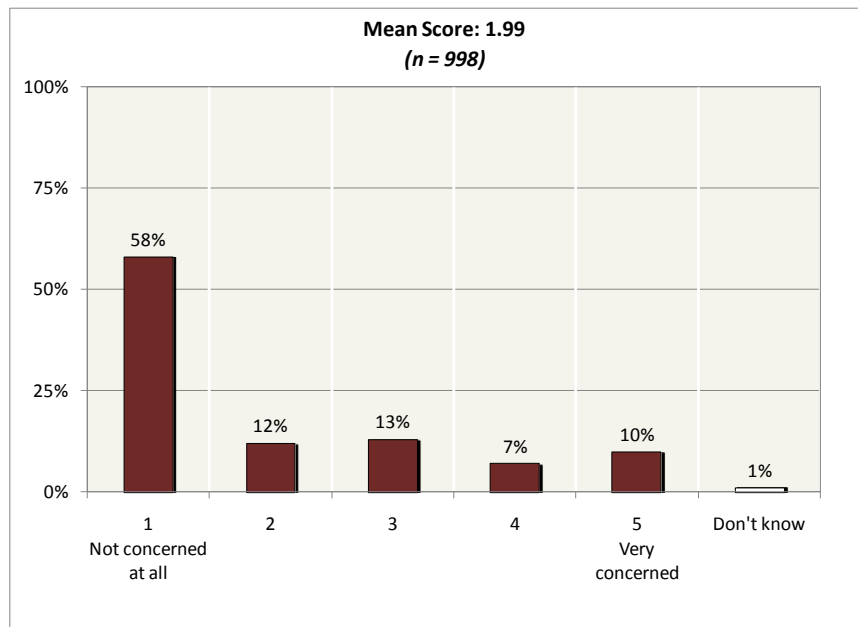
Any other concerns? (SPECIFY)



Questions 43-49: 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*.

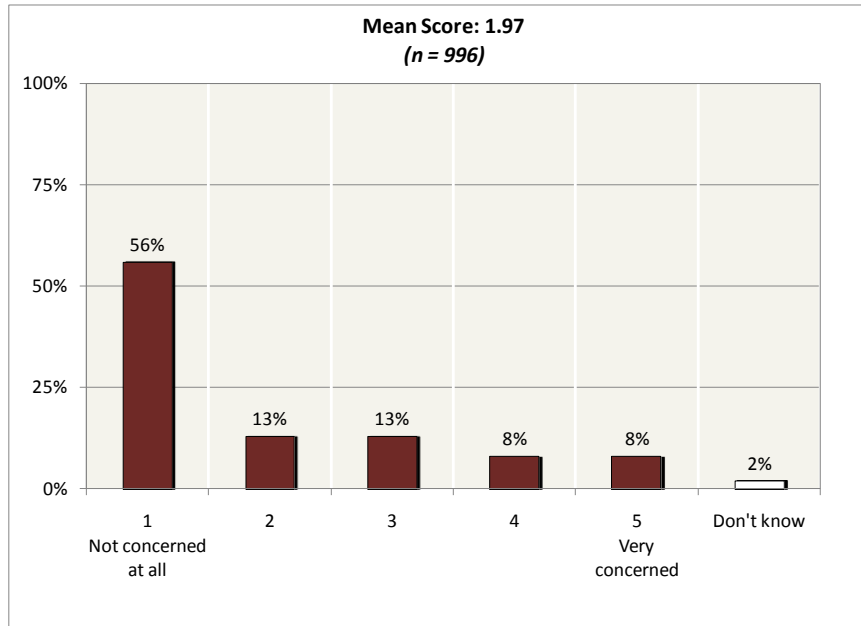


Parking

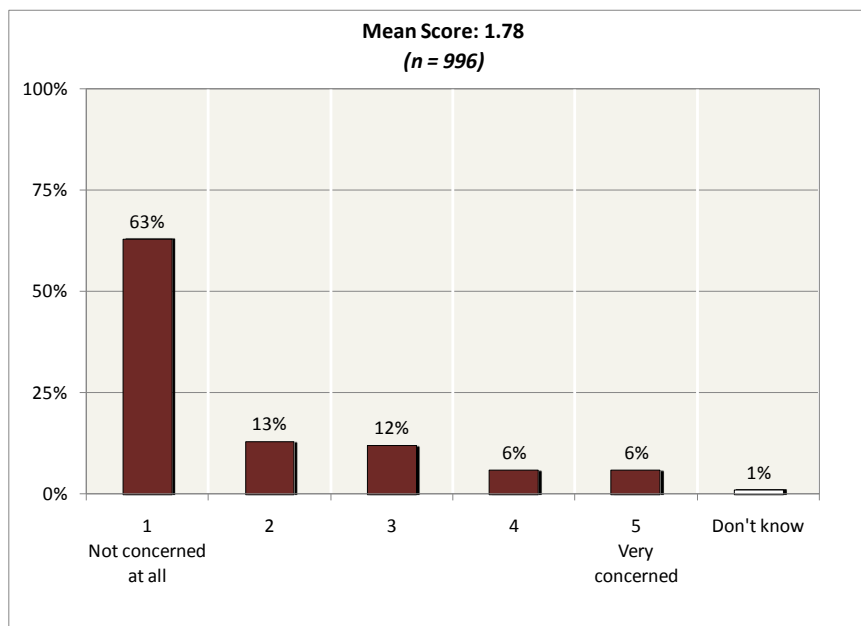


Questions 43-49: (Continued) I'm going to read a list of possible concerns regarding current businesses already established in your neighborhood. Please rate your level of concern about these issues on a 1-5 scale, where one means not at all concerned and five means very concerned.

Type of use (residential or commercial)

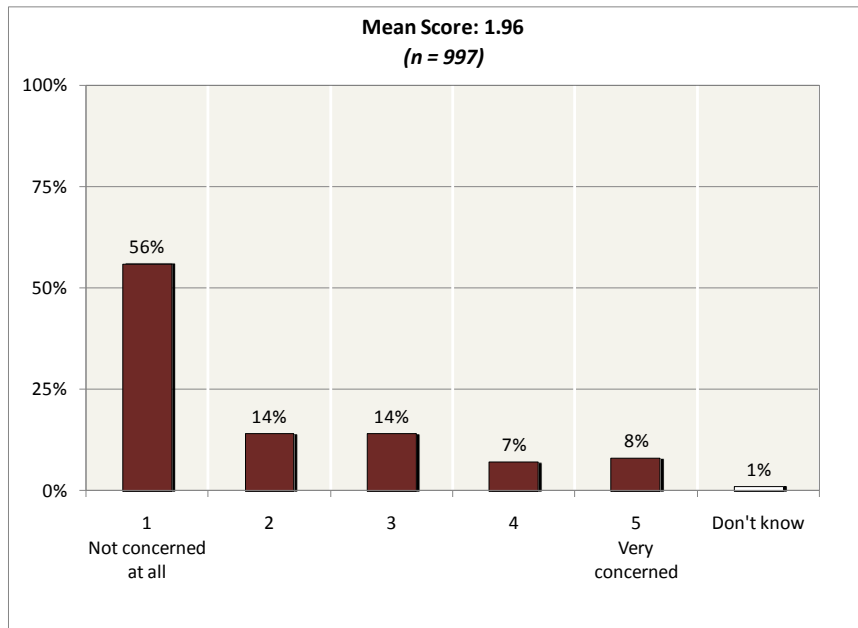


Hours of operation

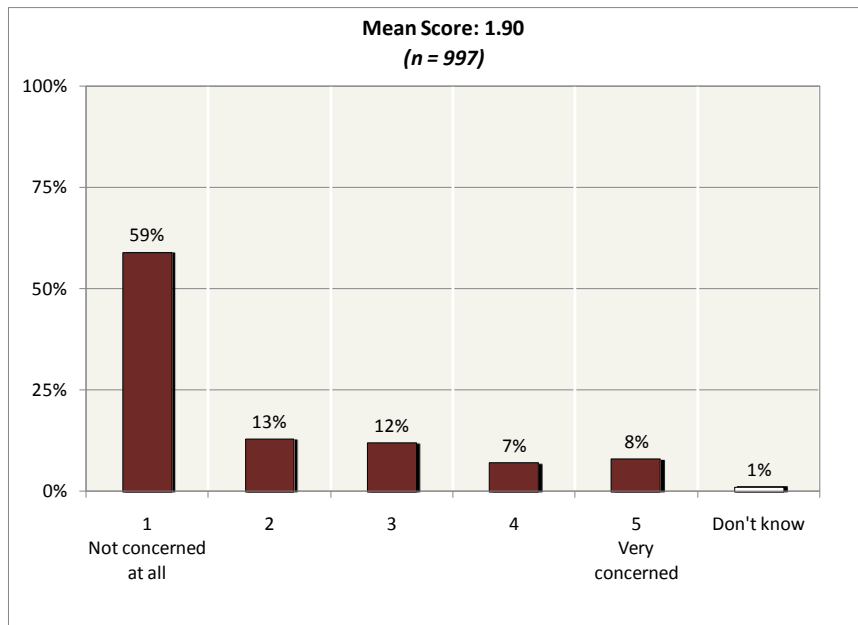


Questions 43-49: (Continued) I'm going to read a list of possible concerns regarding current businesses already established in your neighborhood. Please rate your level of concern about these issues on a 1-5 scale, where one means not at all concerned and five means very concerned.

Number of people coming and going

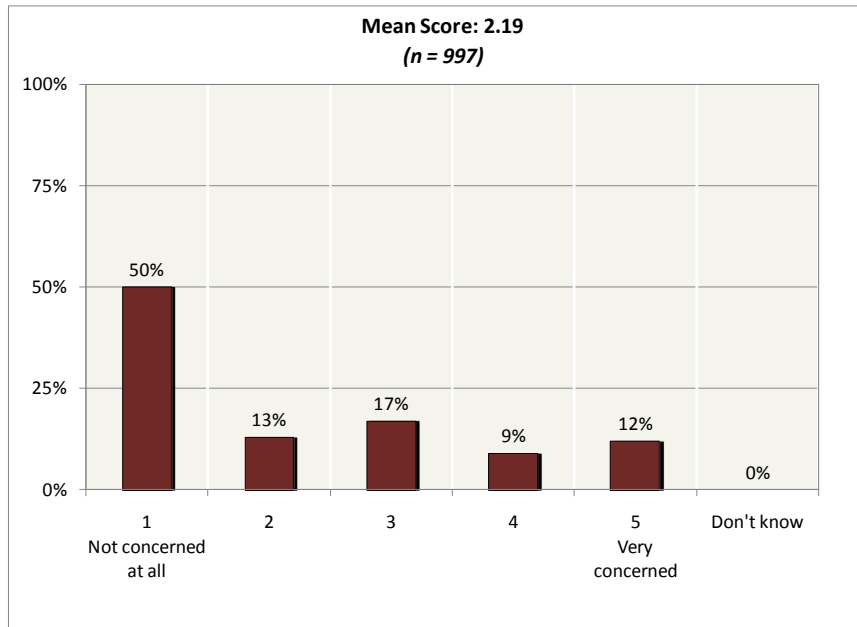


Noise and light

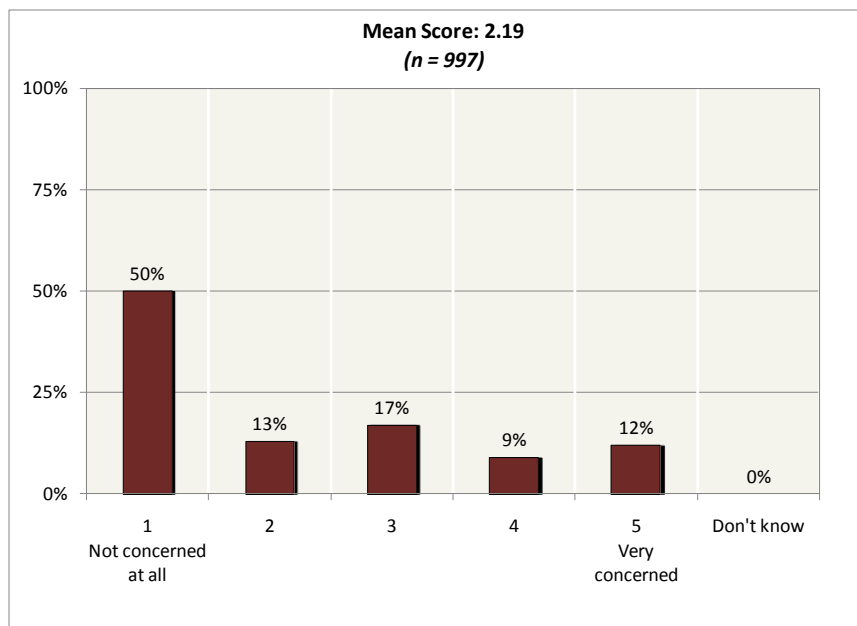


Questions 43-49: (Continued) I'm going to read a list of possible concerns regarding current businesses already established in your neighborhood. Please rate your level of concern about these issues on a 1-5 scale, where one means not at all concerned and five means very concerned.

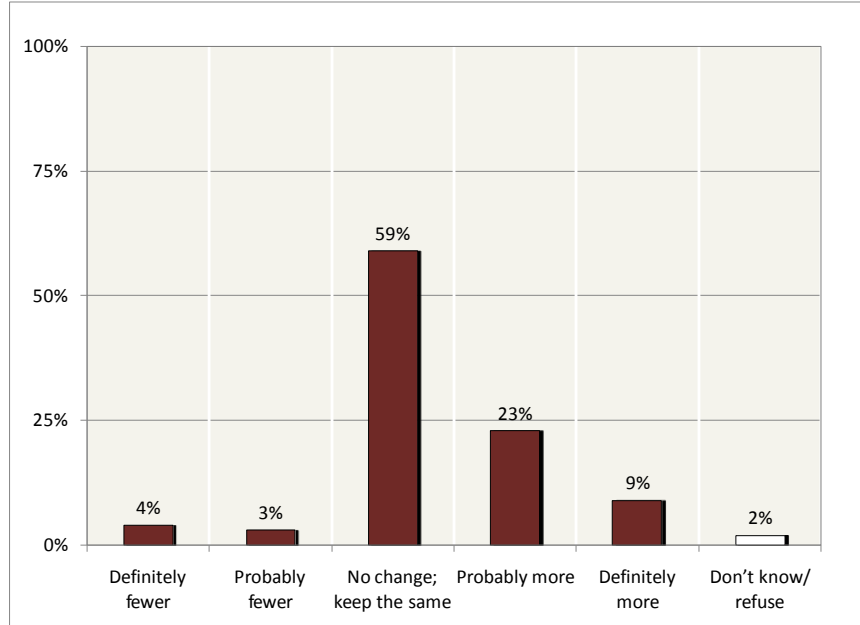
Traffic congestion



Any other concerns? (SPECIFY)



Question 50: Would you like to see a change in the number of businesses in your immediate neighborhood?



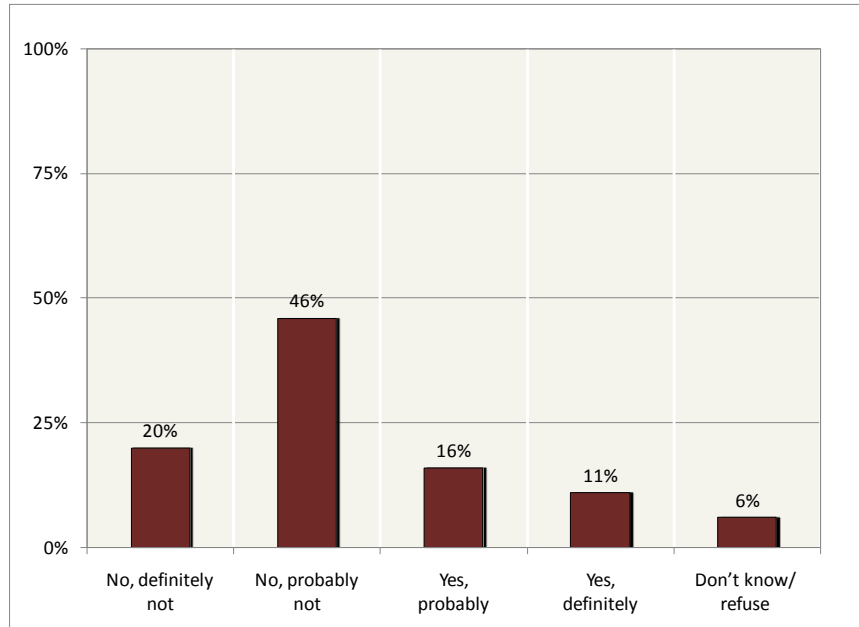
Question 51: (IF FEWER OR MORE) What changes would you like to see? (UNAIDED)

<i>(IF FEWER) What changes would you like to see?</i>		<i>First-mention responses (n=71)</i>	
Nothing specific			
	<i>Don't know</i>	36%	36%
Fewer businesses, or more residential			
	<i>Fewer / less business</i>	14%	
	<i>More residential</i>	4%	18%
Fewer businesses, by type or location			
	<i>Request with business/location</i>	6%	
	<i>Request for type of business</i>	6%	12%
Other			
	<i>No change</i>	8%	
	<i>No change in residential</i>	3%	
	<i>Miscellaneous</i>	8%	19%

Question 52: (IF FEWER OR MORE) What changes would you like to see? (UNAIDED)

<i>(IF MORE) What changes would you like to see?</i>		First-mention responses (n=320)	
More retail / businesses			
	<i>More small / local / mom-pop</i>	16%	33%
	<i>Big chain - general</i>	4%	
	<i>More - general</i>	5%	
	<i>A few more - general</i>	3%	
	<i>More hard goods</i>	3%	
	<i>More bookstore/movie/entertainment</i>	2%	
More dining and drink			
	<i>More restaurants</i>	10%	23%
	<i>More café / bistro / specialty food</i>	5%	
	<i>More small / local restaurants / diners</i>	3%	
	<i>More bars/pubs</i>	5%	
More by business characteristic			
	<i>Better quality or improve</i>	4%	18%
	<i>More variety/unique</i>	8%	
	<i>Walkable</i>	3%	
	<i>More family related</i>	2%	
	<i>Convenience</i>	1%	
More grocery and food			
	<i>More small grocery/market</i>	3%	7%
	<i>More grocery/supermarket</i>	3%	
	<i>More general food request</i>	1%	
Other or no change			
	<i>Miscellaneous</i>	5%	6%
	<i>No change</i>	1%	
Nothing specific			
	<i>Don't know</i>	11%	11%

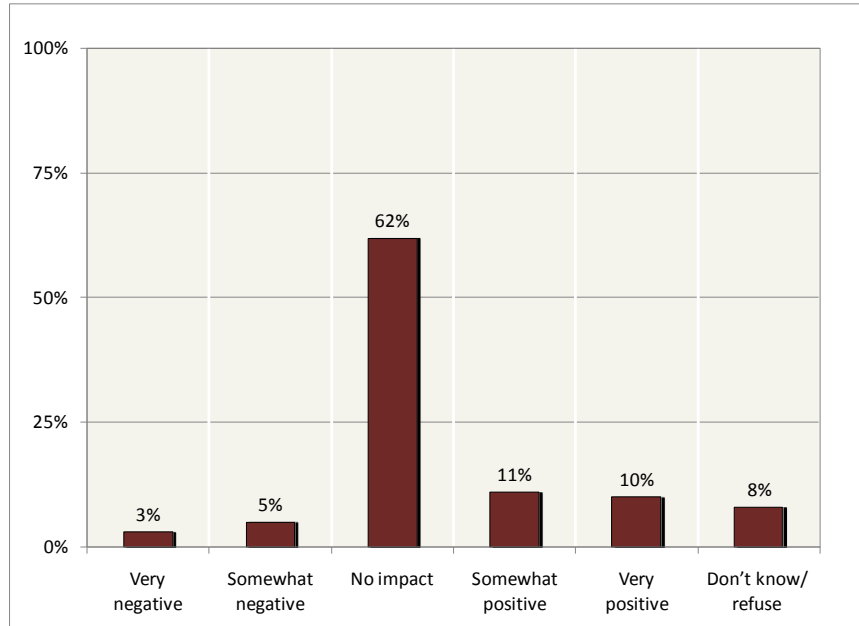
Question 53: Would you like to see a change in the type of businesses in your immediate neighborhood?



Question 54: [IF YES] What changes would you like to see? (UNDAIDED)

What changes would you like to see?		First-mention responses (n=275)	
More retail and business			
	More local / small businesses	11%	29%
	More retail (in general)	5%	
	More soft goods	5%	
	More hard goods	4%	
	Generic more	4%	
Dining and drink			
	More restaurants / dining	13%	20%
	More bars	7%	
Grocery and food			
	More grocery stores	4%	10%
	More local markets	3%	
	More food	3%	
Less business or stay the same			
	Less retail / business	2%	10%
	Less fast food / convenience	1%	
	Less Hispanic restaurants / stores	2%	
	Remove or not add more	5%	
Diversity and quality			
	More variety / diversity	9%	14%
	Better quality	4%	
	More upscale	1%	
Other			
	Miscellaneous	12%	12%
Nothing specific			
	Don't know / no comment / blank	5%	5%

Question 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?



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

Comments typed verbatim, but not coded. See APPENDIX B.