



PLANNING DIVISION  
**ADMINISTRATIVE HEARING  
MEETING MINUTES**

Thursday, September 24, 2026 at 5:00 PM

*This meeting was held online without an anchor location.*

*An audio recording is retained temporarily, and available upon request. Video recording of the meeting is available at [www.youtube.com/slclivemeetings](http://www.youtube.com/slclivemeetings).*

#### ATTENDANCE

**Hearing Officer Present**

Zoning Administrator Daniel Echeverria

**City Staff in Attendance**

Associate Planner Parviz Faiz, Office Facilitator  
Aubrey Clark

**The meeting was called to order by the Administrative Hearing Officer at approximately 5:00 PM.**

#### AGENDA

1. **Conditional Use for Best Buy Auto at Approximately 1150 S Main St** – Montader Alasady is requesting approval of a Conditional Use to establish an automobile sales and service facility at the above listed address. The property is currently occupied by a commercial building and was most recently used for a retail use. The subject property is zoned MU-5 (Mixed Use 5) and is located within Council District 5, represented by Erika Carlsen. (Staff Contact: Parviz Faiz at 801-535-6380 or [parviz.faiz@slc.gov](mailto:parviz.faiz@slc.gov)) **Petition Number: PLNPCM2026-00398**

Associate Planner Parviz Faiz reviewed the petition. He shared a presentation for the Conditional Use petition requesting an automobile sales and service facility for the property that was previously used as a retail use. He shared that there would be no

change to the structure and stated that staff recommends approval with the following conditions:

1. A maximum of eight vehicles for sale shall be allowed on the property at any given time. All vehicles for sale shall be stored in the front display area, as indicated on the approved site plan. The front display area shall not be used for customer or employee vehicle parking.
2. Vehicles must enter from and exit to Main Street facing forward. Vehicle queueing and maneuvering shall occur entirely on site and shall not block the public sidewalk or bike lane.
3. Permits shall be obtained for any newly installed fences or signs on the property, or those improvements shall be removed. Barbed wire fencing is not permitted in the MU-5 district and shall be removed by the applicant. Permits must be submitted within 180 days of conditional use approval, and any required inspections must be properly completed prior to operation of the proposed use.
4. All Salt Lake City Department of Public Utilities standards must be met prior to operation of the proposed use. Outdoor cleaning of vehicles shall require proper disposal of cleaning materials. No wastewater from cleaning activities may be disposed of directly into the public storm drain system without treatment. All private stormwater onsite will need to be treated prior to discharge to the public system. Interior pretreatment of the building's sewer, prior to discharge to the public sewer system, is required for any wastewater fixtures that will be exposed to grease and oils.

The applicant, Montader Alasady, did not have anything to share. Someone present with the applicant made comments about a carwash located further down the street to be used for cleaning.

### **Public Hearing**

The Administrative Hearing Officer opened the public hearing.

Seeing that no one wished to speak, the Hearing Officer closed the public hearing.

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| <b>Motion</b> | The Hearing Officer approved the Conditional Use application with the conditions listed in the staff report. |
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**The meeting adjourned at approximately 5:07 PM**

*Daniel Echeverria*

Daniel Echeverria, Administrative Hearing Officer

**Dated this 24<sup>th</sup> day of September 2026, in Salt Lake City, Utah  
by Aubrey Clark, Office Facilitator.**

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**RECORDS:** For Administrative Hearing agendas, staff reports, minutes, decisions, and YouTube recordings, visit [www.slc.gov/admin](http://www.slc.gov/admin). **Please contact the individual Planner for additional information.** Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are approved. Notice of Decision will be posted the day following the hearing.

**ACCESSIBILITY:** The City & County Building is an accessible facility. You may make requests for reasonable accommodations, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Division Office at [planningadmin@slc.gov](mailto:planningadmin@slc.gov) or (801) 535-7757.

**ACCESIBILIDAD:** El edificio de la Ciudad y el Condado es una instalación accesible. Puede solicitar adaptaciones razonables, que pueden incluir formatos alternativos, intérpretes y otras ayudas y servicios auxiliares. Por favor, realice su solicitud con al menos dos días hábiles de anticipación. Para hacer una solicitud, comuníquese con la Oficina de la División de Planificación en [planningadmin@slc.gov](mailto:planningadmin@slc.gov) o al (801) 535-7757.