

add



Judi Short <judi.short@gmail.com>

LUZ Comment

1 message

SHCC LUZ <comments@sugarhousecouncil.org>

Mon, Sep 15, 2025 at 3:56 AM

Reply-To: andrewkatsohirakis@hotmail.com

To: comments@sugarhousecouncil.org

SHCC Comment Form

List of Proposals

Sugar House Hotel

First Name

Andrew

Last Name

Katsohirakis

Email

andrewkatsohirakis@hotmail.com

Your Comments for the Planning Commission

I actually like the plan for the hotel, for the most part. Something was always going to be developed on this corner, people need to be realistic. However, this is a prime opportunity to mandate that the developer maximize good urbanism at this location, to better increase the quality of life of Sugar House. In order to better integrate with the adjacent Parleys Trail, the developer should include a large amount of bike parking, so that cyclists can stop at the future hotel cafe and enjoy the view of the park and of Mt Olympus. This would be extremely beneficial to the hotel, as well, by guaranteeing a customer base of avid cyclists. To that end, the developer should also sponsor a Greenbike bikeshare station as well (either on site or close by in Sugar House Park). The Greenbike system increases in convenience and usability via the network effect, aka you need to expand the network in order for it to be actually accessible and useful for people. This is a much better option than if the developer partnered with a private bikeshare service that didn't integrate with the larger city network. Finally, I would like to see more robust infrastructure that actually connects the hotel to the park and to Parleys Trail. That old Sizzler corner has long been disconnected from Sugar House Park. This is the opportunity to rectify that.

Your Street Address

1070 East 800 South

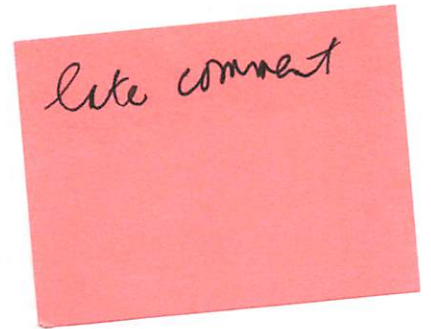
Referral

<https://sugarhousecouncil.org/sugar-house-hotel/>

Allen Sanderson
1744 South 1900 East
Salt Lake City, UT 84108

Salt Lake City Planning Commission
City Hall
451 South State Street
Salt Lake City UT, 84111

Re: Petition Number: PLNPCM2025-00622 & PLNPCM2025-00624
Redevelopment of property at 2111 South 1300 East



To the Salt Lake City Planning Commission,

I am writing in opposition of the applications for a Zoning Map Amendment and a Master Plan Amendment for the property at 2111 South 1300 East.

This property is adjacent to Sugarhouse Park which is a regional landmark public park. As such development adjacent to it must be befitting of a regional landmark public park that is enjoyed by tens of thousands of people from not only Salt Lake City but from the surrounding communities.

A seven story hotel is not an appropriate usage that is worthy of a Zoning Map Amendment and a Master Plan Amendment. Especially given the proposed Zoning Map Amendment would rezone the property from MU-3 to MU-8. Zones that were newly adopted by the City Council less than two months ago (7 July 2025).

A seven story hotel while potentially providing tax revenue will not benefit the park or the local and greater community. A hotel is for out of the area visitors not the local and greater community.

Though the hotel will have a on-sight restaurant and coffee shop they will not be utilized by the local and greater community. Rare are hotel restaurants "destination" restaurants. That is, hotel restaurants are mainly patronage by those staying at the hotel. Local hotels with "destination" restaurants are located in downtown business/entertainment districts which support more traffic.

Similarly for the coffee shop will mainly be patronage by those staying at the hotel. Most people visiting a coffee shop want quick, easy access. The hotel location is not conducive to such access especially given the proposed access through Sugarhouse Park.

Retail space is also proposed with in the hotel. Such space is non-sensical within the hotel as it is not adjacent to other properties which to attach customers. That is, it will be difficult for a stand-a-lone business to thrive.

For each of the above there is also an accessibility issue. The hotel proposes approximately 145 rooms. Yet will only be constructing approximately 180 parking spaces. If the hotel is "fully" occupied with each guest using a vehicle, that leaves 35 parking spaces, the majority of which will be needed by the employees as there is no additional parking within the area. As such, there is will be no parking for non-guests.

It should be noted that to accommodate 180 parking spaces which are all to be underground and assuming intermediate parking efficiency of 360 sq ft per space, it would require approximately 64,000 sq. ft.. Given the small lot size, 35,800 sq. ft. the parking would require a minimum of two, likely three underground levels. Such a parking structure is not inviting and would have a reduced level of Service (LOS) as the majority of the parking spaces would not be on "flat" parking surfaces.

Specific comments from the application.

The hotel would not be a "pedestrian first", "vibrant character", "mixed-use" project. It would be an isolated hotel on the far edge across a major roadway. Walking through the tunnel is often unappealing because of the unhoused persons living there. There would be no mixed usage as all of the facilities would be hotel guest focused. Vibrant character is subjective and speculative.

The while perhaps aligned with the development to the west, it is not aligned with the development to the east. There is a reason for zoning boundaries. 1300 East is such a boundary that must be respected.

The proposed project is not designed to provide services for park visitors it is designed to provide services to hotel guests. Given the project's desire to utilize the Sugarhouse Park roads for egress the hotel will detract from the park because of the increase in traffic. Especially given that the park road way is one way plus has a bike and pedestrian way co-located.

The project falsely claims it will construct sidewalks providing easier access. Further, the conceptual plans do not even show a side walk between the project and the tunnel. The project as sketched will remove multiple landmark trees that currently shield the private property from the park. Note it is not clear if the trees are on private or public property.

The project speciously claims that it will improve security. Crime has not been an issue in the park.

The project would not be a connection or a gateway. The current tunnel serves that purpose. The project would not strengthen the neighborhood as there is no immediate neighborhood. The project would not improve the public open space unless it would be to the benefit of the project not the public. The project would not strengthen the Sugarhouse business district. Most of the business are, in general focused on the local residents not visitors.

A 7th floor restaurant is not needed to provide views of the surrounding area and mountains. A 3rd floor restaurant would provide the same views.

The project falsely claims denying the application would deter future development initiatives. There have been two proposals, a gas station and a hotel. The property in its current state is not a blight. The previous building has been removed. All that remains is an empty lot. Denying the application would not impede the broader neighbor redevelopment. There is no immediate neighborhood just a park. The redevelopment to the west has continued unimpeded for over a decade. There is no redevelopment to the north. To the south is an interstate.

The offer for the community to the utilize the project's meeting rooms is not feasible because of the lack of parking.

All-in-all the project makes many many specious claims to benefit the local community but when examined they fail. The benefit would simply be for those staying at the hotel.

To approve the application the burden is on project to demonstrate that there is a substantial need not being currently met. Within the Sugarhouse Business District there are two existing hotels. There are also multiple existing coffee shops as well as many restaurants. The application fails to meet the burden. For that reason and those previously listed the application must be denied.

The above should not in any form be construed that development at that location is not appropriate. Development is appropriate but it must be befitting of a regional landmark public park that is enjoyed by tens of thousands of people with the primary purpose of serving the local residents while fitting within the existing zoning.

A handwritten signature in black ink, appearing to read "Allen R. Sanderson". The signature is fluid and cursive, with a long horizontal stroke at the end.

Allen Sanderson



Judi Short <judi.short@gmail.com>

Late but I hope useful

Allen Sanderson <allen@sci.utah.edu>

Thu, Sep 18, 2025 at 2:00 PM

To: Judi Short <judi.short@gmail.com>

Hello Judi,

I heard back from Patrick. The Sugarhouse Board would need to approve the sidewalk shown in the developer's plan, but there has been no formal discussion. As the zoning is a city issue, the county is remaining neutral. Which is fair.

Regarding the sidewalk, without it the hotel does not tied into a pedestrian friendly location. To get anywhere one would have to cross 1300 east at 2100 south. Or walk through park grass to get to the tunnel.

In looking at the site plans I do not see it included except as an overview. One would need to do some measuring but given the grade I doubt it is ADA compliant as shown. As such, I doubt that it could be built as shown.

Cheers,

Allen

[Quoted text hidden]



Judi Short <judi.short@gmail.com>

Fw: I support the new hotel in Sugar House

Adam Meister <ravenadam@aol.com>

Sun, Sep 21, 2025 at 4:47 PM

To: minnesotaute76@gmail.com, "judi.short@gmail.com" <judi.short@gmail.com>

----- Forwarded Message -----

From: Adam Meister <ravenadam@aol.com>**To:** info@magnushm.com <info@magnushm.com>**Sent:** Tuesday, March 11, 2025 at 02:35:27 PM EDT**Subject:** I support the new hotel in Sugar House

I just read about your hotel proposal. I live in Sugar House and I walk by the extended stay hotel almost every day. I cringe when I see it and wonder why this great neighborhood does not have a high class hotel where I could (and would) put my out of town family in. All sorts of visitors to SLC will love making their base of operations Sugar House thanks to you. What can citizens like me do to help make the hotel a reality ASAP?

Regards,
Adam Meister

PS- I also jog through the park often. I live about 5 blocks away from the proposed location.

ADDITIONAL COMMENTS SUGAR HO

USE HOTEL

List of Proposals

Sugar House Hotel

First Name

Laura

Last Name

Kendellen

Email

laura.kendellen@gmail.com

Your Comments for the Planning Commission

An additional hotel would be beneficial to the local businesses in the area, however a public cafe/coffee space inside the hotel would be a nice add for park patrons. I am also concerned about the beautiful view of the mountains being disturbed by building height. If the architecture fits with the landscape, it'll be more attractive in the neighborhood.

Your Street Address

1258 E Zenith Ave