

RECOGNIZED COMMUNITY ORGANIZATION (RCO) 45 - DAY PUBLIC INPUT NOTICE



TO: Landon Clark, Chair, Sugarhouse Community Council
DATE: October 6, 2025

A Proposed Land Use Application has been submitted in or around your boundaries.

Aveda Institute, Conditional Use



DESCRIPTION

Dale LeMonds, representing Aveda Institute, is requesting Conditional Use approval under the adaptive reuse ordinance section 21A.52.060.A, at 855 E Garfield Ave. The proposal is to recondition and utilize the existing building as a vocational school with a training salon. The subject property is located in the R-1-5,000 (Residential) zoning district, and council district #7, represented by Council Member Sara Young.

A public hearing will be held with the Planning Commission on this item at a future date. An additional notice for the public hearing will be provided.

To aid your review of the proposal, an information sheet outlining the project area and proposal information submitted by the applicant have been provided as an attachment.

APPLICANT

Dale LeMonds
Aveda Institute

PETITION NUMBER(S)

Conditional Use
PLNPCM2025-00944

REVIEW THE PROPOSAL

Want the applicant to present their proposal at your next meeting? Submit a request within 14-days of this notice.

End Date // 10/24/2025

SUBMIT YOUR INPUT

Please submit your written comments via email to the Assigned Planner within the 45-day public input period.

End Date // 11/20/2025

ASSIGNED PLANNER

Ailin Leon, Associate Planner
Ailin.leon@slc.gov
801.535.7768

45-DAY PUBLIC INPUT PERIOD *

This type of application requires a 45-day public input period before a decision is made. The purpose of the 45-day comment period is to identify potential impacts by the proposal and recommend potential solutions to mitigate the impacts.

*** Comments received after the end of the 45-day input period will be provided to the Planning Commission. However, the comments might not be incorporated into the staff report or included in the analysis of the project.**

PROPOSAL REVIEW

If you are interested in reviewing the proposal and would like the applicant to present their project at your Community Council meeting within the 45-day public input period, a request for attendance must be submitted within 14-days of this notice being sent. Please indicate the day and time of your meeting and staff will coordinate with the applicant to attend. Planning staff will attend the meeting to answer questions related to decision standards and the decision-making process. **Final date to request attendance:**

October 24, 2025

Alternatively, if a request for attendance is not received within 14-days, or your organization cannot meet within the 45-day input period, a public outreach event will be held as an opportunity to learn more about the proposal and provide comments (this may include but is not limited to an open house, online forum, presentation at a community event, social media posting and dialogue, or other events determined appropriate by the Planning Director).

LEARN MORE ABOUT THE PROPOSAL

For additional information on the proposal visit the **Citizen Access Portal**. All materials submitted by the applicant are a public record and are available to download.

To access this information:

1. Visit www.bit.ly/citizenaccess.
2. Enter the **Petition Number** in the search bar.
3. Click the **"Records Info"** tab and select **"Attachments"**.
4. Select the desired attachments (located near the bottom of the page).

PROVIDING INPUT

As a Recognized Community Organization, we ask that you address the following in your comments:

- *Summary of potential issues, impacts, or community concerns with the proposal discussed during your organization's meeting.*
- *Recommendations to mitigate potential issues, impacts, or community concerns.*
- *Number of attendees (not including those with the Applicant or Planning Staff).*
- *If a vote was taken on the matter, please provide the vote tally.*
- *Questions the community would like to see addressed.*

STANDARDS OF APPROVAL FOR THE CONDITIONAL USE REQUEST

The following standards of approval will be used by the Planning Commission to make a decision on the proposal. City Staff will review the proposal to ensure compliance with adopted policies and regulations. Input from your organization may be more general in nature but we recommend that you also consider the following:

1. 21A.54.080: Standards for Conditional Uses

A conditional use shall be approved if reasonable conditions are proposed, or can be imposed, to mitigate the reasonably anticipated detrimental effects of the proposed use in accordance with applicable standards set forth in this section. If the reasonably anticipated detrimental effects of a proposed conditional use cannot be substantially mitigated by the proposal or the imposition of reasonable conditions to achieve compliance with applicable standards, the conditional use shall be denied.

A. Approval Standards: A conditional use shall be approved unless the planning commission, or in the case of administrative conditional uses, the planning director or designee, concludes that the following standards cannot be met: 1. The use complies with applicable provisions of this title;

2. The use is compatible, or with conditions of approval can be made compatible, with surrounding uses;

3. The use is consistent with applicable adopted city planning policies, documents, and master plans; and

4. The anticipated detrimental effects of a proposed use can be mitigated by the imposition of reasonable conditions.

B. Detrimental Effects Determination: In analyzing the anticipated detrimental effects of a proposed use, the planning commission, or in the case of administrative conditional uses, the planning director or designee, shall determine compliance with each of the following: 1. This title specifically authorizes the use where it is located;

2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps;

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of the intensity, size, and scale of the use compared to existing uses in the surrounding area;

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered;

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, non-motorized, and pedestrian traffic;

7. The site is designed to enable access and circulation for pedestrian and bicycles;

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent street;

9. The location and design of off street parking complies with applicable standards of this code;

10. Utility capacity is sufficient to support the use at normal service levels;

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to mitigate potential use conflicts;

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke;

13. The hours of operation and delivery of the use are compatible with surrounding uses;

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; and

15. The proposed use does not undermine preservation of historic resources and structures.

C. Conditions Imposed: The planning commission, or in the case of administrative conditional uses, the planning director or the director's designee, may impose on a conditional use any conditions necessary to address the foregoing factors which may include, but are not limited to: 1. Conditions on the scope of the use; its character, location, hours and methods of operation, architecture, signage, construction, landscaping, access, loading and parking, sanitation, drainage and utilities, fencing and screening, and setbacks; and

2. Conditions needed to mitigate any natural hazards; assure public safety; address environmental impacts; and mitigate dust, fumes, smoke, odor; noise, vibrations; chemicals, toxins, pathogens, gases, heat, light, and radiation.

21A.40.090.E.9: Additional Conditional Use Requirements (for antennas)

In addition to conditional use standards outlined in Section 21A.54 (above) of the zoning ordinance; the following shall be considered for antennas:

a. Compatibility of the proposed structure with the height and mass of existing buildings and utility structures;

b. Whether collocation of the antenna on the other existing structures in the same vicinity such as other towers, buildings, water towers, utility poles, etc., is possible without significantly impacting antenna transmission or reception;

c. The location of the antenna in relation to existing vegetation, topography and buildings to obtain the best visual screening;

d. Whether the spacing between monopoles and lattice towers creates detrimental impacts to adjoining properties.

Your Recognized Community Organization has 45-days from the date of this notice to review the proposal and provide comments. A public hearing may be held within 14-days from this notice, but a final decision will not be made within the 45-day input period. **This 45-day input period ends on:**

November 20, 2025

For questions regarding this notice or the proposal, please contact the listed Assigned Planner.