



October 20, 2025

TO: Salt Lake City Planning Commission
Salt Lake City Corporation

FROM: Judi Short, Vice Chair and Land Use Chair
Sugar House Community Council

RE: Aveda Vocational School 855 Garfield Avenue

The Sugar House Community Council reviewed this project at our October 20 meeting. And, we put flyers around the neighborhood to get comments about the project. They are attached.

As we understand this, there will be minimal changes to the building. There will be 38 spaces for the students to use. They are expecting 60-80 people in the building at a time, including students, instructors and customers getting their hair cut, eyebrows fixed, eyelashes done, a massage, or buying products. There are 38 parking spaces in the parking lot, and another 10 spaces on the street. The hours will be 9 am to 6 p.m. Monday through Saturday.

This proposal has drawn opposition from the neighbors, as you can see from the comments. They are very concerned about parking. Apparently, there is very little extra parking for the neighborhood as it is, without adding extra cars coming and going and parking in spaces currently used by the neighborhood. There are also many children in the neighborhood, and neighbors are worried for their safety. They suggest offering a bus pass for the students and staff to cut down on traffic. They also say the streets are narrow and two-way traffic is difficult when cars are parked on both sides of the street. A former neighbor that I know personally said they could never open their windows in the summer because the air conditioners from the church were too loud.

We recommend that you study the parking issue, not just once at 10 a.m when everyone is at work, but early morning, several times between 5 and 6 p.m. and see if it looks like it is feasible. There is a bus stop a block away, so bus passes would be an option, along with a big bike rack.

Aveda Comments

I am writing to express my strong opposition to the proposed conversion of the vacant church on our street into a vocational school. While I support thoughtful redevelopment and small business growth, this proposal is not appropriate for our neighborhood and poses serious safety and livability concerns. Our street is a quiet, residential area with many families and young children who walk, bike, and play outside daily. The introduction of a vocational school would significantly increase traffic volume and parking demand. Unlike a place of worship with limited, predictable hours, a vocational school would generate constant comings and goings throughout the day, from students, instructors, clients, and deliveries. The resulting rise in vehicle traffic would greatly increase the risk of accidents and make it far less safe for children to walk or ride bikes independently. Currently, the street functions safely because of its low traffic and the community's ability to use sidewalks and driveways freely. A commercial use of this type would fundamentally change that character. Many of us moved here precisely because of the calm, residential nature of the neighborhood, and we rely on that environment to raise our families. The sound, congestion, and parking overflow from a vocational school would also reduce property values and diminish quality of life for all nearby residents. There are more suitable locations for this type of business, in established commercial zones or mixed-use areas, that can safely accommodate higher traffic and parking needs. Allowing a vocational school to operate here would set a concerning precedent for introducing commercial enterprises into residential areas not designed for them. In summary, I strongly urge the planning commission to deny this proposal. Repurposing the church for community or residential use would align far better with the neighborhood's character and safety needs. A vocational school, while valuable elsewhere, is simply incompatible with a quiet family neighborhood where children's safety should come first. Thank you for your consideration.

Daniel Ziebell dan.ziebell@gmail.com

Hello there! I am very torn about this project. From a developer standpoint, i think the reuse is a great idea. Its also by a bustop and S-line. However, from a resident standpoint, I need more information regarding my concerns of traffic and parking. The original use of the church was evenings and weekends, but this school could be up to 7 days a week, and would bring far amount more traffic and parking concerns that WILL impact this neighborhood than the original intent of the church. I am therefore asking the owners of this project for how they plan on curbing street parking for their staff and students, and if the traffic to this place will be an issue for school children walking to and from the neighborhood. Will they offer transit passes to reduce car traffic? Will they make aure their staff only park in the oarking lot and not impact the salon and neighborhood parking? Its a very narrow street and cannot have cars parked on both sides with an increase of traffic. Thank you!

Jennifer Mallory jennifer.m.mallory@gmail.com

Aveda Comments

Bonnie	Gordon	gordon.b onnie@ic loud.com	An institute would bring too much traffic to this residential area from people who don't live in the residential area.
Janice	Stokes	janicesto kes48@g mail.com	I am strongly opposing the rezoning and changing the existing church into a vocational school. This is a residential area not commercial. This will bring the property values down in our neighborhood. I would not have bought my property if I knew there was going to be a vocational/beauty school next door to my house. In addition the traffic and street parking has already increased tremendously. Having who knows how many more cars traveling on the streets of this neighborhood, going to Aveda and looking for parking is a real deal breaker.
We already have a beauty salon on the corner of Downington Ave and 900 e. The employees and their clients speed down the streets and park in unsafe areas, blocking traffic and causing hazardous situations. We have a lot of small children in our neighborhood and the increased traffic is not a safe situation for them. All other Aveda Institutions in other areas are located in commercial/retail areas, not residential! Please keep it that way.
Janice	Stokes	janicesto kes48@g mail.com	I am strongly opposing the rezoning and changing the existing church into a vocational school. This is a residential area not commercial. This will bring the property values down in our neighborhood. I would not have bought my property if I knew there was going to be a vocational/beauty school next door to my house. In addition the traffic and street parking has already increased tremendously. Having who knows how many more cars traveling on the streets of this neighborhood, going to Aveda and looking for parking is a real deal breaker.
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Louis	Parks	louispark s24@gm ail.com	Downington Avenue neighborhood is a residential street with many young age children that live there. The street
is narrow and cars often have to pull over to let cars pass. Church was 1-2 days a week. The school will be full time 5 days a week. This will cause traffic, confusion and congestion. Most important it will bring down property values.

Aveda Comments

I strongly oppose the addition of an Aveda vocational school in our neighborhood. Adding this school into this neighborhood (only accessible by neighborhood streets) would be a detriment to our community, adding too much traffic to our current infrastructure on our streets. Because this school would not be accessible by main roads, this would put a heavy burden of traffic flow on the streets that flow into the school and would add too much traffic to Garfield and Downingtown Avenues. In addition to the increased traffic, the school has 38 off-street parking spots with 10 street parking spots total on both sides of the school totaling 48 parking spaces. The Aveda representative shared they will have 60-80 students Mon.-Sat. and there are enough client stations inside to house over 40 clients at one time. This will greatly impact our neighborhood with 100-120+ vehicles utilizing our streets in a detrimental way where there is not often enough street parking.

In addition, due to the proposed school being tucked into the neighborhood, this daily influx of students and clients would impose a safety concern to the families and children who use this neighborhood as a place to exist and enjoy the outside atmosphere of a quiet neighborhood. On top of the infrastructure and safety concerns, having such a high-volume traffic building tucked in these streets would drive the desirability to live on these two streets downward which would impact and effect our property values.

I am disappointed that this school is being considered on our neighborhood streets and that Aveda is not looking into sites that have the infrastructure to support a commercial space of this nature.

Camden
Charlesw
Camden orth
orth@gm
ail.com

I strongly oppose the placement of an Aveda vocational school on our quiet residential street. Our neighborhood is a peaceful, family-oriented community, not a commercial zone, and introducing a high-traffic vocational institution here would completely disrupt the safety, serenity, and character we've worked hard to preserve. An Aveda school brings a constant flow of students, clients, and delivery vehicles throughout the day, creating congestion, parking issues, and noise in an area meant for families and children. This is not light foot traffic, it's a full-scale business operation that simply does not belong in a neighborhood setting.

Beyond the daily disruption, this move threatens the long-term integrity and value of our community. Homeowners have invested deeply here because of the calm, safe environment, and the presence of a commercial beauty school could easily drive down property values and deter future buyers seeking a true residential atmosphere. It's not fair or reasonable to compromise the privacy and safety of established residents for a business venture that should be located in a proper commercial district. This proposal directly conflicts with the purpose and spirit of our neighborhood.

Sara
Charlesw
Sara orth
orth@proton.
me

Abdullah
Kanishka
Abdullah Kanishka
om

Della
Rae
Della Rae
Riker
om

Kristen
Peko
Kristen Peko
com

Erica
Carter
Erica Carter
er@gmail
.com

Hi . We already have parking issues here on our street Garfield avenue 1855 east and this decision will make it harder for our daily life. I don't like the idea.

Street parking should be rezoned to residents and 1 hour.

This is a great idea and I hope more of these things develop from unused ward houses. The parking lot is sufficient and our community will benefit from another vocational school.

There is not enough parking for this. You should turn this into housing. Tear the whole thing down and turn it into affordable single family housing. We don't need more churches and we do not need more businesses and residentially zoned areas. Stop crowding us out of our own lives.

Aveda Comments

I am writing to voice my opposition to the proposed Aveda Institute at 855 E. Garfield Avenue. I am a homeowner at 826 E. Garfield Avenue.

We purchased home in 2013, drawn to the neighborhoods historic houses and quiet streets. We have loved we enjoying neighborhood walks and riding our bikes down 800 East downtown rather than driving. The only additional traffic we had was on Sundays when the local Mormon Church was in session. Few parishioners drive their cars because it was a nice easy walk through the neighborhood.

To allow an Aveda Institute and retail space to open in the old church building, operating 6 days a week with 100-200+ clients a day would destroy everything that brought us here.

When a residential area, that is actually historic in aesthetic and value, is allowed to develop a for profit school and retail space, the appeal and property values for residential homes with significantly drop in value. Once you let one retail for profit institution or business encroach on the residential space, where does it end?

Now pause a moment before signing off on this transaction to consider if this was your neighborhood, where your kids or grandkids play and walk, where neighbors walk their dogs, ride their bikes, and greet each other. Would you really want the traffic and the impact this new business would create? Then vote "no" and deny the transaction between the current owner and Aveda.

Thank you for your time and considering the families and children that call this neighborhood home, their safe place.

Cindy Neibaur
dablues@gmail.com

Comments on the Proposed Aveda Vocational School at 855 E. Garfield Avenue

We are concerned about the potential conversion of the church at 855 E. Garfield Avenue into a vocational school. Our major concern is parking. The property contains only 34 regular parking spaces and four handicap-accessible sites.

The buyer's representative, who spoke at the Sugar House Community Council meeting, stated that the proposed facility will have 8-10 staff and up to 80 students (half Mon/Wed/Fri and half Tue/Thur/Sat). The number of on-site regular parking spaces (34) is thus inadequate for the anticipated educational use. The number stated in the Aveda application (45) can only be achieved with on-street parking.

Not mentioned in Aveda's official application for conditional use, but confirmed by the buyer's representative, is the use of the property for commercial salon services and retail product sales. Since each trainee may work with a client, many additional parking spaces will be needed. Traffic will overflow into the surrounding residential streets, negatively affecting safety and daily life by impeding access for emergency vehicles, snow plows, street sweepers, garbage/recycling pickup, and residents' own vehicles.

We would like the planning commission to assess the impact of the proposed Aveda school and retail services on our residential neighborhood by conducting a comprehensive parking study. Adequate measures to address and manage the increased traffic and overflow parking need to be in place before project approval.

Maren and Scott Watkins
maren.watkins@hsc.utah.edu

Shantel Stoff
shantelstoffer@gmail.com

I love the idea of a vocational school for Aveda on Garfield and 900 E in Sugar House. I would love to walk to a cosmetology school for services. What a great idea! Please have them include bike parking. Great idea!

Aveda Comments

I'm writing to express my opposition to the Aveda Vocational School on 855 Garfield Avenue. As a 17 yr homeowner and resident of 830 Garfield Avenue, I am very concerned about the impact rezoning and conditional use permit for 855 Garfield would have on my neighborhood.
We chose home on Garfield Ave because it was a quiet residential street with very little traffic and a plenty of parking for our vehicles.
My main concern is the additional car traffic a business the size of the proposed Aveda school will bring to my neighborhood 5-6 days a week. Car traffic on our street has increased considerably due to the apartment building boom in Sugarhouse and the construction on 2100 South. Removing the option to make a left turn from 800 East onto 2100 South and the addition of the Swig soda shop on 700 E have already expanded traffic and speeding through our neighborhood. The increased traffic from the instructors, students and customers of the Aveda school will only add traffic.
I'm also concerned that there will not be enough parking in the lot at 855 Garfield for instructors, students, and customers of the school and parking will then overflow onto street parking. Most residents on Garfield and Downington have more than one car. We already absorb additional parking from multi-unit rentals on Garfield, 800 E and 900 E, and the several AirBNB/VRBOs operated on Garfield, Downington and 900 E. When the building at 855 Garfield was used as a place of worship, the parking overflow was limited to 3-4 hours on Sunday, instead of 8 plus hours a day 5-6 days a week. Where are homeowners of Garfield and Downington expected to park their vehicles when the Aveda school takes the rest of the street parking?
I'm also very concerned about additional petty theft and property crime more traffic into the neighborhood will bring. Property theft and car break-ins are already a problem. The daily increase of people in our neighborhood from this business, will only increase the opportunities for property theft.
I strongly oppose the approval of rezoning and conditional use permit for the property at 855 Garfield Avenue. I encourage you to consider the concerns of the residents in this neighborhood, especially those of us on Garfield and Downington Avenues who will be significantly impacted by this change.

Toni Pollock
tonimpoll
ock@gm
ail.com

As a resident of 830 East Garfield Avenues since 2008, I strongly oppose changing the adaptive reuse of the structure at 855 E Garfield. This is a residential street, and is not zoned or structured for business. The amount of traffic through our neighborhood has already increased due to construction in Sugar House and the closure of left turns onto 2100 S from 800 E. A trade school will more than double the current traffic load on a street already in terrible repair. Parking is a major concern as well. Most of us have multiple vehicles and park at least one on the street. Between students faculty and clients there will not be enough parking in the lot to accommodate all the cars. when this building was used as a church, parking problems were confined to 1/2 of 1 day per week. This proposed business will run 6 days per week. Property crime will also rise. More traffic brings more people, more people brings more risk of theft of and damage to my and my neighbors property. In short granting this conditional use will ruin the quiet enjoyment of the residential zoning already in place.

Karl Pollock
hankpoll
ock@hot
mail.com

Roxanna a
Nakamura
roxy.naka
mura@g
mail.com

Sounds like a good plan, as long as there will be enough parking for staff and students.

Aveda Comments

I am writing in opposition to the proposed Aveda Institute at 855 E Garfield Ave. I am a homeowner at 819 E Garfield Avenue. Primarily, this is a residential street in a neighborhood that has plenty of children, dogs, cyclists and pedestrians. This street is not meant for a business. I am not concerned about the introduction of a school but I am concerned about the scope of the proposed plans, the inclusion of retail space, the lack of parking space and the amount of traffic on our street.
The proposed plan for the school includes 40 hair cutting stations, 11 private spa rooms, 3 classrooms and a retail space. The parking lot for the building has 39 spots with 10 street parking spots along the property. I do not see how 49 parking spots would be sufficient parking for the expected students, teachers and customers for those plans. Our street parking is already in use by the residents of this street. Most of us have two cars and need to park one on the street as we have single lane driveways and limited garages. I cannot see how we would not end up having to compete against the school for our own street parking.
Further, the school is proposed to be open Monday through Saturday. This is a lot of extra traffic throughout the day, six days a week unlike a pre-K or elementary school where the traffic at least would be mostly limited to twice a day – student pick up and drop off – but rather clients for the 40 hair cutting stations coming and going throughout the day, even if students and instructor traffic was less variable.
We have experienced an increase in traffic due to the construction around Sugar House. The fact that people no longer turn left onto 800 E from 2100 S means people are finding more creative ways through the neighborhood including speeding down Garfield. In response to just this increase in traffic, I had reached out the city inquiring about speed bumps from this section of Garfield Ave to match the ones placed on Garfield Ave between 900E and 1100E. The Aveda proposal would further exacerbate our increasing traffic.
I strongly oppose the approval of the rezoning / conditional use permit and urge you to consider the voices in the neighborhood and on Garfield in particular who are opposed to this development.

Justine Macneil

justine.m
acneil@g
mail.com

Bim Oliver

bimoliver
@comca
st.net

The proposal for repurposing the LDS Church building for a school is a great example of adaptive reuse - repurposing an existing building for an entirely different function thereby maintaining the existing character of the neighborhood.

I fully support the proposal.

Aveda Comments

Zach	Sirera	z.sirera@gmail.com The proposed redevelopment of the structure at 855 Garfield would put a noisy business in the middle of an otherwise quiet neighborhood. The proposed business, a cosmetic training school, would not meaningfully contribute to the local economy in any way. There are a multitude of reports which question the value Aveda training schools deliver to their students. It is a program with high attrition rates and a rotating door of staff.

Further, the street of this neighborhood should not be treated as excess parking stock for a private business that proposes operations in excess of the existing parking they already have and maintain. There proposal would have 50 people onsite at any given time, for a property that has half as much parking. This will be extremely detrimental to the neighborhood.

Please reject this proposal. We can find better uses for this property.
Laura	Ostler	laura.ostler77@gmail.com To read that Dale LeMonds wrote that they have plenty of parking available along our street is not true. Our streets are already packed with home owner vehicles. The traffic along our street will be way too busy with 40 more vehicles coming and going to the Aveda institute. This is a residential neighborhood and not a commercial area. This will be dangerous for our pets and children as well as bring our home values down. If there are only enough parking spots for the employees, where would the clients park? It would be a horrible addition to our neighborhood and should not be approved. Please do not let this happen!
SUZANNE	NIEBUHR	smcguire76@yahoo.com I live directly across the street and do not want any of the existing parking or external building lighting changed. I worry if bright lights are installed it will shine directly on my house. I am also concerned about parking as we already have several renters who utilize street parking. Especially on garbage day.
Alexei	Lissounov	lis.alexey@outlook.com I am writing in opposition to the proposed Aveda Institute at 855 E Garfield Ave. As a homeowner at 819 E Garfield Avenue, I am concerned that this primarily residential street is not suitable for a business with significant traffic. My concerns focus on the scope of the proposed plans, the inclusion of retail space, inadequate parking, and the anticipated increase in traffic.
The proposed plan for the school includes 40 hair-cutting stations, 11 private spa rooms, 3 classrooms, and a retail space. The building's parking lot has 39 spots, with 10 street parking spots along the property. I do not see how 49 parking spots would be sufficient for the expected students, teachers, and customers under those plans. Our street parking is already in use by the residents of this street. Most of us have two cars and need to park one on the street, as we have single-lane driveways and limited garages. I cannot see how we would not end up competing with the school for parking on our street.
With the school open Monday through Saturday, there will be substantially more traffic throughout the week. Unlike a pre-K or elementary school with limited pick-up and drop-off times, the volume of clients and students will result in frequent traffic, adding to congestion on our residential street.
Already, increased construction in Sugar House has diverted more vehicles onto Garfield, where drivers use it as a shortcut and speed. I have asked the city for speed bumps in response to this. Adding this project would make neighborhood traffic problems worse.
I strongly oppose approval of the rezoning/conditional use permit and urge you to consider the voices in the neighborhood, particularly on Garfield, who are opposed to this development.

Aveda Comments

Samantha	Hawe	samanthahawe@gmail.com	I own a home on the same block as the church building at 855 E Garfield Ave and was made aware that you and your team are considering a proposal to turn that building into a vocational school. In my opinion, the building's location in the middle of a residential block makes it inappropriate for the proposed use because it would increase traffic and parking issues on my block. Even though I would support a business like a daycare or convenience store that serve the immediate neighborhood, I do not support the proposed use as it would do little to enhance my neighborhood and instead burden the surrounding community.
Noah	Fetzer	noah.fetzer@outlook.com	I dont think its fair to make it inconvenient for residents that live in the area. Because we all know there will alot of the students and guess that will be here that dont care for family and kids in the area.
Cause any accients happen who do i hold accountable? Is it the student or school as a whole. I also dont think is far for us residents that live here have to figure out parking in our neighborhood. There is mutiple vehicles per house hold. You can't tell me or pretend that living in the sugarhouse area isn't already hard for parking situation. Now adding all these vehicels make it 3x more difficult for us residents. Now residents will have to start competing for availability with the parking.
Especially for people who start there work day at 5 am and actually work hard for 10-12 hours days and having to come home to the school parking situration makes it harder for me and for all my neighbors around me.
There is already a salon off 900 E and parking is already an issue and speeding is an issue as well.
We don't need people to be in our neighborhood that doesnt care for people who live here and for the famliy and kids.
We all know and you definitely know there won't be a care in the world for us residents if this does start up we will all end up getting the short end of the stick of the situation.
Just know the surrounding neighborhoods that is effected by this school will have bigger issues with the school or students and make it uncomfortable to be im these neighborhood or students will hate going to school or school will get awful review as all around between students and the neighborhood.
(Side Note) Besides Aveda is the worst salon and won't ever go back and do business with them.
Abbie	McIntosh	abbie761@gmail.com	This School would change the dynamic of our neighborhood. Parking to accommodate all the staff, students, and potential clients is not sufficient enough at this location. This means residence of the neighborhood would be negatively impacted by having their street parking taken. There are many families with small children the neighborhood. This is a safety concern for those families due to the influx of traffic this will cause in our quiet neighborhood.

LUZ Comment

SHCC LUZ <comments@sugarhousecouncil.org>

Thu, Nov 20, 2025 at 12:55 AM

Reply-To: marthahrhatfield@gmail.com

To: comments@sugarhousecouncil.org

SHCC Comment Form

List of Proposals

Aveda Vocational School 855 Garfield

First Name

Martha

Last Name

Hatfield

Email

marthahrhatfield@gmail.com

Your Comments for the Planning Commission

I am strongly opposed to Aveda Institute's request for a conditional use at 855 E Garfield Avenue.

I have lived next to the property in question for more than six years. Twelve to fifteen cars belonging to neighbors are regularly parked on either side of the street year-round. With cars parked on both sides of the street, Downington Avenue is not wide enough for two cars to drive past each other and one car always needs to pull over to allow the car coming in the opposite direction to pass. When Salon Zazou, at the corner of Downington Avenue and 900 East, is open for business, there are even more cars parked on the street due to how small their parking lot is.

The 38 parking stalls at 855 E Garfield Avenue will not be sufficient for all the students, instructors, and visitors that would visit the Aveda Institute each day, which would mean that overflow parking would fill both Downington and Garfield Avenue causing congestion.

Since 855 E Garfield Avenue is located in a residential area, students, instructors, and visitors commuting to the proposed vocational school would likely be turning off of 700 East and driving through typically quiet streets, increasing the risk of collisions with other cars, pedestrians walking their dogs, biking, and children playing.

In addition to these congestion and safety concerns, I am also concerned that the introduction of a vocational school into this residential area would likely lead to a decline in nearby home values. I purchased a home in a residential zone specifically for the quiet, family-oriented atmosphere.

Referral

<https://sugarhousecouncil.org/aveda-vocational-school-855-garfield/>



Judi Short <judi.short@gmail.com>

Aveda school

Suzanne Niebuhr <suznoodle@gmail.com>
To: judi.short@gmail.com

Fri, Nov 14, 2025 at 12:09 PM

Good afternoon,

I live directly across the street from this church on the north side. I am concerned that bright parking and building lights may be installed which would shine directly onto my house all night. Please consider keeping the lighting the same without a glowing Aveda sign.

I am also concerned about parking. We already have several renters on our street who currently utilize street parking. Parking is already difficult, especially on garbage collection days. I worry that this will bring in way too much street parking. I suggest that the school, bus students and teachers in, leaving the parking lot open for clients.

Snow removal around all of these cars is also a concern.

What does the city propose to do for the lack of parking? It used to just be a couple of days we had to worry about church parkers but now it will be all week long.



dan.ziebell@gmail.com

LUZ Comment

SHCC LUZ <comments@sugarhousecouncil.org>

Sat, Oct 18, 2025 at 10:32 AM

Reply-To: dan.ziebell@gmail.com

To: comments@sugarhousecouncil.org

SHCC Comment Form

List of Proposals

Aveda Vocational School 855 Garfield

First Name

Daniel

Last Name

Ziebell

Email

dan.ziebell@gmail.com

Your Comments for the Planning Commission

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Our street is a quiet, residential area with many families and young children who walk, bike, and play outside daily. The introduction of a vocational school would significantly increase traffic volume and parking demand. Unlike a place of worship with limited, predictable hours, a vocational school would generate constant comings and goings throughout the day, from students, instructors, clients, and deliveries. The resulting rise in vehicle traffic would greatly increase the risk of accidents and make it far less safe for children to walk or ride bikes independently.

Currently, the street functions safely because of its low traffic and the community's ability to use sidewalks and driveways freely. A commercial use of this type would fundamentally change that character. Many of us moved here precisely because of the calm, residential nature of the neighborhood, and we rely on that environment to raise our families. The sound, congestion, and parking overflow from a vocational school would also reduce property values and diminish quality of life for all nearby residents.

There are more suitable locations for this type of business, in established commercial zones or mixed-use areas, that can safely accommodate higher traffic and parking needs. Allowing a vocational school to operate here would set a concerning precedent for introducing commercial enterprises into residential areas not designed for them.

In summary, I strongly urge the planning commission to deny this proposal. Repurposing the church for community or residential use would align far better with the neighborhood's character and safety needs. A vocational school, while valuable elsewhere, is simply incompatible with a quiet family neighborhood where children's safety should come first.

Thank you for your consideration.

Your Street Address

815 E Downington Ave

Referral

<https://sugarhousecouncil.org/aveda-vocational-school-855-garfield/>