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AGENDA
PLANNING COMMISSION MEETING
Thursday, May 7, 2026
South Salt Lake Council Chambers
220 East Morris Avenue

PLANNING COMMISSION WORK MEETING AT 6:30 P.M.

1. Land Use & Development Ordinance Amendment Project Overview

PLANNING COMMISSION REGULAR MEETING AT 7:00 P.M.

- Pledge of Allegiance: George Pechman
Approve Agenda: Jeremy Carter

STAFF BUSINESS – INFORMATION ITEMS

1. None at this time

PLANNING COMMISSION BUSINESS

1. Approval of the February 19, 2026, Planning Commission Regular Minutes
ACTION ITEM
2. Approval of the March 5, 2026, Planning Commission Regular Minutes
ACTION ITEM

CONTINUING BUSINESS

None at this time

NEW BUSINESS

1. PUBLIC HEARING

A petition to amend Sections 17.04.030 and 17.05.040 of the South Salt Lake Municipal Code to align City proximity requirements for alcohol-related Uses with the Department of Alcoholic Beverage Services measurement standards.

ACTION ITEM

Applicant: South Salt Lake City

2. PUBLIC HEARING

A petition for a subdivision plat amendment for a one-lot subdivision located at 2194 S West Temple.

ACTION ITEM

Applicant: dbURBAN Communities
Address: 2194 South West Temple

3. PUBLIC MEETING

A petition for approval for a Conditional Use Permit for a Micro-Unit Dwelling development. located at 2194 S West Temple.

ACTION ITEM

Applicant: dbURBAN Communities
Address: 2194 South West Temple

Join Zoom Webinar

<https://zoom.us/j/96565559652>

Webinar ID: 965 6555 9652

IN COMPLIANCE WITH THE AMERICANS WITH DISABILITIES ACT, INDIVIDUALS NEEDING AUXILIARY COMMUNICATIVE AIDS OR OTHER SERVICES FOR THIS MEETING SHOULD CONTACT ELIZA UNGRICH, (801) 483-6013, GIVING AT LEAST 24 HOURS NOTICE.

Planning Commission Work Meeting Minutes
Thursday, May 7, 2026
South Salt Lake Council Chambers
220 East Morris Avenue
Time: 6:30 PM

Commission Members Present: Jeremy Carter, Chair
Christy Dahlberg
George Pechmann
Suzanne Slifka
Mary Anna Southey
Olivia Spencer

Staff Members Present: Brienne Brass, Deputy City Attorney (Zoom)
Jonathan Weidenhamer, Community Development Director
Spencer Cawley, Senior City Planner
Tereza Bagdasarova, City Planner
Jed Shum, City Planner

Other Attendees: Reilly Thimons, Design Workshop
Jessica Garrow, Design Workshop
Emily Burrows, Design Workshop

In the absence of Chair Carter, Vice-Chair George Pechmann called the Planning Commission Work Meeting to order at 6:30 PM.

PLANNING COMMISSION WORK MEETING

1. Land Use and Development Ordinance Amendment Project Overview

Jessica Garrow from Design Workshop introduced her colleagues, Reilly Thimons and Emily Borrowes, and reported that representatives from Downtown Redevelopment Services and Avenue Consultants will also be assisting with the project.

South Salt Lake City completed several planning efforts, including General Plan updates and Station Area Plans, and as a result, the City Code did not reflect the vision and development outcomes represented in those documents. The update would provide an opportunity to create more modern code, with graphics and content clarity throughout the document, and consider the long-term resilience of the community, housing affordability, and diversity.

The project was in Phase 2, which included code analysis and issue identification. Community engagement efforts would begin with focus groups and an open house in June 2026. Adoption and implementation were scheduled for summer 2027.

Project goals included the following:

- Create a clear, modern, and implementable regulatory framework.

- Align the Code with state statutes and City plans, and remove barriers to high-quality, equitable, and transit-supportive development.
- Balance neighborhood character with growth opportunities, incorporate form-based tools where appropriate, and be informed by broad and inclusive public engagement.
- Serve as both a regulatory and strategic tool that supports housing diversity, economic vitality, mobility, and long-term resiliency.

The overall project principles were to:

- Create Code that is clear and requires minimal interpretation by reviewing bodies, Staff, applicants, and the community.
- Incorporate City guiding documents and Utah statutes.
- Expand opportunities for affordable, attainable, and missing middle housing.
- Support multimodal and infrastructure updates.
- Provide clear processes that do not overcomplicate reviews or create redundancies.

Ms. Garrow reviewed a map of the project boundaries. The project will review all aspects of code, including parking and transportation.

Ms. Thimons presented the priority topic areas as identified in the initial analysis.

- Code Review
 - Review of existing uses, terminology, definitions, procedures, and enforcement in order to set a foundation for additional policy implementation.
- Housing
 - Explore how to ensure preservation of existing housing stock and expand affordable housing opportunities through updated standards and consolidation of Accessory Dwelling Unit (“ADU”) requirements.
- Adaptive Reuse and Revitalization
 - Update use types.
 - Reduce barriers to ground-floor use changes.
 - Explore incentives and overlays.
- Downtown Form-Based Code
 - Review building envelope standards, ground-floor uses, and by-right uses.
 - Consider the role of Housing and Transit Reinvestment Zone (“HTRZ”) funding.
 - Incorporate additional graphics.
- Local Business Retention and Economic Development
 - Review minimum acreage requirements and substandard lot allowances.
 - Explore how to retain and codify flex commercial and light industrial uses.
 - Implement transition standards.
- Parking
 - Review parking standards for potential reductions across uses as well as shared parking standards, design, and enforcement.
- Transit-Oriented Development (“TOD”)
 - Establish a TOD core.
 - Reduce or eliminate parcel size thresholds.
 - Introduce a transition zone.

- Identify opportunity sites.
- Urban Design Guidelines
 - Codify neighborhood character, building articulation, and streetscape standards.
- Engineering and Street Section Standards
 - Address inconsistencies between the existing Engineering Standards Manual and Title 17.
 - Establish street typology designations and dedication of right-of-way easement.
- Landscaping and Stormwater Management
 - Coordinate with the Urban Forestry Plan to consider tree canopy and buffer standards.
 - Set specific requirements regarding drought-tolerant species.
- Sustainability and Energy Efficiency Incentives
 - Review potential green building and electric vehicle charging station incentives.
 - Consider water conservation and dark sky standards.

Ms. Thimons reported that community engagement would be integral to the process. There would be three engagement windows related to key technical phases of the project, and efforts would focus on the following:

- Project website with an overview and project schedule, as well as priority topic areas and ways residents can get involved.
- Pulse survey reflecting the information shared with the Planning Commission.
- One-on-one and small group conversations through small groups and stakeholder interviews.
- Broader community engagement through pop-up events.
- Juneteenth engagement events were scheduled for June 4 and June 5.

Next steps included:

1. City Council Introduction: May 13, 2026.
2. Finalize Code Audit memo.
3. Develop Code outline and style guide.
4. Staff work sessions on priority topics

In response to a question raised by Commissioner Slifka, Ms. Garrow reported that the project schedule was inclusive of background work with Staff and development of materials. Active public engagement would begin in June, and they worked with Staff to develop City-specific survey questions. Commissioner Slifka stated that she lives in a condominium that was constructed in 2000 and has no electric vehicle charging stations. She recommended that locations near older developments like hers be considered for potential charging stations.

Vice-Chair Pechmann asked if the project's primary goal was to consolidate Code to make it easier to read and analyze. Ms. Garrow stated that a guiding principle is to assess existing regulations for areas of inconsistency or redundancy and identify areas where graphics, tables, or charts would be appropriate to provide clarity and ease of understanding.

Community Development Director, Jonathan Weidenhamer, remarked that the Downtown Form-Based Code was written some time ago and had not yielded the expected results. The City is entering into Development Agreements for every project, and that is not how zoning should work. He had heard from the City Council and Planning Commission that the goal for the R1 District should be livability for growing and changing families; code should work with the community's goals, and it was not necessarily accomplishing that. Some hard tradeoffs would include parking and ADU concessions. The TOD District was not functioning, and there was an opportunity to address the affordable housing crisis in that district. Design Workshop had direct experience in balancing those issues.

Mr. Weidenhamer reported that the City Council would receive a shorter presentation, but they wanted to ensure that the Planning Commission had adequate time to provide input.

Vice-Chair Pechmann asked that existing items related to walkability, sustainability, and development of the trail system be retained, as he is very excited about those projects. Commissioner Slifka stated that she is excited about the trend toward arts and culture with events like the Mural Fest and Craftoberfest as they will elevate the City.

Commissioner Dahlberg asked about the potential for expanding GREENbikes into South Salt Lake City. Their funding fluctuations, and they had begun to rely on cities to provide the necessary infrastructure. Mr. Weidenhamer reported that a GREENbike station was planned for the corner of State Street and Central Pointe Place beside the bus stop. The City had a fairly integrated mobility plan that the design team would look at from a broader level to determine how it could cross multiple districts and land use goals. They would also help Staff quality control test their work on street cross-sections. Ms. Garrow stated that they will look at it from both infrastructure and walkability perspectives to ensure that the cross-sections are appropriately sized for the City.

Commissioner Dahlberg asked if public engagement would include questions about the pending S-Line Station Area Plan. Mr. Weidenhamer reported that the intent was for the Station Area Plan to speak to the changes that are necessary in the East Streetcar Neighborhood District.

Commissioner Southey stated that walkability is a big issue that will be aided by reducing parking minimums for things like corner stores or neighborhood bodegas. It is about the Utah Department of Transportation ("UDOT") road quadrant and not having to cross busy streets as a pedestrian. It would be ideal to walk to the store for milk without having to cross 700 East or 3300 South, and that can be accomplished by not requiring parking stalls for neighborhood stores. She would also like to petition the Utah Transit Authority ("UTA") to expand the Free Fare Zone, as she would ride the bus all the time if it were not cheaper to drive downtown than take the bus. Missing middle housing can be addressed by reducing lot requirements and other changes being considered with the project.

Chair Carter stated that it is great to have a walkable City, but there were roadblocks to accomplishing it. The City has several UDOT roads, and the State Legislature had created barriers to Salt Lake City's efforts to make its city more walkable due to the disproportionate number of State roads. It would be nice to create safer crossings on those roads, but the State will not allow it. Mr. Weidenhamer stated that Staff had paid very close attention to the process and had been very intentional in their efforts. The Neighborhoods and Engineering Departments have been working on the Life on State project to expand sidewalks and add curb extensions along State

Street from Central Pointe Place to 2400 South, which will make it easier to cross and enhance walkability. Staff is still working to obtain funding for trails and mobility, and is being very intentional in their steps. Chair Carter stated that he would love to see a road diet on Main Street, as he had been advocating for it for 20 years.

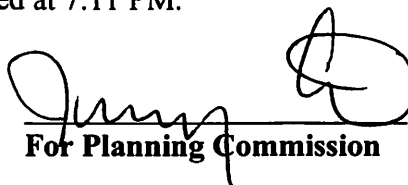
Commissioner Spencer asked if the project could address the lack of grocery stores in the City. Ms. Garrow stated that Code cannot require a specific type of commercial tenant, but things like housing diversity can add enough households to an area to attract different types of businesses. The project would also consider the types of land uses allowed in various areas of the City and their associated requirements.

Chair Carter asked how the project would address older neighborhoods. Mr. Weidenhamer reported that it will consider the different sides of State Street as potentially different neighborhoods because they back up to very different uses. A priority focus will be on lot sizes and the lack of redevelopment on State Street. They will also look at different areas of the TOD differently. However, they had not specifically considered older neighborhoods. Chair Carter stated that if you were to drive down Main Street from 2100 South to 3300 South, you would never know anyone lived there because the original plan was to have commercial there to support the residential, or vice versa. However, the types of businesses in the area are not necessarily geared toward residents' needs. The Cafe on Main Street and the new coffee shop get very busy, but those types of businesses are not the standard along Main Street. Instead, there are small car dealerships and repair shops.

Ms. Garrow stated that the question is how to identify appropriate uses for the area, whether there are inappropriate uses in different neighborhoods, and how to encourage more resident-focused uses. They also need to consider existing buildings and how changing parking requirements or the approval process could attract the types of business they want to see in the area. Streamlined pathways and flexibility for different types of conversion can help achieve that goal. Mr. Weidenhamer stated that waiving parking requirements or offering a fast permit review process for a bodega or coffee shop would be a way to support those types of uses.

Commissioner Southey stated that she would like to petition grocery chains to open satellite grocery stores like they have in England. They require minimal parking and offer customer order pickup. Chair Carter remarked that the effort to build a Walmart Neighborhood Market in the location of the former Granite High School failed, and any similar proposal would be an equally hard sell. Commissioner Southey stated that people have a lot of issues with Walmart, and that was especially true at the time of that proposal. The mini-Tesco she visited in England was the size of her house, and people do not have as much of a problem with smaller stores.

The Planning Commission Work Meeting adjourned at 7:11 PM.


For Planning Commission


Community Development

DESIGNWORKSHOP

Landscape Architecture
Planning
Urban Design
Strategic Services
Environmental Graphic Design

22860 Two Rivers Road, Suite 102
Basalt, Colorado 81621
970.925.8354
designworkshop.com

MEMORANDUM

To: Jonathan Wiedenhamer, Community and Economic Development Director
Spencer Crawley, Senior Planner

From: Jessica Garrow, Principal-In-Charge
Reilly Thimons, Lead Planner

Date: April 27, 2026

Project Name: South Salt Lake City Code Update

Subject: Planning Commission Project Introduction

Project Overview and Intent

Design Workshop, with support from Downtown Redevelopment Services and Avenue Consultants, has been contracted to assist South Salt Lake City in updating its Land Use and Development Code ("Code") to align with state statutes, reflect the goals of the General Plan, and remove barriers to high-quality transit-supportive development. Our team understands that South Salt Lake City is at a pivotal moment in its development – transitioning from its postwar industrial roots, characterized by warehouses and rail lines, into a compact, transit-oriented community marked by increasing diversity, ongoing redevelopment, and significant new opportunities. Despite this momentum, the City's zoning framework has not kept pace. Currently, about two-thirds of land within the City remains zoned for commercial or industrial uses, while a majority of residents are renters facing escalating housing costs. As the City works to refine its form-based districts and modernize its land use regulations, the Code update will address the challenge of balancing neighborhood preservation with the need for greater density, predictability with flexibility, and economic growth with equitable opportunity.

Project Schedule

The Code update is expected to take approximately 18 months to complete, and consists of several phases. City staff and the Design Workshop team kicked off the project in January 2026 and are currently in Phase 2 of the project, Code Analysis and Issue Identification, which consists of reviewing existing code language and identifying opportunities to find alignment with previous City planning efforts and guiding documents.

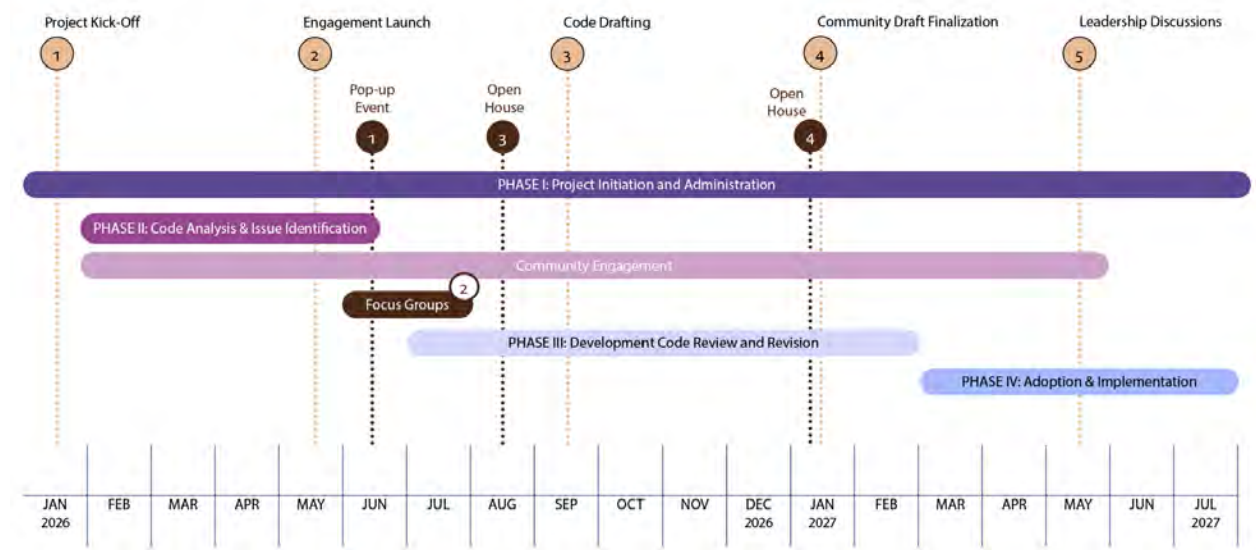


Figure 1 above illustrates the 18-month Code Update schedule.

Guiding Principles

A key goal of the Code update is to improve overall readability and usability. Specifically, updates to the language and format to improve staff's ability to administer the Code by making it easier to find information; support the City's leadership in their ability to evaluate applications; increase the community's understanding of the Code requirements by integrating simple language and references to the General Plan; and, support community and developer goals related to development by making review criteria and procedures clearer and easier to understand. In addition to these organizational updates, there are several principles that will guide the Code update, incorporating national best practices:

(1) Create a code that is clear and requires minimal interpretation.

- Streamline code organization to improve clarity, usability, and predictability for all users.
- Update terminology, definitions, tables, graphics, and precedent imagery to aid interpretation.
- Reorganize and clarify the Permissible Use Table.
- Remove outdated references and eliminate inconsistencies that limit desired development outcomes.

(2) Incorporate City guiding documents and Utah state statutes.

- Integrate land use, zoning, and infrastructure recommendations from the General Plan, HTRZ Plan, Station Area Plans, and Moderate Income Housing Plans, to ensure internal consistency across policy, zoning, and implementation.
- Ensure alignment with Utah Code 10-20 and other applicable statutes.
- Incorporate state housing mandates and best practices into the local regulatory framework.

(3) Expand Opportunities for Affordable, Attainable, and Missing Middle Housing.

- Remove regulatory barriers to affordable, attainable, and missing middle housing while preserving neighborhood character and design quality.
- Reevaluate minimum lot sizes and feasibility constraints.
- Introduce tools that support housing choice and attainable homeownership.
- Create clear standards and processes for adaptive reuse, mixed-use development, and incremental infill.
- Refine form-based code districts (Downtown and East Streetcar) to reflect current market conditions and urban design priorities.

(4) Support Multimodal and Infrastructure Updates.

- Integrate parking, signage, and infrastructure updates to support multi-modal mobility and transit-oriented redevelopment.

(5) Provide Clear Processes That Do Not Overcomplicate Reviews.

- Embed flexibility within the code to respond to changing market conditions and policy directions.
- Articulate the "WHY" in regulations.
- Integrate design standards and guidelines where appropriate to provide clear guidance.

Priority Topic Areas

Through discussions with staff and a review of existing city documents, twelve priority topic areas emerged to be addressed in the updated code amendments. Each of these topics will be addressed in detail in the Code Audit Memo which will be presented to the Planning Commission for an in-depth discussion later this summer:

- (1) Code Organization, Clarity, and Usability
- (2) Administration, Review Process, and Enforcement
- (3) Housing (Missing Middle Housing, ADU, and Affordable Housing)
- (4) Downtown Form-Based Code
- (5) Adaptive Reuse and Revitalization

- (6) Local Business Retention and Economic Development
- (7) Parking
- (8) Transit-Oriented Development
- (9) Urban Design Guidelines
- (10) Engineering and Street Section Standards
- (11) Landscaping and Stormwater Management
- (12) Sustainability and Energy Efficiency Incentives

Community Engagement Process

Community engagement is an integral part of this process and is interwoven throughout the project to both guide and inform the technical work produced at each phase. Design Workshop has created a Community Engagement Plan which builds on findings from recently completed plans, including the General Plan, the Housing and Transit Reinvestment Zone (HTRZ) Plan, and the Moderate-Income Housing Plans, and establishes a structure for broad community participation taking into consideration key policy areas and impacts to stakeholders.

Engagement activities will include Pop-Up events, Focus Groups, Stakeholder Interviews, and ongoing direction from staff and elected officials. The process is designed to be collaborative and inclusive, capturing perspectives from residents, business owners, and the development community to identify barriers and opportunities within the Code. Feedback gathered through these activities will be used to inform potential policy updates, serve to ground technical recommendations, and provide the City Council and Planning Commission with timely information to support adoption of an updated Code. The project includes three formal engagement windows during which the current state of the project will be presented publicly, and community feedback will be solicited around specific questions to inform subsequent phases of work.

	Engagement Window Intent	Engagement Method
Engagement Window #1	Code Analysis + Issue Identification	Website Launch / Pulse Survey #1 Internal Work Sessions Stakeholder Interviews / Facilitated Discussions / Focus Groups Pop-Ups Board Presentations
Engagement Window #2	Proposed Code Changes	Website Update / Pulse Survey #2 Stakeholder Interviews / Facilitated Discussions / Focus Groups Pop-Ups Board Presentations / Work Sessions
Engagement Window #3	Discussion Draft	Website Update / Pulse Survey #3 Board Presentations / Work Session

Figure 2 above illustrates the three (3) proposed Engagement Windows.

Next Steps

The consultant team and staff will provide a project introduction to City Council on May 13th, and continue to refine the Code Audit identifying key issues and priorities within the Code. This document will serve as the guiding document for Engagement Window #1. Over two days, the project team will host Focus Groups, Stakeholder Interviews and Pop-Ups coinciding with the City's Juneteenth event.

Concurrent to engagement activities, Design Workshop will work with staff to develop a draft Code Outline and Style Guide, which will be packaged with the Code Audit Memo, and brought back to the Planning Commission and City Council for in-depth discussion.



South Salt Lake City Land Use & Zoning Code

Project Update
May 13, 2026



DESIGNWORKSHOP

Introductions



Jessica Garrow, AICP
Principal-in-Charge



Reilly Thimons, IAP2
Ambassador
Project Manager +
Engagement Lead



Emily Burrowes
AICP, LEED GA
PM Support + Project
Planner



Ketaki Ghodke, AICP-C
Project Planner

DESIGNWORKSHOP

Primary Consultant



Ben Levenger



Nathan Davis



Sub-Consultant: Form-Based Code Support



Kirby Snideman



Lingkun Li



Sub-Consultant: Transportation and Infrastructure Support

Project Overview

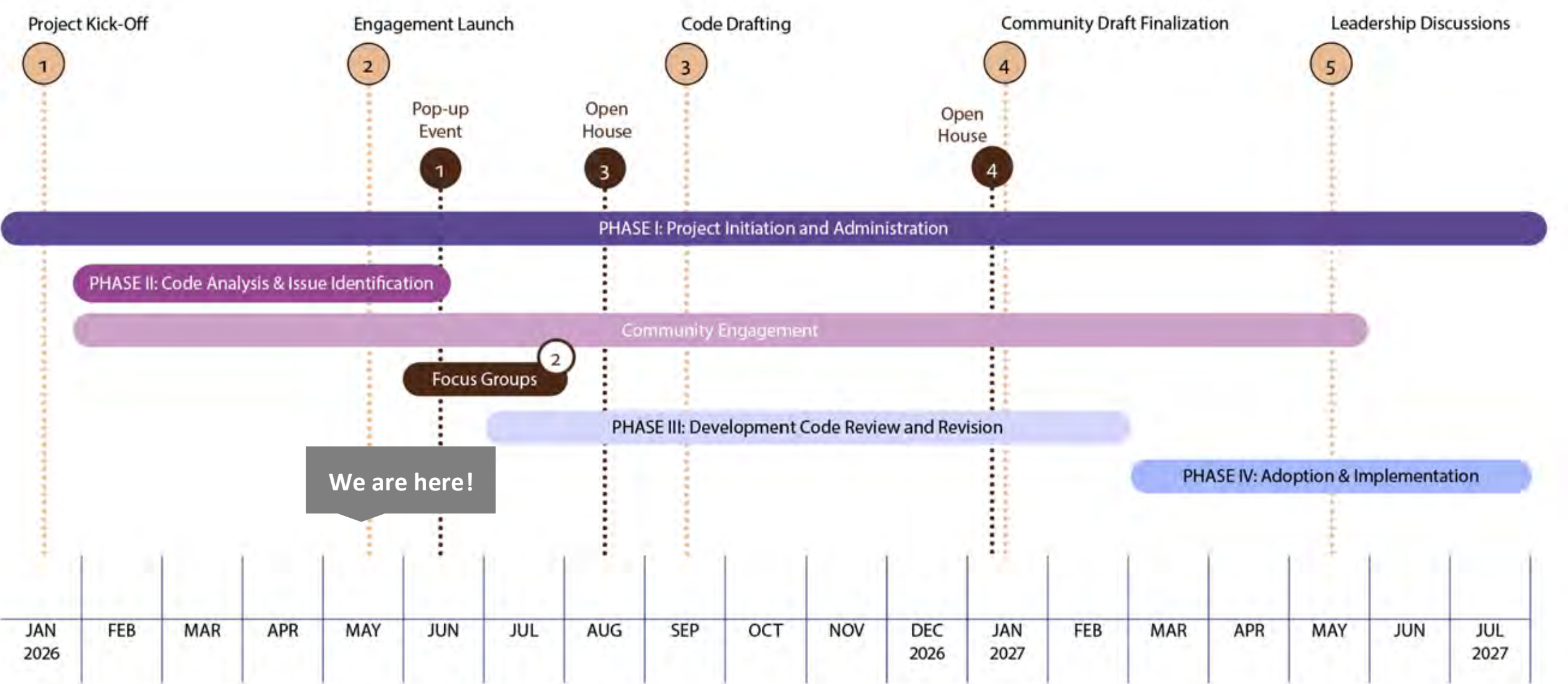


Project Overview

- Portions of the **City's current Code no longer reflects the vision or needs of the community** due to rapid regional growth, mounting housing pressures, and an increasingly diverse population.
- This Land Use & Zoning Code Update offers an **opportunity to create a modern, equitable, and implementable zoning code** that supports high-quality development, housing diversity, and long-term resiliency.



Project Schedule



Project Goals

- Create a **clear, modern, and implementable** regulatory framework.
- **Align the code with state statutes, City plans, and remove barriers** to high-quality, equitable, and transit-supportive development.
- **Balance neighborhood character** with growth opportunities, **incorporate form-based tools** where appropriate, and **be informed by broad and inclusive public engagement**.
- Serve as **both a regulatory and strategic tool** that supports housing diversity, economic vitality, mobility, and long-term resiliency.



Guiding Principles



**Create a code that is clear
and requires minimal
interpretation**



**Incorporate City guiding
documents and Utah State
statutes**



**Expand opportunities for
affordable, attainable, and
missing middle housing**



**Support multimodal and
infrastructure updates**



**Provide clear processes that
do not overcomplicate
reviews**

Project Boundary



Priority Topic Areas

- **Administration, Review Process, and Enforcement**
 - Review of Approved Uses / Updated Variance + Appeals Procedures / Nonconformities
- **Code Organization, Clarity, and Usability**
 - Updated Use Chart / Standardized Terminology and Definitions / Applicability

Priority Topic Areas

- **Housing (Missing Middle Housing, ADU, and Affordable Housing)**
 - Updates to Affordable Housing Standards / Preservation and Rehabilitation of Existing Housing Stock / Consolidation of ADU requirements
- **Adaptive Reuse and Revitalization**
 - Define as use type / Reduce Barrier to Ground Floor Use Changes / Incentives + Overlays / Nonconformity Provision Amendments / Stormwater Management / Public Art Provisions
- **Downtown Form-Based Code**
 - Review Building Envelope Standards / Address Area Boundaries / Active Ground Floor Uses / Review of By-Right Uses / Role of HTRZ Funding / Incorporating Graphics and Illustratives
- **Local Business Retention and Economic Development**
 - Address Minimum Acreage Requirements / Substandard Lot Allowances + Requirements Update / Tiered Use Table / Transition Standards / Retaining + Codifying Flex Commercial and Light Industrial

Priority Topic Areas

- **Parking**

- Extend Parking Reductions to Additional Uses / Parking Maximums in TOD Core and TOD Corridor Zones / Shared Parking Standards / Exploring Parking Maximums / Parking Lot Design / Parking Reductions for ADUs/ Parking Enforcement and Parking Fee-In-Lieu

- **Transit-Oriented Development**

- Establish TOD Core / Reducing or Eliminating Minimum Parcel Size Thresholds / Replace Legacy Designations to Allow Mixed-Uses / Introduce a Transition Zone / Identify Opportunity Sites

Priority Topics

- **Urban Design Guidelines**
 - Building Articulation / Codifying Neighborhood Character / Streetscape Standards / Incorporate Diagrams + Graphics / Street Tree Requirements
- **Engineering and Street Section Standards**
 - Resolve Inconsistencies between Title 17 and Engineering Standards Manual / Require Street Section Improvements / Establish Street Typology Designations / Dedication of ROW easements / Pedestrian Scale Lighting
- **Landscaping and Stormwater Management**
 - Coordination with Urban Forestry Plan / Stormwater / Tree Canopy / Buffer Standards / Drought Tolerant Species
- **Sustainability and Energy Efficiency Incentives**
 - Green Building Incentives / EV Charging Station Incentives / Dark-Sky Compliant Outdoor Lighting / Water Conservation Standards

Engagement Process



Pulse Surveys & Project
Website



Focus Groups & Stakeholder
Interviews



Pop-Ups

Engagement Windows

Code Analysis & Issue Identification

- Website Launch/Pulse Survey 1
- Internal Work Sessions
- Focus Groups
- Stakeholder Interviews
- Pop-Up Events
- Leadership Presentations

1



Proposed Code Changes

- Website Update/Pulse Survey 2
- Focus Groups
- Stakeholder Interviews
- Pop-up Events/Open House
- Leadership Work Sessions

2



Draft Code Discussion

- Website Update/Pulse Survey 3
- Internal Work Sessions
- Small Group Meetings
- Leadership Presentations
- Leadership Work Sessions

3

Next Steps



Next Steps

1. City Council Introduction May 13th
2. Finalize Code Audit Memo
3. Develop Code Outline + Style Guide
4. Staff Work Sessions on Priority Topics

Upcoming Engagement Opportunities

Juneteenth Celebration Engagement:

- Focus Groups
- Stakeholder Interviews
- Pop-Up Event



Thank you!