

**Sugar House Hotel Proposal
Summary Comments
Bim Oliver
August 17, 2025**

Sugar House Hotel, LLC has submitted a proposal to rezone a site at the northwest corner of Sugar House Park from MU-3 to MU-8 to allow them to construct a seven-story hotel.

In general, the developers have failed to provide evidence to support any of their arguments in favor of the request for a zoning change.

1. The requested zoning change proposes what in effect is "spot zoning" that directly conflicts with the purposes of the lengthy and complex zoning consolidation recently completed by the City.
2. The proposal erroneously asserts that the requested zoning change is "perfectly aligned" with and complementary to the MU-11 zoning on the west side of 1300 East.
3. The proposal fails to provide evidence to support the assertion the proposed hotel is economically feasible only with the requested zoning change (i.e. additional height).
4. The proposal states that "The Hotel is all about a local experience in its design." However, if the design of the proposed hotel were truly "local," then it would reflect community intent for the site by complying with current zoning standards.
5. The proposal fails to provide evidence to support any of its claims about economic benefits.
6. The proposal fails to provide evidence that residents (local park users) would utilize the hotel as a "gateway" to the park.
7. The proposal fails to provide evidence to support the assertion that the addition of hotel rooms will reduce demand for vacation rentals which will, as a result, be re-converted into permanent housing, thereby alleviating Salt Lake's housing crisis.
8. The proposal refers to an internal traffic study but fails to provide data supporting the contention that the traffic impacts of the hotel would be negligible.
9. The proposal fails to provide evidence of how the hotel's "eyes on the park" would actually impact safety in the park.
10. The proposal fails to demonstrate how the proposed hotel would support the Sugar House Community Development Objectives (Policies) articulated in the Sugar House Master Plan. In every case, the proposal fails to address a given policy instead providing misleading often unrelated arguments.

It's important to note that the developers have no financial interest in the site which is owned by Romney Farr Properties and leased to Maverik. That is, they aren't, in effect, "vested" so denying the proposal imposes no financial impact.

Sugar House Hotel Proposal
Detailed Comments
Bim Oliver
August 17, 2025

General

1. Zoning

- The requested zoning change proposes what in effect is "spot zoning" that directly conflicts with the purposes of the lengthy and complex zoning consolidation recently completed by the city.
- The proposal erroneously asserts that the requested zoning change is "perfectly aligned" with and complementary to the MU-11 zoning on the west side of 1300 East. However, that designation applies to a completely different context—the business district—which is separated from the site in question—and, more to the point, the park—by 1300 East which represents a substantial buffer between the business district and the park. In doing so, the proposal makes its own argument that the proposed hotel should be constructed not on the site in question but in a MU-11 zone.

2. Economic Feasibility

- The proposal fails to provide evidence to support the assertion the proposed hotel is economically feasible only with the requested zoning change (i.e. additional height). There are several "comparables" in the local market that demonstrate that hotels of three stories are financially feasible.
- The proposal fails to provide evidence to support the assertion that there is actually demand for another hotel in Sugar House raising concern that the project is even economically feasible at all. If not, then all of the proposal's other promises are invalid.

3. Design

- The proposal states that "The Hotel is all about a local experience in its design." However, if the design of the proposed hotel were truly "local," then it would reflect community intent for the site by complying with current zoning standards (MU-3).
- The proposal lacks specifics about the actual design of the hotel. The rendering that has been provided reflects the developers' reliance on generic designs that have nothing to do with local character, which is confirmed by the designs of hotels on their website.
- 1300 East creates a buffer (as does 2100 South) that reinforces the park's "natural beauty" and relative sense of separation. Locating a high-density use at the edge of the park would violate that buffer.
- The proposal asserts that the proposed hotel "bridges the urban environment on one side with the natural beauty of the park on the other..." However, both the height and design of the proposed hotel would actually encroach on the park's natural beauty.
- The proposal states that the design would incorporate both "prominent neighborhood signage" and "public art" inspired by the 9th and 9th whale, both of which would impose severe negative visual impacts on the park.

4. Economic Benefits The proposal fails to provide evidence to support any of its claims regarding economic benefits.

- Tax Revenues. Without supporting data (e.g. room rates, projected occupancy, etc.), the projections for sale and transient room tax revenues are purely speculative. Again, the proposal fails to demonstrate that there is even demand for an additional hotel in Sugar House.

- Employment. Salt Lake County's current unemployment rate is 3.3%, well below the level considered "full employment." The primary economic issue in the county (and in Salt Lake City) is not employment but affordable housing, which the hotel would fail to address. In addition, the stated \$25 average wage is misleading; most of the FTEs will be part-time employees earning minimum wage well below that figure.
 - Local Business. The proposal fails to provide evidence to support the statement that many local businesses "are currently facing challenges due to insufficient customer traffic." The reality is that the number of potential customers is clearly not insufficient. There are currently hundreds of residential units within the business district itself with hundreds more under construction. These residents alone create a substantial local market. The additional "traffic" of occupants of the proposed hotel would have a negligible economic impact on local business.
5. Gateway. The proposal fails to provide evidence that residents (local park users) would actually utilize the hotel as a "gateway" to the park. The vast majority likely enter the park from points east, from the underpass, or from the crossing at Wilmington Avenue. The latter two are safer and more directly connected to the apartments/condos in the core district than the intersection of 1300 East and 2100 South
6. Housing. The proposal fails to provide evidence to support the assertion that the addition of hotel rooms (that it ironically terms "short-term housing") will reduce demand for vacation rentals which will, as a result, be re-converted into permanent housing, thereby alleviating Salt Lake's housing crisis.
7. Traffic and Parking.
- The proposal refers to an internal traffic study but fails to provide data supporting the contention that the traffic impacts of the hotel would be negligible. The proposed hotel raises the potential for dozens of additional vehicles per day at an already busy intersection.
 - The proposal fails to provide evidence that there is local demand for paid parking at the location of the proposed hotel, especially given the fact that there is free parking in the park itself as well as along its east side.
8. Safety. The proposal fails to provide evidence of how the hotel's "eyes on the park" would actually impact safety in the park, particularly since the park closes at night and police regularly conduct sweeps.
9. "Vesting". The developers have no financial interest in the site which is owned by Romney Farr Properties and leased to Maverik—that is, they aren't, in effect, "vested"—so denying the proposal would impose no financial impact on them.

SHMP Policies

The proposal fails to demonstrate how the proposed hotel would support the following Sugar House Community Development Objectives (Policies) articulated in the Sugar House Master Plan. In every case, the proposal fails to address a given policy instead providing misleading often unrelated arguments.

1. Develop the Sugar House Community to be a sustainable, attractive, harmonious, and pedestrian-oriented community.
 - Proposal: The hotel works as a connection between Park and business district with a mixed use first floor including food, bike rental, and activities equipment rental.
 - o The proposal fails to address the policy.
 - o The proposed design is clearly not harmonious. To be harmonious, it would have to comply with the current zoning designation for the site (MU-3).
2. Plan: Maintain, protect, and upgrade Sugar House as a residential community with a vital supporting commercial core.
 - Proposal: Proposed project provides walkable retail spaces for residents and a hotel, whose guests will utilize the local community as they visit the neighborhood overnight.
 - o The proposal fails to address the policy.
 - o Whether hotel occupants will even patronize the commercial core is purely speculative. They could, for example, patronize downtown businesses or simply remain in the hotel with its own proposed dining and retail.
 - o The proposed zoning change clearly does not "protect" the residential character of Sugar House. That is the purpose of the existing zoning designation.
3. Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area.
 - Proposal: The Hotel will match the feel of the MU zoning in the area, but our location will allow us to be a gateway to the park from surrounding areas.
 - o The proposal fails to address the policy.
 - o The proposed MU-8 zone is clearly not an appropriate adjacent land use and would clearly not preserve the character of the area. In fact, the effect of the proposed zoning change would be to dramatically and detrimentally change the character of the area. This policy goal is supported by complying with the existing zoning designation (MU-3).
 - o The statement is intentionally vague. The "MU zoning area" could be just about anywhere. But the proposal repeatedly refers to the MU-11 area west of 1300 East, an entirely different zoning context.
 - o The hotel would clearly not be a "gateway." The reality is that the vast majority of park visitors enter from points farther east (e.g. 1500 East), from the underpass, or from the crossing at Wilmington Avenue. The latter two are safer and more directly connected to the apartments/condos in the core district than the intersection of 1300 East and 2100 South.
4. Provide the needed infrastructure improvements through public, as well as public/private partnerships.
 - Proposal: The hotel will work with existing infrastructure. Working with Sugar House Park, we hope to improve the open space surround our project as part of our park/city gateway and integration goals.

- The proposal fails to address the policy.
 - The wording here is somewhat incomprehensible. But the fact is that this response doesn't even represent an empty promise: "we hope to improve..."
5. Encourage new development that substantially strengthens and unifies the Sugar House Business District focused at the Sugar House Plaza Monument at 2100 South and 1100 East.
 - Proposal: The Hotel is a boutique project focused on a local experience, including enhancing use of the nearby Plaza Monument.
 - The proposal fails to address the policy.
 - The proposal provides no clarification or detail as to what "enhancing the use of the nearby Plaza Monument" actually means.
 6. Improve all modes of mobility including street and trail networks, transit, pedestrian and bicycle movement opportunities, and off-street cooperative parking facilities.
 - Proposal: All Hotel parking is underground, with a focus on walkability and bike trail connectivity.
 - The proposal fails to address the policy.
 - The hotel would simply capitalize on the existing network, providing no improvement to existing modes of mobility.
 - The proposed parking is not "cooperative." Local residents would have to pay to use it.
 7. Provide pedestrian-scale activities in the Sugar House Business District by providing open space corridors and useful streetscape amenities.
 - Proposal: The Hotel Streetscape will connect to the park through upgraded hotel plaza and landscape connection.
 - The proposal fails to address the policy.
 - This response is looking in the wrong direction. The goal here is a connection to the business district but the proposal doesn't offer any substantive plans to do so.
 - The proposed hotel is not located in the business district but on the periphery. The hotel plaza hardly represents an "open space corridor," so its pedestrian-scale activities would have little or no impact on the district itself.
 8. Direct a mixed-land use development pattern within the Sugar House Business District to include medium and high-density housing and necessary neighborhood amenities and facilities. These developments will be compatibly arranged, taking full advantage of future transit stations, Sugar House Park, Fairmont Park, and the proximity to the retail core.
 - Proposal: The Hotel is focused on a local experience with a strong symbiotic relationship to the Sugar House Park and the neighborhood. Our hotel use satisfies short term housing needs and frees up other housing for long term residents.
 - The proposal fails to address the policy.
 - It's entirely unclear what the term "symbiotic" is attempting to suggest. The proposed hotel may benefit from the presence of the park. But the park (and its users) clearly will not benefit from the presence of the proposed hotel.
 - The proposal fails to provide evidence to support the assertion that additional hotel rooms will somehow "free up" housing for long-term residents.

9. Encourage increased intensity, greater diversity of land use, and locally owned businesses in the Sugar House Business District.
 - Proposal: The Hotel retail, especially the lobby experience and café will have a local focus and product focus. The design of the hotel will feature local relevant custom designs and will be operated locally. The area is underserved by hotels so the additional rooms will add to diversity of land use.
 - o The proposal fails to address the policy.
 - o This assertion that the "area" (vague) is "underserved by hotels" lacks supporting evidence and requires a market analysis but none has been provided. In the absence of such supporting data, the market viability of the proposed hotel has to be considered uncertain at best, rendering the entire proposal invalid.
10. Support small locally owned neighborhood businesses to operate harmoniously within residential areas.
 - Project: The Hotel is all about a local experience in its design, operations, and services to and within the community.
 - o The proposal fails to address the policy.
 - o If the hotel were truly all about a local experience in its design then its design would comply with the "experience" as expressed in the current zoning standards (MU-3).

From: Richard Layman, 1520 S. Ken Rey Street SLC 84108
202-768-1509

Re: Potential zoning changes for 2111 South 1300 East, a 0.83 acre plot
Petition numbers PLNPCM2025-0622 and PLNPCM2025-00624

Date: 8/21/2025

This respondent recommends the requested changes not be approved.

I am a board member of the Sugar House Park Authority, which stewards Sugar House Park. These comments do not represent the board, which has not been able to come to consensus on this matter.

I am providing "two sets" of comments, one based on my own opinion that change of the is not warranted, and what to consider if the decision to change the zoning is affirmed.

There is a request for two changes, one from MU3 to MU8, allowing for an 8 story building. The MU3 designation is in keeping with the former designation of "neighborhood serving retail." The second is to change the allowable use for the parcel from neighborhood serving (Mixed Use Low Intensity), to high intensity (Business District Use Town Center Scale).

First, many people mis-apprehend the parcel in question, thinking of it as an extension of the high intensity Sugar House Mixed Use district across the street, immediately to the north.

Instead they should be thinking of the parcel, currently zoned neighborhood serving, as the gateway to the residential neighborhoods from 1300 East to Foothill Boulevard. Only once you get to Foothill, are there buildings taller than two stories.

Changing the zoning changes the nature of the parcel from neighborhood to business district, allowing for a significant upward change in the worth of the property, greater intensity, and providing impetus for similar rezoning of the neighborhood serving commercially zoned parcels on the 2000 block of 1300 East and on the 1300-1600 blocks of 2100 South.

This reality needs to be kept top of mind in decision making with regard to this parcel.

Unfortunately, the underlying property owner believes the parcel is worth a higher amount than what the property is actually valued at as a neighborhood serving use, because they think it can be rezoned to Town Center density, because of the immediate proximity of the Sugar House Town Center. This is why local government and/or the Park Authority haven't been able to lease or buy the property although many in the community call for such action.

The underlying property owner's intransigence should not be rewarded by a zoning change, which would be an immediate grant of wealth to the owner, without any compensatory public benefit.

Second, there are viable alternative uses to the property if it is not encumbered with an unrealistic value. I think many people who do favor the hotel project do so in part because it would provide a use on a site that currently is an eyesore.

The Capital Improvements Committee of the SHPA is exploring this, although again, such proposals have not been forwarded to the Board, nor to the long term lessee of the property, Maverik Corporation.

Third, my opinion about not allowing the zoning change is not meant to cast aspersions on the applicant. The Magnus firm seems to be community oriented and willing to make community benefits agreement concessions as part of the project, some of which would be to the benefit of the Park.

Fourth, I would have no reservations about this project, were it to be constructed in the Sugar House Town Center, where higher heights are present or anticipated.

Fifth, my reservations with this parcel specifically concern the small size relative to the use, and the impact on the viewshed and cultural landscape of the Park and the entire "block" that is also shared with Highland High School. An eight story building, jammed into a less than one acre lot would dominate, overshadowing the public uses on the block, the Park and School..

While the current condition of the site is unsightly, thinking beyond that fact indicates there would be a serious impingement of the viewshed looking east to the Wasatch Mountains, which is a significant element of cultural value both to the Park and to the Sugar House neighborhood at large.

For these reasons, I am against the requests for rezoning.

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If the zoning is approved it should be conditional on a community benefits agreement, so that the community gets some return of benefit from providing zoning changes which immediately make the property more valuable. The city will have some asks independent of the Sugar House Park, which is physically affected by the addition of a hotel to the abutting property..

With regard to Sugar House Park, the firm has suggested such improvements as:

- sidewalk from 1300 South to the Park Loop Road, including a marked crosswalk
- more trees on the east side of the building, but placed in the Park
- building treatments on the east side of the building to fit in better as it relates to the Park

- a facility which can provide low cost rental of sports and fitness equipment (bikes, basketballs, etc.) to serve patrons of the park
- cafe on the ground floor providing potential service to Park patrons
- discounted or free access to meeting rooms

They have also committed to off site parking for laborers.

I would ask that a fine system be imposed if construction workers are found to regularly park on the Loop Road, increasing the demand for parking when supply is fixed and in that section, always used. Workers would have an advantage to secure parking over park patrons because they arrive for work before 7am, which is earlier than most park patrons.

Sugar House Park should have the option of seeking additional benefits as identified, beyond those currently suggested.

Transportation Demand Management (not specific to Sugar House Park)

A 10 foot sidewalk as required by city code will be a significant improvement for pedestrians. It's unclear what accommodations will be made for bicycle parking either for employees or users of the ground floor facilities like a cafe. Adequate bicycle parking, following Association of Pedestrian and Bicycle Professionals guidelines, should be provided. This is key because of the proximity to Parley's Trail and other bicycle paths and routes.

Because of the constrained parking, the hotel should be required to provide UTA passes to employees at no cost to the employee.

While the proposal includes adequate parking for hotel guests, itinerant users, and perhaps employees, extraordinary uses likely cannot be accommodated, depending on the level of occupancy and the assumption that most hotel guests will arrive by car.

Banquets, especially those at night, and certain types of meeting room uses are likely to generate more parking demand than can be accommodated on site, depending on the level of occupancy. A TDM requirement should be in place to provide for valet parking off site.

Traffic

I have no solution to the serious problem this use imposes on an already failing or near failing intersection. Accessing the hotel by car would be simple only from one direction, a right turn, going northbound on 1300 East. Entry from southbound 1300 East, eastbound on 2100 South, and westbound on 2100 South would require one or more left turns to enter the property.

Currently the street has a divider in this location, which prevents left turns. And given that the proposed parking entrance is less than 1000 feet from the signalized intersection of 1300/2100

as well as the intersection of 1300/Wilmington Avenue, it's not likely that a left turn lane and or traffic signal can be accommodated. How does the hotel plan to address this?

Retail

Besides a small cafe and a facility for fitness equipment rental, it seems a stretch for there to be viable retail on the ground floor especially at the corner of 1300/2100 because the width of the streets make pedestrian access extremely uncomfortable, even with the provision of a ten foot sidewalk.

Perhaps a social enterprise restaurant/training program could be offered the space.

Otherwise the space is likely to remain vacant, or to turn over "frequently" because of failed retail operations, as businesses fail and are replaced.

Architecture/Design

One of the problems in thinking about this parcel as part of the Town Center, is that modern building stock provides the wrong design cues for building on the site. While most park plans do not have a section on architectural history, and this is the case for Sugar House Park, we can consider design cues based on the concept that the building is a gateway to the neighborhoods, not to the Town Center.

It would also be a respectful gesture to the history of the site and the neighborhood if such design cues are made paramount, as opposed to more modern architecture of the Town Center and in the renderings of the proposed hotel.

As a prison complex, the building materials were prominently red brick, perhaps some painted white brick, and red rock and white rock. Similarly, the residential building stock is primarily brick of Craftsman and Prairie architectural styles, featuring a wide variety of brick colors, a majority not red.

The best idea we have for the prison complex is from colored postcards from the era. Few remnants of the prison remain, although red rock foundation for the Parley's Creek bridge and two nearby patios are believed to be constructed using prison building materials.



The renderings employ brick, with set off "panels" between rows of windows. This is to provide a kind of "breaking up of the facade into smaller sections." However, the effect is discordant because the building materials differ so much. In terms of the "architecture of the ensemble" it doesn't work.

I would suggest using a style referencing warehouse buildings constructed from 1900-1930. Many of these buildings have been adaptively reused, converted into multiunit hotels, apartments, condominiums, and office buildings.

The Vue at Sugar House retail + apartments building at Highland Drive and 2100 South mostly does this right, except for the top of the building which wanders into more modern, discordant, materials.

The Vue at Sugarhouse Crossing



This is a proposed new construction building next to Fenway Park, Boston



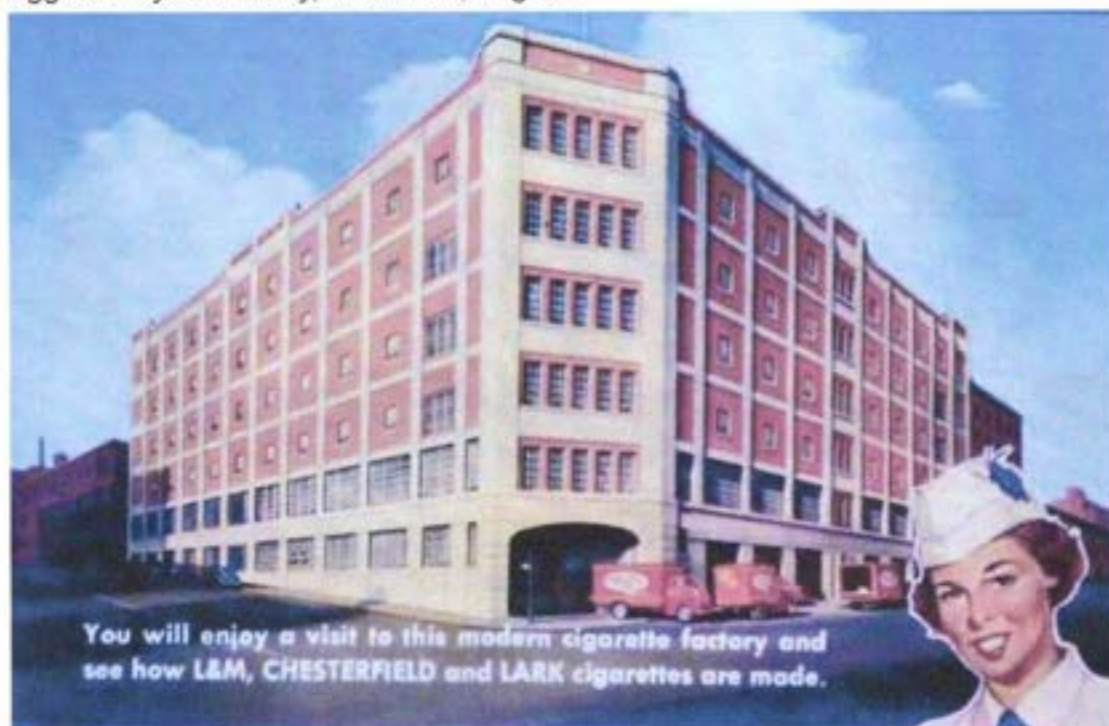
Hotel Titanic, Liverpool



Cork Factory Hotel, Lancaster, Pennsylvania



Liggett & Myers Factory, Richmond, Virginia



American Cigar Company Lofts, Richmond, Virginia



Camden Yards Warehouse building abutting the Baltimore Orioles stadium



Kroger Warehouse, Madison Wisconsin

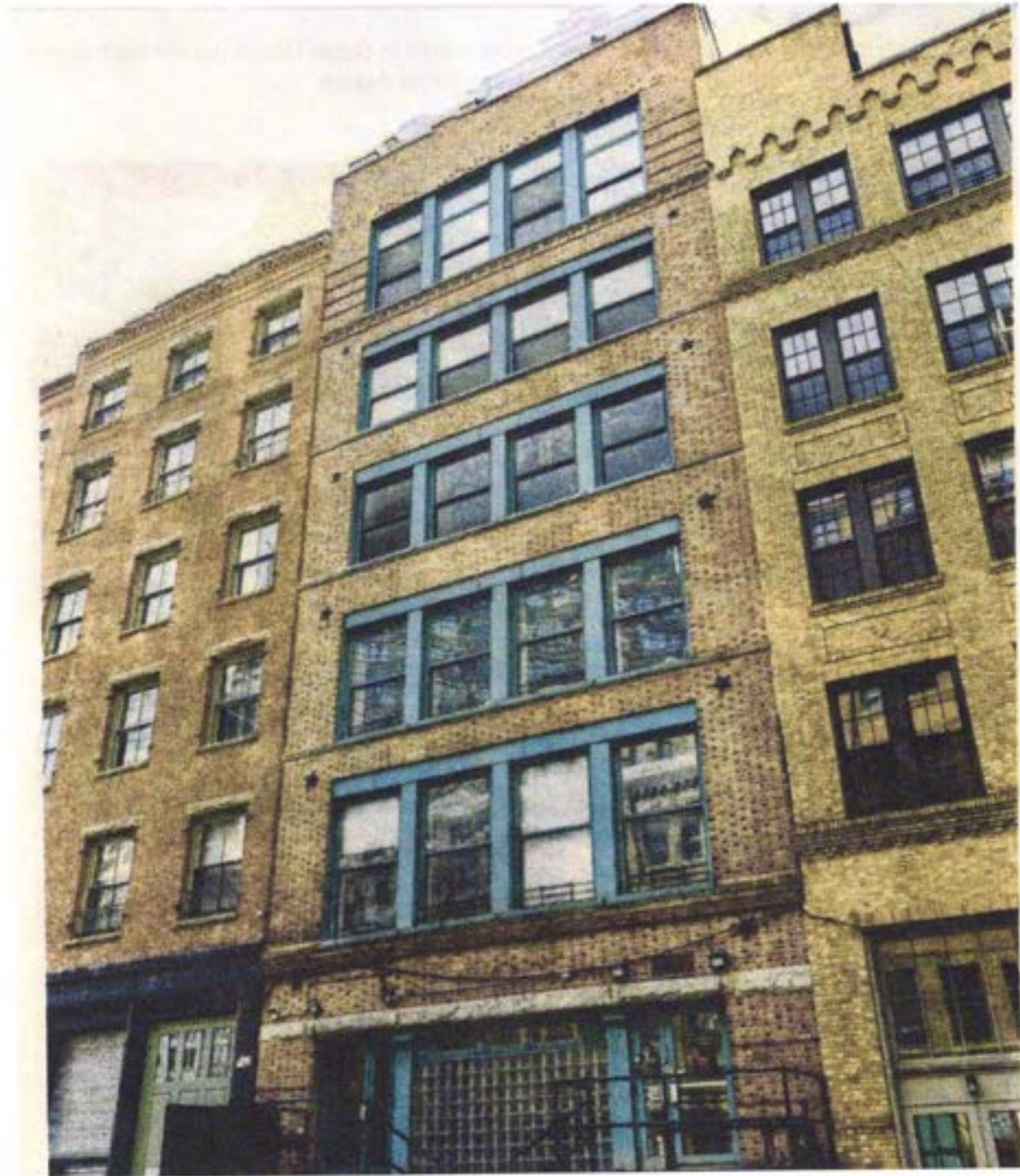


**Addendum regarding architecture and design of the proposed building.
Richard Layman**

There is a rich tradition of different brick styles represented in Sugar House residential building stock. This could be drawn upon in coming up with a better design.



This set of three buildings converted to housing in Tribeca shows that "bays" can be broken up with different brick treatments, instead of the use of "dryvit" style siding between sections.



These two buildings on the Westminster University campus show the use of different colored brick, creating a nice architectural ensemble of historic buildings.



Sidewalk treatment from 1300 East to Sugar House Park. The proposed sidewalk could be installed with plantings on both sides to add visual interest to the park. (Image from Red Butte Gardens.)





Judi Short <judi.short@gmail.com>

Re: (EXTERNAL) Comments re: Petition numbers PLNPCM2025-0622 and PLNPCM2025-00624

Richard Layman <rlaymandc@gmail.com>
To: "Roman, Amanda" <amanda.roman@slc.gov>
Bcc: judi.short@gmail.com

Mon, Aug 25, 2025 at 4:33 PM

Thank you for the explanation of the process.

I would like to add these pages of photos to my original submission.

Best wishes.

Richard Layman

On Mon, Aug 25, 2025 at 10:25 AM Roman, Amanda <amanda.roman@slc.gov> wrote:

Hi Richard,

Thank you for taking the time to share your comments regarding the proposed rezoning of [2111 S 1300 E](#). We appreciate your engagement in the planning process. Your input will be included in the staff report and shared with both the Planning Commission and City Council for their consideration.

At this time, the project has not been scheduled for a Planning Commission hearing. The earliest it will be scheduled for a public hearing is October. Please note that the agenda shared on social media last week does not include this item. Public comments are welcome throughout the entire process.

Below are responses to common questions we've received:

Property Ownership:

The property is privately owned and has historically been zoned for commercial use. While the City has previously attempted to purchase it, an agreement was not reached. As with all private rezoning requests, the City is required to follow a consistent review process, regardless of the property's location. The property cannot be incorporated into the park unless the property owner decides to sell it in the future.

MU-8 Zoning:

In July 2025, the City Council approved the consolidation of 27 commercial zones into 6 mixed-use zones. The proposed MU-8 zone would allow building heights up to 90 feet, compared to the current 40-foot limit. By comparison, properties west of 1300 E may now build up to 150 feet. There are

design standards associated with all mixed-use zones, such as regulations on ground floor glass, building materials, and public infrastructure. This current request is focused solely on the rezoning of the property. Future building plans would need to go through a separate review process if the City Council approves the rezone.

Hotel Use:

Both current (MU-3) and proposed (MU-8) zoning allow for hotel uses. The applicant has proposed a hotel with a public café on the ground floor and a restaurant on the top floor.

Parking:

The developer has submitted a traffic study under review by our Transportation Division. They are proposing more parking than is required by code, with public access. Hotel guests would use an underground garage, and park visitors would continue using the internal park road. They are proposing to build a pedestrian pathway from the hotel site down into the park, but vehicle access to the hotel's garage would be from 1300 E or 2100 S.

Community Benefits:

Rezone petitions must include a community benefit. One option is to provide "commercial space for local businesses or charitable organizations". The final community benefit proposal is reviewed and approved by the City Council and is recorded in a legally binding development agreement. The applicant proposes:

- Ground floor retail space for local businesses
- Free meeting rooms for nonprofits or community organizations like the Sugar House Community Council
- Interest-free financing (up to \$350,000) for tenant improvements for local businesses

I hope this helps to clarify the proposal. The City Council will make the final decision on both the rezoning and the proposed community benefits. Please feel free to reach out with any additional questions or concerns and for more information please visit our [Online Open House](#) webpage.

Thank you,



AMANDA ROMAN | (She/Her/Hers)

Urban Designer

PLANNING DIVISION | SALT LAKE CITY CORPORATION

Mobile: (801) 535-7660

Email: Amanda.Roman@slc.gov

WWW.SLC.GOV/PLANNING WWW.SLC.GOV/


From: Richard Layman <rlaymandc@gmail.com>

Sent: Thursday, August 21, 2025 9:21 PM

To: Roman, Amanda <amanda.roman@slc.gov>

Subject: (EXTERNAL) Comments re: Petition numbers PLNPCM2025-0622 and PLNPCM2025-00624

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

 **Addendum_2111_South_1300_East.pdf**
3028K

Comments via email starting 8/28/2025 Sugar House Hotel

Andrew Caponi <caponi.andrew@gmail.com>

6:10 PM (1 hour ago)

to me, Lacey

Hi Judi,

Want to chime in here and voice my opposition for the proposed rezoning of the former Sizzler lot in Sugarhouse park.

We recreate in this park on an almost daily basis and feel that a hotel and restaurant is not what that lot needs:

- The added height matches none of the surrounding environment, and it will kill the view of the Wasatch
- Parking will be a nightmare - the developers' plan does not provide enough parking for hotel guests, diners, and employees. Spill over parking will overflow into the park, and degrade the park experience and likely add dangerous traffic for bikers, runners, and walkers
- We simply don't need another hotel in Sugarhouse
- The hotel won't employ local residents (one of the developers' value props)

I understand that this parcel is private property, and needs to generate a return for their investors, but I think that a hotel is very much the wrong approach here, and if we prevent the rezoning to allow additional height we can reset the conversation to a path that will lead to development that enriches the park instead of harms it.

Thanks for listening!
Andrew Caponi (948 E Elm Ave)

Liz Bradley <lbradley@icloud.com>

3:47 PM (3 hours ago)

to comments

Additionally, I would like to add that traffic is becoming increasingly frustrating! To have another large structure added to the community will only add more traffic!

We are now unable to turn left into Chick fil A and Deseret Industries when coming from the east! Extremely frustrating, leading to people making illegal turns to get to these businesses!

It is unwise to add more traffic to an already congested neighborhood!

Please do not build a hotel in the south east corner of 2100 South and 1300 East!

Thank you!

Liz Bradley

First Name

Kimberly

Last Name

Johnson

Email

kimberly.johnson71@gmail.com

Your Comments for the Planning Commission

I am against a property of this size, needing this kind of parking, taking up that corner of Sugarhouse Park. It would be wonderful if that corner could be used to build community rather than to keep people out. A pool on that corner for that size hotel? And one that is intended not for public use ? What a waste of water and space.

List of Proposals

Sugar House Hotel

First Name

shannon

Last Name

orr

Email

shannon7872@gmail.com

Your Comments for the Planning Commission

Please no, will ruin so much of the views for so many. Would love to see a locally owned breakfast/lunch place!

ist of Proposals

Sugar House Hotel

First Name

Alessandro

Last Name

Rigolon

Email

alessandro.rigolon@gmail.com

Your Comments for the Planning Commission

I support this project. I like the idea of food and drink options near the park. Hotels can also help relieve pressures from airbnbs. The lot is currently a blighted property and a hotel with ground floor activation is much better than the previous proposal for a gas station

Your Street Address

2000 S Texas St

9:29 AM (10 hours ago)

SHCC LUZ [via mail1.wpengine.com](mailto:mail1.wpengine.com)
to comments

SHCC Comment Form**List of Proposals**

[Sugar House Hotel](#)

First Name

Trent

Last Name

Van Alfen

Email

tvana1fen@gmail.com

Your Comments for the Planning Commission

I am a resident living near sugar house park. I support this plan for building a multi-use hotel and commercial property. While I have some concerns about the increased traffic and obstruction of views, I am pleased that this plan focuses on broad community benefits and amenities. My only request is to have ample indoor and outdoor seating space at the cafe. The cafe appears very small in the mock up. If this is to be a gathering place for community (walking groups, etc.) then there needs to be space for that. I am within a short walk to the property and would love to walk there for a cup of coffee and maybe get some work done on my laptop at times. I would prefer a larger cafe and two retail spaces to a tiny cafe and three retail spaces. The current design makes it seem like the developers are trying to squeeze as much commerce into a small space as possible. The space seems likely to feel too small and crowded for patrons as currently designed.

Your Street Address

2477 S. Alden Street

List of Proposals
Sugar House Hotel

First Name
Tim

Last Name
Cieplowski

Email
tim.cieplowski@gmail.com

Your Comments for the Planning Commission

I write only in the hope of helping to balance what I imagine are mostly negative comments on this proposal.

Because I don't have any particular objections to this project, I am by default in favor.

Your Street Address
2120 S Highland Dr (The Vue)

List of Proposals
Sugar House Hotel

First Name
Liz

Last Name
Bradley

Email
lmbradley@me.com

Your Comments for the Planning Commission

Sugar House is being destroyed. I grew up in Sugar House and it is quickly losing the charm and quaintness it has had for years. PLEASE consider not approving this hotel! Enough is enough! Sugar House park is a beautiful, wonderful, fantastic place for our community. Please think before starting/continuing to destroy this magnificent community. We love Sugar House and want to maintain the incredible community that it has been for years.

Thank you for your thoughtful consideration.

Liz Bradley
61 year resident of Sugar House

Your Street Address
2296 Wellington Street
SHCC Comment Form

List of Proposals
Sugar House Hotel

First Name
Martin

Last Name
Cuma

Email
martcuma@gmail.com

Your Comments for the Planning Commission

I support this hotel. While it will be tall, it'll fit to the overall size of buildings on the other side of 1300S. I am excited about the amenities it'll provide, both from the housing and from the public space perspective. Much better than a gas station or empty lot.

Your Street Address
1665 E Redondo Ave

First Name
Todd

Last Name
Schofield

Email
todd@qaddisinv.com

Your Comments for the Planning Commission

I have no doubt that this building will be approved. What I struggle with is closing a lane of traffic on 1300 E. for over a year to build this hotel. Why should this community suffer with a lane closure on one of the busiest intersection in the city for this hotel? The Sugarhouse community has put up with now 4 years of road construction. Permits to allow them to close the turning lane on 1300 east turning east on 2100 south should be denied. They can figure out a different way to build this hotel.

Your Street Address
2180 South 1300 East.

SHCC LUZ [via mail1.wpengine.com](mailto:mail1.wpengine.com)

10:24 AM (9 hours ago)

to comments

SHCC Comment Form

List of Proposals

Sugar House Hotel

First Name

John

Last Name

Beaufort

Email

northerndiver94@gmail.com

Your Comments for the Planning Commission

Putting such an eyesore like that on the park will completely separate it from the rest of the neighborhood. We should be advocating for more park, whether that's a coffee shop a bar a beer garden, saving the quality in the caliber of the Park should be of our utmost importance. It's my firm belief that the best way to make the Park more viable is to put a community engagement item to increase the value of the park to the surrounding neighborhoods and park itself. We wouldn't put a hotel in the middle of the park, so why would we put one connected to it on the same property?

Your Street Address

974 E 2100 S

List of Proposals

Sugar House Hotel

First Name

Christina

Last Name

Baer

Email

sparebaer@aol.com

Your Comments for the Planning Commission

I'm concerned about the hotel for the following reasons:

- this is likely the busiest traffic area in SH and already does not accomodate the traffic

well.

-the ingress/egress to their parking garage and the ability to merge into traffic from such a short distance from the light

-the height of the hotel, the previous building was not that height and wondering if it was rezoned for the hotel?

-there is no public option to enjoy the view they will have of the wasatch such as a park restaurant that would look out on the wasatch such as is available in most european parks.

-it is the perfect location for a SH community center for the increase in population or pickle ball and tennis courts

-Once this land is gone, there will never be the option to use it for the growing population in a manner that is congruent with the feel of SH

I realize this was private land with zoning but feel this is a special piece of property abutting public land that could be used to enhance the community.

List of Proposals

Sugar House Hotel

First Name

Elisabeth

Last Name

Morrey

Email

epjmorrey@gmail.com

Your Comments for the Planning Commission

Absolutely NOT! Too tall! Not an extension of the beautiful park!

Your Street Address

2097 E Wilmington Ave

List of Proposals

Sugar House Hotel

First Name

Rob

Last Name

Bain

Email

robertsbain@gmail.com

Your Comments for the Planning Commission

I am opposed to the building of this hotel in the sizzler location. This is a poor use of this very valuable piece of property. There are so many reasons, many of which you have heard by now, to not allow this to be the use. It is too tall it will block views and will be an eyesore. It will be for people outside the community not for the community. The parking and traffic in this location is already crazy and this will make it much worse. It just does not feel like the correct use. Other thoughts that immediately come to mind would be a restaurant and if liquor is an issue because it is next to a park make it a breakfast/brunch/lunch one. Obviously the sizzler lasted for a while why can we not have a cool restaurant there with view of the wasatch and patio for open dining. Thank you for your consideration of my comments on this important issue in my community.

Your Street Address

1048 E Ramona Ave

List of Proposals
Sugar House Hotel

First Name
Gary

Last Name
MacGlaughlin

Email
19paxson52@gmail.com

Your Comments for the Planning Commission

I feel the proposed site for a hotel is an excellent choice. Sited with views of the Wasatch and with access to SH park and the SH business district will contribute to the hotel's success as well as contributing to local eateries and shops. So much better aestically and practically than another convenience store, fast food chain or gas station.

List of Proposals
Sugar House Hotel

First Name
Joyce

Last Name
Mattes

Email
jd mattes@gmail.com

Your Comments for the Planning Commission

The addition of a hotel will only further complicate the traffic issues in the area. The building itself will impact the sugarhouse skyline. Do not approve this project.

Your Street Address
1996 S 1000 E

List of Proposals
Sugar House Hotel

First Name
Bryan

Last Name

Brown

Email

btbrown57@gmail.com

Your Comments for the Planning Commission

Please do not let this hotel development go forward. It is too tall to be compatible with the park and nearby residential neighborhoods. It will make the traffic even worse than it is now. The construction phase alone, if it is approved, will cluster up 13th x 2100 for years! And we have just endured years of construction on 21st south anyway! I would be ok with a hotel with a lower profile, but still.... This property should be acquired by the city and incorporated into Sugarhouse Park. Thank you.

Your Street Address

1980 E. Hollywood Ave., SLC 84108

List of Proposals

Sugar House Hotel

First Name

Catherine

Last Name

Weeks

Email

cathyfree@comcast.net

Your Comments for the Planning Commission

I don't want another ugly building blocking our view of the mountains and bringing more traffic. Sugar House has become overbuilt and all of the charm is now gone. The last thing we need is a big ugly hotel blocking the view of our mountains and Sugar House Park. Count me as a big HELL NO!

List of Proposals

Sugar House Hotel

First Name

Breanne

Last Name

Clement

Email

Since the rest of us are conceding our street, our park, and our views to this hotel, can't we get something back that improves the quality of life instead of degrades it with another big and bland piece of work that nobody but the developer wants? Please don't hand the developer a rezoning without getting written assurances that the people are going to get something in return.

We'll take what Holladay ordered! A skating rink, a splash pad, an attractive plaza, a really good ice cream shop, walkable sidewalks that invite us to participate, materials that are attractive and long-lasting--we can get this if you tell the developer that's part of the deal. Thank you for serving the community and telling the builder what we need.

Your Street Address

1565 East Garfield

goers.

Regarding "Park Improvements"- I don't think that Sugarhouse Park needs a new hotel built on the lot to improve the area. Without a concrete agreement on what would be done by the developers (what actually needs to be done??), this seems like a bogus point in the plan.

Regarding Enhance Security: As a community member, I don't need/want enhanced security such as 24 hour surveillance or continuous lighting, which will pollute our views of the mountains even further! More police presence is NOT a draw for many people in the community!

The hotel will literally block the view of the mountains for many residents, including myself. No need for commercial space below nor an event space nor a pool.

Your Street Address

2020 S Douglas St

List of Proposals

Sugar House Hotel

First Name

wanda

Last Name

gayle

Email

wgayle@sisna.com

Your Comments for the Planning Commission

I am a 40-year Sugar House resident. The Sugar House Hotel is going to occupy a premiere spot that I will look at for the rest of my life, as will my daughter and her daughter too. My main comment is a question: How can we make this better?

Here is your chance to inject something for the neighborhood into this proposal. Right now the renderings look like a quick-build, disposable airport hotel where people stay for one night hoping to get out in the morning. It's ugly.

Doesn't Sugar House deserve an open and welcoming public space attached to this hotel that welcomes local businesses? Something like a bakery or an eatery such as the old Paradise Cafe where people came in out of the snow and ate a sandwich by the fireplace or bought a bowl of soup and a cookie for their kids after school? Don't we need something special that is wonderful to look at and exciting to see in its spectacular setting? Can't we have an interesting structure that suits the neighborhood and the setting?

breannemclement@gmail.com

Your Comments for the Planning Commission

Here are some of my thoughts on this proposal. Im not completely opposed to the idea of it but have some concerns about the change in zoning and general issues the will affect our community.

The proposed building height would be too tall and would block the view of the park.

The set backs need to be further back so there can remain some green space.

The increased traffic would be a big problem with the size of the hotel and the fact that they will be hosting events of up to 100 people. It would cause people to do a U turn to get back onto the freeway which would be dangerous and clog up traffic even more. That area already is a congested nightmare. I also think it would increase traffic on all the side streets around the area and because there's tons of traffic people would like use side streets and would likely be driving fast making it more dangerous for the neighbors and schools.

Im concerned that they wont have enough parking, especially when they have large events. It appears that the parking they propose would not be sufficient and would only be enough for guests and staff. This would lead to overflow parking into Sugarhouse park which already can be hard to park at and add parking side roads.

Sugarhouse park has hours from 7am to 10pm, but with the increased number of people near by it would be harder to enforce that. There would likely be more people in the park after hours. It would be hard to clear out the park and could increase the number of homeless encampments that would pop up.

The park also turns off the lights during closed times and the additional lighting so near by could negatively affect wild life and just generally its nice to have dark sky areas in the city.

I'm concerned that it is promoted as a luxury hotel and the cost of rooms has not been revealed. Although it would be nice to have more options for visitors to have a place to stay, would it just be attainable to rich people. This would not help the community at large have a place for friends and family to stay when they come to town.

List of Proposals

Sugar House Hotel

First Name

Ana

Last Name

Park

Email

anayansie@comcast.net

Your Comments for the Planning Commission

As a long time resident of SugarHouse (16+ years), i have seen our Sugarhouse community evolve into crowded "multi-use" buildings which many people can't afford and many small businesses cannot pay the lease on these buildings because it's too expensive. Sugarhouse has not become the walkable cozy neighborhood it used to be, it has become congested where now nobody wants to come because of the traffic. Our only true gem is our park, with majestic views of the mountains from the congested 1300 E. Why in the world would we as a community or city, ruin our beautiful park with a hotel? How do I, as a resident, will benefit from a hotel there? The answer is i won't. These developers are only interested in many money and leave whereas us residents are left with traffic and hideous buildings which do not bring any beauty or a place for us to enjoy as residents. NO TO A HOTEL ON THE CORNER OF 1300 E and 2100 S. NO TO MORE REDEVELOPMENT IN SUGARHOUSE. ENOUGH!

List of Proposals

Sugar House Hotel

First Name

Vanessa

Last Name

Delmerico

Email

vdelmerico@gmail.com

Your Comments for the Planning Commission

I am against the hotel in general, but specifically, I don't believe this project should be granted a zoning amendment. I prefer an empty lot over a 7-story hotel. I disagree that building this monstrosity will enhance the appeal of Sugarhouse or the walkability of our neighborhood. The neighborhood thrives on charm, not new construction. We have enough of that with all of the apartment buildings.

As a community member (Douglas St.) who walks dogs/children to the park several times a week, I don't agree that this plan will alleviate any current traffic issues. Having out of town guests driving to/from the new hotel will further complicate the headache that is the corner of 1300e+2100s. The proximity to the highway (plus the gas station & chick fil-a) already causes complications from unfamiliar drivers. This will increase tenfold with a hotel adjacent to the on/off ramps. The proposed (future) plans for an S-line expansion are not confirmed, so it's unlikely guests will use TRAX to get to/from the airport / hotel. Creating space for 180 more vehicles in underground parking sounds horrendous as a community member. How does it enhance the community to create additional paid parking underground? There is plenty of FREE parking in the park for local residents. Events held at the hotel will jeopardize spots at the park for actual park

Since the rest of us are conceding our street, our park, and our views to this hotel, can't we get something back that improves the quality of life instead of degrades it with another big and bland piece of work that nobody but the developer wants? Please don't hand the developer a rezone without getting written assurances that the people are going to get something in return.

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Email

anavansie@comcast.net

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First Name

Vanessa

Last Name

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Email

ydelmerico@gmail.com

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Sugar House Hotel

First Name

Ana

Last Name

Park

Last Name

Brown

Email

btbrown57@gmail.com

Your Comments for the Planning Commission

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Your Street Address

1980 E. Hollywood Ave., SLC 84108

List of Proposals

Sugar House Hotel

First Name

Catherine

Last Name

Weeks

Email

cathyfree@comcast.net

Your Comments for the Planning Commission

I don't want another ugly building blocking our view of the mountains and bringing more traffic. Sugar House has become overbuilt and all of the charm is now gone. The last thing we need is a big ugly hotel blocking the view of our mountains and Sugar House Park. Count me as a big HELL NO!

List of Proposals

Sugar House Hotel

First Name

Breanne

Last Name

Clement

Email

List of Proposals
Sugar House Hotel

First Name
Gary

Last Name
MacGlaughlin

Email
19paxson52@gmail.com

Your Comments for the Planning Commission

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List of Proposals
Sugar House Hotel

First Name
Joyce

Last Name
Mattes

Email
jdmattes@gmail.com

Your Comments for the Planning Commission

The addition of a hotel will only further complicate the traffic issues in the area. The building itself will impact the sugarhouse skyline. Do not approve this project.

Your Street Address
1996 S 1000 E

List of Proposals
Sugar House Hotel

First Name
Bryan

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Your Street Address

1048 E Ramona Ave

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-Once this land is gone, there will never be the option to use it for the growing population in a manner that is congruent with the feel of SH

I realize this was private land with zoning but feel this is a special piece of property abutting public land that could be used to enhance the community.

List of Proposals

Sugar House Hotel

First Name

Elisabeth

Last Name

Morrey

Email

epjmorrey@gmail.com

Your Comments for the Planning Commission

Absolutely NOT! Too tall! Not an extension of the beautiful park!

Your Street Address

2097 E Wilmington Ave

List of Proposals

Sugar House Hotel

First Name

Rob

Last Name

Bain

Email

robertsbain@gmail.com

Your Comments for the Planning Commission

SHCC LUZ [via mail1.wpengine.com](mailto:mail1.wpengine.com)

10:24 AM (9 hours ago)

[to comments](#)

SHCC Comment Form

List of Proposals

Sugar House Hotel

First Name

John

Last Name

Beaufort

Email

northermdiver94@gmail.com

Your Comments for the Planning Commission

Putting such an eyesore like that on the park will completely separate it from the rest of the neighborhood. We should be advocating for more park, whether that's a coffee shop a bar a beer garden, saving the quality in the caliber of the Park should be of our utmost importance. It's my firm belief that the best way to make the Park more viable is to put a community engagement item to increase the value of the park to the surrounding neighborhoods and park itself. We wouldn't put a hotel in the middle of the park, so why would we put one connected to it on the same property?

Your Street Address

974 E 2100 S

List of Proposals

Sugar House Hotel

First Name

Christina

Last Name

Baer

Email

sparebaer@aol.com

Your Comments for the Planning Commission

I'm concerned about the hotel for the following reasons:

-this is likely the busiest traffic area in SH and already does not accomodate the traffic

Your Street Address
2296 Wellington Street
SHCC Comment Form

List of Proposals
Sugar House Hotel

First Name
Martin

Last Name
Cuma

Email
martcuma@gmail.com

Your Comments for the Planning Commission

I support this hotel. While it will be tall, it'll fit to the overall size of buildings on the other side of 1300S. I am excited about the amenities it'll provide, both from the housing and from the public space perspective. Much better than a gas station or empty lot.

Your Street Address
1665 E Redondo Ave

First Name
Todd

Last Name
Schofield

Email
todd@gaddisinv.com

Your Comments for the Planning Commission

I have no doubt that this building will be approved. What I struggle with is closing a lane of traffic on 1300 E. for over a year to build this hotel. Why should this community suffer with a lane closure on one of the busiest intersection in the city for this hotel? The Sugarhouse community has put up with now 4 years of road construction. Permits to allow them to close the turning lane on 1300 east turning east on 2100 south should be denied. They can figure out a different way to build this hotel.

Your Street Address
2180 South 1300 East.

List of Proposals
Sugar House Hotel

First Name
Tim

Last Name
Cieplowski

Email
tim.cieplowski@gmail.com

Your Comments for the Planning Commission

I write only in the hope of helping to balance what I imagine are mostly negative comments on this proposal.

Because I don't have any particular objections to this project, I am by default in favor.

Your Street Address
2120 S Highland Dr (The Vue)

List of Proposals
Sugar House Hotel

First Name
Liz

Last Name
Bradley

Email
lmbradley@me.com

Your Comments for the Planning Commission

Sugar House is being destroyed. I grew up in Sugar House and it is quickly losing the charm and quaintness it has had for years. PLEASE consider not approving this hotel! Enough is enough! Sugar House park is a beautiful, wonderful, fantastic place for our community. Please think before starting/continuing to destroy this magnificent community. We love Sugar House and want to maintain the incredible community that it has been for years.

Thank you for your thoughtful consideration.

Liz Bradley
61 year resident of Sugar House

Your Comments for the Planning Commission

I support this project. I like the idea of food and drink options near the park. Hotels can also help relieve pressures from airbnbs. The lot is currently a blighted property and a hotel with ground floor activation is much better than the previous proposal for a gas station

Your Street Address

2000 S Texas St

9:29 AM (10 hours ago)

SHCC LUZ [via mail1.wpengine.com](mailto:mail1.wpengine.com)
to comments

SHCC Comment Form**List of Proposals**

Sugar House Hotel

First Name

Trent

Last Name

Van Alfen

Email

tvanalfen@gmail.com

Your Comments for the Planning Commission

I am a resident living near sugar house park. I support this plan for building a multi-use hotel and commercial property. While I have some concerns about the increased traffic and obstruction of views, I am pleased that this plan focuses on broad community benefits and amenities. My only request is to have ample indoor and outdoor seating space at the cafe. The cafe appears very small in the mock up. If this is to be a gathering place for community (walking groups, etc.) then there needs to be space for that. I am within a short walk to the property and would love to walk there for a cup of coffee and maybe get some work done on my laptop at times. I would prefer a larger cafe and two retail spaces to a tiny cafe and three retail spaces. The current design makes it seem like the developers are trying to squeeze as much commerce into a small space as possible. The space seems likely to feel too small and crowded for patrons as currently designed.

Your Street Address

2477 S. Alden Street

Please do not build a hotel in the south east corner of 2100 South and 1300 East!

Thank you!

Liz Bradley

First Name

Kimberly

Last Name

Johnson

Email

kimberly.johnson71@gmail.com

Your Comments for the Planning Commission

I am against a property of this size, needing this kind of parking, taking up that corner of Sugarhouse Park. It would be wonderful if that corner could be used to build community rather than to keep people out. A pool on that corner for that size hotel? And one that is intended not for public use ? What a waste of water and space.

List of Proposals

Sugar House Hotel

First Name

shannon

Last Name

orr

Email

shannon7872@gmail.com

Your Comments for the Planning Commission

Please no, will ruin so much of the views for so many. Would love to see a locally owned breakfast/lunch place!

List of Proposals

Sugar House Hotel

First Name

Alessandro

Last Name

Rigolon

Email

alessandro.rigolon@gmail.com

Comments via email starting 8/28/2025 Sugar House Hotel

Andrew Caponi <caponi.andrew@gmail.com>

6:10 PM (1 hour ago)

to me, Lacey

Hi Judi,

Want to chime in here and voice my opposition for the proposed rezoning of the former Sizzler lot in Sugarhouse park.

We recreate in this park on an almost daily basis and feel that a hotel and restaurant is not what that lot needs:

- The added height matches none of the surrounding environment, and it will kill the view of the Wasatch
- Parking will be a nightmare - the developers' plan does not provide enough parking for hotel guests, diners, and employees. Spill over parking will overflow into the park, and degrade the park experience and likely add dangerous traffic for bikers, runners, and walkers
- We simply don't need another hotel in Sugarhouse
- The hotel won't employ local residents (one of the developers' value props)

I understand that this parcel is private property, and needs to generate a return for their investors, but I think that a hotel is very much the wrong approach here, and if we prevent the rezoning to allow additional height we can reset the conversation to a path that will lead to development that enriches the park instead of harms it.

Thanks for listening!
Andrew Caponi (948 E Elm Ave)

Liz Bradley <lbradley@icloud.com>

3:47 PM (3 hours ago)

to comments

Additionally, I would like to add that traffic is becoming increasingly frustrating! To have another large structure added to the community will only add more traffic!

We are now unable to turn left into Chick fil A and Deseret Industries when coming from the east! Extremely frustrating, leading to people making illegal turns to get to these businesses!

It is unwise to add more traffic to an already congested neighborhood!

NAM3	FIRST	LAST	COMMENTS
Sugar House Hotel	Bonnie	Remington	As I was driving East on 21st South and stopped at the light at 13th East, I looked over at the park and marveled how beautiful it was being able to see across the whole park. We need looking at open space and the beauty of the park. We don't need more cars and buildings in Sugarhouse. We need a beautiful wide open space. Enough is enough changing Sugarhouse. Please don't ruin it. I have lived within a mile of this park for 75 years and I don't want to see all these changes.
Sugar House Hotel	Suzanne	Stensaas	This parcel of land should have become part of Sugar House park and the city should have purchased it so it could provide amenities for locals. This hotel will be the only commercial access on the park parcel. However, it does not appear to provide anything that park users would want: bike rental/repair, ice cream and snacks with a place to sit while eating. Will it just be for the rich and infamous? Will teenagers with skate boards be welcome and sliders on the snow hill if we get snow again? I don't think so. Can I ride my bike from the path on 1300 East around the east side of the property avoiding the congested corner and other pedestrians? What accommodations and access are you offering the community. Can we have lunch on the patio? I realize it is a small parcel but you knew that when you designed the hotel and I see no guarantee that the community will have benefited from the design.
Sugar House Hotel	Andrea	Garland	This seems like it degrades the park.
Sugar House Hotel	Lynne	Olson	Sego Lily at the Draw Located directly south of the site for the proposed hotel is the Sego Lily at the Draw, a monumental sculpture designed by world-renowned environmental artist Patricia Johanson, to address the centuries-old problem of flood-control on Parley's Creek. The Draw at Sugar House is engineered to work as a dam, and is listed on the Utah Registry of Dams. It is the first flood control system in America that is also an internationally-famous art installation. It was built by Salt Lake County, Salt Lake City and the State of Utah. Designed in the shape of Utah's state flower, the Sego Lily Plaza has three distinct parts (petals). The north petal is a concave wall that is reinforced to divert flood water that overflows the pond in Sugar House Park, and redirects it to flow safely under 13th East St into Parley's Creek in Hidden Hollow. The north petal is part of the earthen dam that protects properties downstream from catastrophic damage in the event of a flood. Plans for construction of an underground, two-level 180+ -space parking garage under the proposed SH Hotel must be reviewed by Salt Lake County Flood Control engineers, and by the State Dam Engineer. Any excavation or construction that could destabilize the earthen dam around the flood-control facility could threaten the safety of people, residences and businesses downstream.
Sugar House Hotel	Justin	Dhondt	The last thing that should go there is this hotel. It's too tall, will block the views, and is a total eye sore to everyone in the park and around the 2100s 1300E intersection. This area should be incorporated into the park/public space better. Only a one story building should go here, or better yet something like a food truck space. A hotel will benefit the residents of SLC/Sugarhouse very little. There are plenty of hotels already in the area. Put something here that the community can share/benefit from.

Sugar House Hotel	Paul Orr	<p>Im excited to see this parcel developed. In order for it to be a soace that is utilized by local residents and not just tourists, i would love to see integration with Parleys Trail, better walkability and street engagement, and a Greenbike station! Would be a huge missed opportunity to not include these aspects!</p> <p>I have reflected on the presentation of the developer and others involved in the proposed hotel construction on the old Sizzler site. My family has lived in the is area for nearly 40 years. I served as a trustee and concerned resident on the SHCC for 20 years , beginning in 1994. A time before just about every revitalized and new construction in the Sugar House Business District was begun. I was a partner in a small busines for a few years on 1100 East in the Granite Block before it was torn down. Our vison on the SHCC at that time was to revitalize the SHBD to honor the history of the area and upgrade small business opportunities and add some reasonable and affordable residential housing that would encourage and continue the electric presence of people and businessess Sugar House had. Unfortunately, in the last 10-15 years that has been lost to the overly dense commercial and "luxury" residential development resulting in slot canyons of concrete, brick and mortar that are too expensive for most average income earners to even consider living in . Thus creating the "gentrification" of the area and destroying the eclectic vibe that could have been with various people and small business thriving in the SHBD. With this in mind, despite the attempt of the developers to impress us in attendance (about 85 people) with their hoped for amenities to the residents of this neighborhood, I feel that I have to respond to the proposed rezone of this parcel with a resounding NO! I have not heard one positive response from my neighbors and others regarding any development requiring rezoning residential and/or commercial properties east of 1300 east that would increase height and population density. The traffic at this site on 1300 east and 2100 south is a nightmare. More construction will create even more congestion and safety issues for people who want to get back on I-80. There are no safe, easy left hand turn options. Increased traffic will drive thru the adjacent neighborhoods creating safety issues. Proposed underground parking could create problems with the aquifer. Overflow parking from the hotel is likely to end up in the park. Lastly, spot rezoning of this parcel could encourage more of the redevelopment demeaning the quality of life and property values of a well established neighborhoods adjacent to the hotel. No!! to rezoning.</p> <p>Rezoning one property at a time defeats the purpose of zoning. Over time, the exceptions become the rule, making existing zoning meaningless. I advise against the practice. The proposed construction would be a positive addition to the area. It is a shame the proposal does not comply with zoning restrictiuons.</p>
Sugar House Hotel	Sheila ODriscoll	
Sugar House Hotel	George Sumner	

Concern with allowing tall building on that location, changing zoning would open door for tall buildings going east on 2100 and negatively impact neighborhood as has already happened west of 1300 east. Question need for another hotel in area when there are already two within a 3 min walk, also two coffee shops within 3 min walk and more restaurants than are able to be supported as shown by high turnover of locations. The corner sidewalks at the intersection of 1300 and 2100 have just been reconfigured, making them less user friendly and now they want to build a structure that fills the entire lot, making it even more crowded and difficult to navigate. I do not feel this hotel would add any benefit to my experience as a resident of Sugarhouse. Calling it a boutique hotel indicates to me that it will be expensive and not a place useful to me or any guests I might have who would need somewhere to stay. Also, the amount of parking being provided in relation to all the amenities being touted as selling points seems like a problem. Bottom line, I am not in favor of changing zoning to allow this project and others that would follow in its wake.

Sugar
House
Hotel Susan Murray

I have many concerns about the proposed Sugar House Park Hotel at the site of the former Sizzler Cafe, the only privately own property on the north east corner of Sugar House Park. The design by Jackson Ferguson AIA, principal of FFKR has been controlled by the developer John Pott to make the most money from the limited site. In fact, I like his design but it is the wrong site for a hotel maximized by Ms. Romney Farr who apparently wishes to do nothing that doesn't yield a high profit. Instead of criticism of the idea, I want to limit my comments to the definition of Hotel. If the MU8 is granted, then the design would still need to be approved by the members of the land use committee of the city. My knowledge of the proposed MU8 zones means that they can set a precedent for other similar increases in density as hinted at in their very long and windy proposal. I decided to approach my comments to the meaning of high density areas of these type of structures. I explored the many high density hotels were located throughout the city and county. The locations include large hotels located at the Salt Lake Airport, along the approach to the city on wide streets that allow no obstacles to traffic loads generated by visitors to the dense downtown center where these are their destination. Other locations are the University of Utah along approaches to our ski resorts on wider streets and especially at our ski resorts, where visitors come to stay overnight. Downtown Sugar House has been increased by larger hotels as it's using these near the middle of 1100 East and up 21st South, stopping below 1300 East. The Freeway exits at 1300 East are wide and fast only serve the density below 1300 East downhill via Simpson, Wilmington and 2100st South down to the urbanized areas below, not uphill. These developments and constant street have created havoc in the lower suburban resident areas above 1300 East with closed streets and confused drivers having to divert their routes through our neighborhood, causing disruptions from confused outsiders racing through our suburban neighborhoods. We've endured all this for the last 2 years. If this Hotel is approved we will have this problem for another 2 years. There is no need for a hotel in the park.

Sugar
House
Hotel Albert Will Cordray AIA

I would like to express my concerns regarding the proposed development adjacent to our park. While I understand the intent to bring economic growth and community support through a new hotel, this must be balanced with preserving the long-term character and values of our town. As a resident of nearly 30 years, I know how deeply our community treasures this area and the aesthetics of our park. Many neighbors have lived here for decades, investing not only in their homes but also in a shared sense of pride in the beauty and accessibility of our surroundings. A structure reaching 90 feet in height feels excessive. To the landowner leasing this property: please know how much the residents of this town love and value this area. We would like to see a project that truly supports us as long-term residents—something that complements the park, respects the views, and reflects the character of the town we have all worked so hard to preserve. While developers spoke of the hotel's potential benefits, there was little clarity on affordability. If rooms are priced in a way that primarily benefits outside interests, the project may not provide genuine support to the people who live here. Growth should serve the community as a whole, not accelerate gentrification or diminish the qualities that have made our town so special. I am not opposed to progress. I welcome projects that respect long-term residents, the history of our town, and the natural beauty we value. I hope this proposal can be rethought in a way that reflects those values and truly complements the park, rather than overwhelming it.

Sugar
House
Hotel Kim Paturzo

I am opposed to the request by the entity that is interested in building a hotel on the southeast corner of the intersection at 1300 E 2100 S in Salt Lake City for a rezone from Mixed Use—Low Intensity (MULI) to Business District Mixed Use—Town Center Scale (BDMU-TC). The BDMU-TC zone doesn't currently exist for Sugar House Business District. The current zoning reflects the rest of the businesses on the east side of 1300 E and south of 2100 S. The homes in the neighborhoods near the property will be impacted by people parking on the neighborhood streets rather than paying for parking when using the hotel restaurant & coffee shop. Speaking of parking concerns, it was mentioned during the LUZ meeting held at Highland High School on 8/18/25, that employees will park at an unspecified remote location. How does hotel management plan to enforce employees parking at an unspecified remote location & not on the neighborhood streets or in SH Park? A member of the SH Park Authority mentioned that parking in the Park is an ongoing current problem, especially on days when events are happening in the Park. If hotel employees, coffee shop & restaurant patrons park their vehicles in the Park instead of using the hotel parking lot, the issue will become more significant, negatively affecting visitors to the Park. I'm concerned about the Hotel's potential impact on the earthen dam that is adjacent to the property. How will it be protected during the construction & operation of the hotel? I am concerned that with the size of the proposed hotel, there won't be sufficient space between the underground foundation of the hotel & the top of the water table. Traffic is also a concern at this corner. When patrons driving cars to attend events being held at the hotel are arriving & departing, traffic will increase on two already busy streets. It was mentioned during the LUZ meeting that traffic is currently often backed up from the light at 1500 E & 2100 S for drivers driving east from the 1300 E 2100 S intersection. This will create more of a traffic bottleneck. I don't think a large hotel is appropriate for this property. Something that conforms to the MU-3 zoning would be more appropriate.

Sugar
House
Hotel Rebecca Davis

I attended the meeting on August 18th at Highland High with an open mind. I left greatly saddened by a majority of the plans put forth. I believe other will speak on many issues so I will address the one I spoke about that evening. The digging down of 32 feet to house the parking garage with the water table at 37 feet. As I stated that evening it is a disaster waiting to happen. It is not if, but when. Having recently returned from searching with my Search & Recovery K9 from central Texas I witnessed (unfortunately not the first time) what damage water does and what happens when rules and laws are bent for profit. We witnessed a few years ago (2 to be exact) the flooding in Sugar House and the flooding in the park to relieve the water up mountain. My understanding is that was what the park was designed for. A 7 story above ground and 2 stories below only 5 feet above the water table was not part of the plan. A search of a collapsed building with many casualties for profit is not what Sugar House needs.

Sugar
House
Hotel Jean Daly

To me this is quite straight forward- Salt Lake has JUST completed a zoning 'consolidation', which deems this property MU3. There is NOTHING on the east side of 1300 that is currently zoned for taller buildings. It would be a travesty to give this developer an exception, solely for the purpose that his project is financially feasible. Not only would it be an eyesore, but also create additional traffic issues (already a problem), block one of the only clear views of the Wasatch while traveling south on 1300E, add light in the park which many enjoy due to the dark sky viewing at night- among many other issues. I personally see no benefit to the community as this developer states- there's a coffee shop right across the street at 21&view apts, many restaurants nearby, another hotel just across the street (Springhill suites), etc. I realize there are financial impediments from various other proposals to that parcel, however the precedent of making a significant zoning change on the east side of 1300E to benefit a developer would be a sad statement relative to the priorities of the Salt Lake council. PLEASE do not allow this ridiculous zoning exception, as Sugarhouse has already lost so much of the 'soul' it used to have...which was the reason most residents moved here (at least those that moved here 20+ yrs ago). Thank you- Jordan Diamond

Sugar
House
Hotel Jordan Diamond

I understand that a request has been made to rezone this property (vacant Sizzler lot) to allow for a hotel to be built there. I believe that a hotel on this lot would be a terrible use of the property. This is already an incredibly busy area, with students traveling to and from the U and Westminster, the nearby junction with I-80, and the other various local schools and businesses that have demands on these roads. This area (all of Sugarhouse really) has already been through years of incredibly disruptive road construction, from which we are barely beginning to see the light at the end of that tunnel. Finally, a hotel would be an eyesore - even more than a vacant lot - on the nearby beautiful public space that many people use and love all year long. Please consider my request to deny the rezoning of this property for the purpose of allowing a hotel to be constructed.

Sugar
House
Hotel Chris Edwards

I greatly appreciate this project's unusual level of neighborhood focus: inclusion for local residents to some hotel amenities, the offer of financial assistance to and focus on local retail, and the attention paid to integration with the park. I wonder if we will ever get a more locally focused project. However, I believe the hotel mass as proposed, is simply too large. The developer terms this project a boutique hotel, but typically that would be a smaller hotel with an intimate feel and distinctive character, with less than 100 rooms. I wonder if the mass could be adequately reduced by ditching the pool, banquet room and library as nice perks but unnecessary fluff in a hotel perched over an iconic park. The meeting rooms could be halved—we have meeting rooms in the Sprague Library nearby—and the coffee shop enlarged and relocated to be more conducive to enjoying the park view. I would be much more inclined to look kindly on an MU 6 rezone, or a reworking of plans that reduced the mass footprint of the building. I hope that the developer will find that giving up parts of his admittedly very nice dream would still make this project financially feasible. In addition, I am greatly concerned regarding the safety of pedestrian and vehicular traffic at this extremely busy intersection, as well as the depth of the underground parking with regard to the flood basin and the water table. Lastly, if the project were to be approved in current form, I am adamantly opposed to any waiver of stepbacks and would favor as an absolute requirement by the City Council, for a 10 foot stepback at 30 feet as is already in place in the Sugar House Business District proper, across the street.

Sugar
House
Hotel Thea Brannon

We are nearby residents of Sugar House Park & have lived here most of our lives. We are very concerned about the proposed Sugar House Hotel for a number of reasons. It is too massive and tall for the corner that directly abuts the park. We have oriented ourselves there looking across at the top of the Redmond building (the towers on top) which helps to visualize the scale of the hotel. TOO BIG; TOO TALL. We oppose any diminishment of set back requirements. That intersection is busy- and already feels dangerous for pedestrians. A massive building that comes up close to the busy roads (even with sidewalks) creates a looming presence out of scale with the neighborhood. Added cars and trucks on the approaching roads is a huge concern in terms of the numbers of vehicles and the slow down that will occur as those behind wait for traffic to enter and exit. Exiting traffic from the hotel turning right on either road will be turning away from direct access to the freeway, airport, etc. Those drivers will be tempted to make U turns or traverse through neighborhood streets. Delivery trucks with food and supplies are likely to be very large; often semi -size. This is our experience living a few blocks away from Harmon's on 1300 South. While initially the trucks were small, most are now semi- size and use our neighborhood streets to access the store; sometimes to get a better approach to the intersection or to avoid traffic. Light pollution and the built environment increase in heat will diminish the park and wildlife, birds etc that live there. A hotel will generate much more heat than many smaller businesses. We are concerned also for impacts with the water table being so close to the parking depths. We have lived through several floods in that area and also are concerned for potential pollution. We have very few parks/open spaces in Salt Lake compared to many large cities and certainly very few parks like Sugar House that command such views and needed sense of spaciousness in our urban environment. Sugar House Park is a community asset that must be protected. The potential for spill over parking is real for guests whose vehicles won't fit in a garage whether for size or space as well as guests spilling out into the park directly from the hotel.

Sugar
House
Hotel Karen McCreary

My name is Francis Lilly, and I'm a Sugar House resident. I already communicated my general support for the project, because I think on balance it is a good idea for the city. Some of the residents made some good points that I think merit your consideration: 1) Storm water is important, and I think there's a fair bit of impervious surface on the site. I think it makes sense to consider some landscaping that demarcates the border between the hotel and the park. This could take the form of a swale or rain garden. It would look cool, and it would also give the Sugar House Park Authority some comfort about the concerns they raised. 2) While I'm not too concerned about parking impacts in the park, they are possible, particularly for large events at the hotel. This may be a case where SLC Parking Enforcement should take a more thorough approach to managing parking in the Park. Alternatively, perhaps the developer and the SHPA could collaborate and share costs on private parking enforcement. The concerns of SHPA are not unreasonable. 3) I agree with one of the residents that an all-brick facade would look better. 4) I agree with one of the residents that they should look for a way to get the lobby cafe to front the park. Perhaps switch its location with the gear rental shop on the floor plan. 5) Generally, I'm really excited about the plan. I think it complements the park nicely, and I think it's the best we can expect, given the property owner's disposition not to ever sell the land (and we can't force them to sell it).

Sugar
House
Hotel Francis Lilly

I thought a boutique hotel would be a good fit for this lot. The first meeting with John Porter seemed positive. He seemed familiar with Sugar House and seemed to care about the neighborhood. I was disappointed when the submitted plans didn't include much of what we asked for and didn't reflect the feedback we provided. A boutique hotel is about style and experience. It's about intimacy, not scale. They are smaller, usually a 100 rooms or less. This hotel is large and DOESN'T have a distinct design that incorporates the best of our Sugar House history and the vibe of the neighborhood. It should be something we are proud of having in our neighborhood. This building is just a box with windows. I am concerned about traffic from the hotel coming into my neighborhood (which is directly north), we already have cars speeding through our streets to avoid traffic on 13th East and 21st South. I'm not entirely convinced hotel staff will not be parking in our neighborhood which just adds to Dodo staff parking we have to deal with already. We have more small children moving into our neighborhood and cars speeding down a street full of parked cars is a disaster waiting to happen. I can't support this hotel the way it stands today. It's turned out to not be what was originally discussed, the "draft" turned out to be the actual plan. There is no character that adds to and honors our neighborhood's vibe and history. The community benefit doesn't benefit the park or my neighborhood in any positive way. I was really hoping this could be a gem, something that will turn the tide on new buildings that ignore what makes Sugar House unique, that it would reflect our vibe, our history, and creative spirit. We are just getting a non-descript Springhill Suites-like hotel with some stores (maybe) and nice restaurant (maybe). With zero setbacks at the street, empty stores won't add value. Local businesses may not want to move from the spaces they have now to a high traffic, car-centric corner. Shrink the size, dress up the building, and then double or triple the room rate to make this work. Put a true boutique hotel that is unique, intimate, 5-star experience - a platinum building on a platinum corner works.

Sugar
House
Hotel Yvonne Martinez

I am opposed to the proposed zoning change at 21st S and 13th E for the Sugar House Hotel construction on the site of the old Sizzler restaurant near Sugarhouse Park. I will condense my comments into a list, for expediency. This hotel should not be allowed because:

- * impacts to the nearby residents are hugely negative
- * the area east of 13th E is zoned residential and should stay as such
- * there already is a hotel in the area (Spring Hill Suites) - another one is not needed
- * the proposed mass of the building design leaves very little setback area
- * nominal setback areas restrict walkability in the area
- * the mass of the building, in relation to the size of the lot, is quite unsightly
- * traffic is already an issue in the area, the hotel will make it much worse
- * the only ingress and egress is 13th E and 21st S, creating a traffic fiasco
- * the potential impact environmentally is problematic (effect on flora, fauna, etc)
- * underground parking to 32 feet where water table is at 37 feet is a bad idea
- * the design is not suited to the ambiance and character of the community
- * the hotel's existence will negatively impact Sugarhouse Park use by locals
- * Sugarhouse Park is not open 24 hours and a hotel with 24 hour access is a problem
- * a hotel with liquor license will create problems, especially with the park nearby
- * enforcement of bad acts by guests and/or locals is unlikely to be "doable"
- * comparing this proposed structure to the Redman building across the street is idiotic

It seems to me that the hotel is only in the best interests of the developers and others, for profit making reasons. I have grave concerns that the City Council will be unwilling to consider the environmental and aesthetic impact of this project to the residents nearby. As these residents will be most affected by the hotel and what it will bring to the area, their opinions should carry much more weight than the opinions of the profiteers. I feel that the zoning change request and the proposal to build a structure of this mass and height should be vetoed by the Council. The negatives far outweigh the positives. Thank you for the opportunity to express my thoughts.

Sugar House Hotel Betty Williams

More traffic, more people/vehicles in an already dense area, blocked views for everyone except visitors to the hotel...and potentially creepy travelers with Birdseye views of vulnerable populations (women, children, elderly) at the park. What a disaster. This will be a blight in so many ways, and likely unsafe. A single level restaurant (like before!) would eliminate a lot of strife.

Sugar House Hotel Camilla Rosenbergs

I don't mind the idea of a hotel on that corner. There's only one other in the vicinity. However, 7 stories is tall for that corner. Can it have less? I'm also cautious about the "boutique" or "high end" qualities they have in the proposal. There are plenty of high end hotels downtown. Sugar house is not "high end" but we are "boutique" with our quirky vibe. This hotel needs to be boutique but affordable. High end people don't want to walk around. However, I do appreciate the underground parking and pedestrian access on all sides. I also worry about access. That corner is VERY busy and I think auto patrons will find it hard to access.

Sugar House Hotel Kelly Brown

Thanks for hosting the community meeting today! I made a comment in the Q and A session after the presentation regarding the cafe and retail spaces not having the view of the park whereas the pool and conference rooms do. I'd like for the community to have access to the stunning view. It's really the only place with such potential in the sugar house community. Can we agree to the zoning change under the condition that we get more access to the view (replace a conference room or the pool with the cafe?) The rooftop restaurant is amazing and I appreciate that it will be open to the public but considering how busy restaurants like "Park Cafe" or "Eggs in the City" or "Ruths" up in emigration canyon get on a saturday morning, or "the Dodo" gets on a friday night, we need much more space for community use. A swimming pool will have such terribly low utilization rates given the amount of cold weather we get and cool morning temps, even in the heat of summer, that space could be an amazing patio for the public to use almost year round. It will bring even more money to whatever retail space or the hotel cafe that runs it. My last concern is that a hotel in park city had a roof top bar "Sky Bar" that was open to the public but the hotel decided to shut it down. Who is to say the hotel gets frustrated with the high volume of traffic to their rooftop restaurant, and then it gets shut down. Is there a way to be sure they can't shut off thier property to the public after it's built and up and running? Thanks!

Sugar
House
Hotel Travis Nelson

Concerns: 1-What is there emergency plan if the drill / excuvate into the ground water and release the chemicals from the previous gas station / dry cleaner into the ground water. 2- Traffic trying to get onto I-80, u turn or cut through neighborhoods to get on the freeway. 3- operation hours of the hotel and the illegal parking in sugarhouse park. 4- increase crime because of high volume of cars in the underground parking 5- Time it takes the police to respond to crimes of opportunity 6- Help pay for up keep of park because they are using some of the land for a common area.

Sugar
House
Hotel Travis Hopkins

Safety of the proposed walkability on 1300 ea. And 2100 so. is distressing. Not possibly safe with busy egresses ti walk with neighbors especially with stollers, or dog walkers, etc. Sugarhouse PARK needs to be visually available as well as physically so—to all! And it neess to be park-like NOT a oarking lot. The "ammenities" you claim are a benefit to our neighborhood are not. They are INSIDE the massive, uninviting structure. Stop pimping local!

Sugar
House
Hotel Camille Thorpe

While the hotel design is aesthetic, it uses a portion of high traffic neighborhood land for something that is unusable to locals. I would far rather we have something like a resturant, cafe, coffee shop, etc. there that can be used by everyone at the park. It would feel more like sugarhouse with a community aspect. A hotel there would take away from the community aspect of the park and gentrify sugarhouse even more. I have nothing against hotels, but this part of sugarhouse feels more community and a hotel there would harm that.

Sugar
House
Hotel Rebekah Roberts

I'm writing to express my support for the proposed Sugar House Hotel. This is a thoughtfully-designed project that promises to bring significant benefits to our area including space for local retail and restaurants, much needed parking, new employment opportunities, amenities for park users, and more. It also offers a convenient lodging option for those of us who live in smaller, historic homes in nearby neighborhoods and occasionally need an extra room or two for visiting family and friends — which is great. Regarding the proposed height of the hotel, it is similar to at least one existing building in the area and will be lower than what is currently allowed for future buildings nearby, which I think will provide an appropriate transition to the open space to the east. I appreciated learning more about the project at the open house tonight and am grateful to everyone who works so hard to make meetings like these possible. Thank you for the work you do for our community.

Sugar
House
Hotel Chris Eisenberg

I do not support the building of the hotel as currently planned. The community needs to let the current owner of the land know that we do not want a giant hotel here. We want the land sold to the city. The hotel will create traffic and create congestion during construction. Where will materials be stored during construction? Where will material deliveries be made? Where will concrete trucks sit during concrete pours? The transition between a 7 story building and a park will be weird and ruin the charm of the park. The current plan shows little setback and the building will loom over the street and stick out like a sore thumb.

Sugar
House
Hotel Benjamin Allen

I am writing this comment following the 8/18 meeting. Like many residents, a hotel is not my ideal choice for the corner of Sugarhouse Park. However, it is much better than the gas station and I was pleasantly surprised by the building presentation. I personally have no problem with the height (I support the zone change to MU8) and do not think the increase in traffic will be too bad. I also have no problem with the step-back provisions, I like the way the hotel goes up to the street. Overall, I support the construction of the hotel if a few changes are implemented. First, if the hotel is committed to the community like they say they are then they should change the positions of the pool and the cafe. If a private enterprise is going to exist on the park block it should do more to support the community. Perhaps if the pool stays it should be available to the public. I also thought the concerns regarding the potential for guests to park inside the park to avoid paying for parking are legitimate. Perhaps hotel parking should be guaranteed to be free for hotel guests, or better yet free to all. Any sort of community benefit should be guaranteed in writing as well. Lastly, I think the exterior of the building needs to be redesigned. The city has built exclusively 5-over-1's for the last 15 years. The architect said they were inspired by local design, yet the outside looked as dull as many of the new builds (just adding decorative brick does not do anything). If they want this hotel to be the cultural and community hotspot they claim, then a redesign is a must. Otherwise, I will disapprove of the hotel on terms of false advertising. However, I am tentatively excited for the hotel to proceed.

Sugar
House
Hotel Sean Dwello

Dear Commission Members, First off, thank you for your time and service on the behalf of us as residents of Salt Lake City and more particularly, the Sugarhouse Neighborhood. I grew up on Kenwood Street in my family home where my six siblings were raised. Sugarhouse Park has been a part of my entire life. Going back 60 years, it is where my mother would take me for walks as an infant and young child. I played little league football and baseball in my youth in the park. Sledding on the former "taller hill" was a winter staple. I now walk the park with my wife and grandkids. So, I feel I know the Park pretty well. It is an area I love to recreate in and drive past on my weekday commutes and weekend activities. I currently live (and have lived for 30 years now) four blocks east of the Park. I am writing in support of the Proposed Sugarhouse Hotel. My key points and thought process for being in support of the hotel are as follows: - Visually, this corner needs to be developed in a manner that is fitting to the park. Although useful and practical we do not need another KFC, CVS or Chevron (or even Sizzler) type structure to occupy this key corner. We need a participating use, a use that encourages healthy activity and positive interface with the park. Sizzler was a neighborhood staple, but I will certainly not miss the back side of a restaurant with the primary views from the Park being the grease hoods and a sterile blank wall as many other uses will likely provide. - I believe it will be a benefit to have an owner/operator in place that is market driven to keep the structure itself and all the access points to the Park well maintained and up to date. An investment of this level puts in place heavily vested private money that is highly motivated to keep this corner vibrant, safe and well maintained for years to come. Due to restraints of size I will submit a second comment sheet that allows me to express further thoughts. I appreciate the forum you have provided to receive input from interested neighbors like myself. Sincerely, Chris Nielson

Sugar
House
Hotel Chris Nielson

I would like to voice my displeasure to the proposed zoning change to allow a hotel on the edge of one of the most beautiful parks in the city. I have lived in Sugar House, my entire life, and I think it is very atrocious to allow a developer to come in and build a hotel in that small of a space and that location it will not only distract from the beauty of the park, but also will add traffic, flow problems, congestion, and more unwanted construction on our beautiful 21st S. it's bad enough that the city has gone on a road diet on 2100 south and making it at some point one lane in each direction but yet they keep adding more apartments and more population so they can increase their tax base yet my taxes go up and up every year, which does not seem fair I propose the city sells the developer the space that is occupied by Hawthorne Elementary on seventh E. and 1700 S. they could make a big hotel there and have plenty of access with three lane Road I feel that allowing the hotel to be built down. There will continue destroying the neighborhood vibe of my Sugar house. Please do not allow the zoning change so that greedy developer can line his pockets at our expense. There are plenty of hotels in this city without ruining the flavor of sugar House. It's bad enough that eight story apartment buildings are going in everywhere along 11 E. and 2100 south. This is causing more traffic, more congestion and more pollution, the city should simply annex that property And make it part of sugarhouse Park possibly an area where food trucks could park or bike rental business to access the beautiful trail network that we have in place it's time the city said no to big business developers build your hotel somewhere else not in my neighborhood.!!!

Sugar
House
Hotel Dean Thomas

I am strongly in favor of the developer's current hotel proposal. 1300 East, despite recent minor progress, feels like a suburban interstate exit, not a strong, people-focused community. The lack of height and density along the 1300 East corridor is the primary contributor to this unfortunate doorstep to Sugar House, i.e., sprawling parking lots and fast food chains. I view this hotel project as a catalyst for increasing the density and connectivity between our most valuable resource, Sugar House Park, and the more walkable areas of downtown Sugar House along Highland and 2100 East. In connection with the newly approved S-Line extension, this project has the opportunity to spur a new wave of development and community assets in this underutilized area for Sugar House's 30,000+ residents. Projects like the Bellyard in Atlanta, which I used to frequent as a resident of Midtown Atlanta, demonstrate that upscale hotels can be excellent community spaces. The restaurant, cafe, and retail space laid out in the plans would be a welcome sight at the corner of the park. Of the potential uses for this property, I believe this has great promise for nudging Sugar House in the direction I want to see as a proud and engaged resident.

Sugar
House
Hotel Dylan Munn

Continued from my prior submission. Please see added bullet points below.
Thanks....Chris Nielson - In reading the provided details of the land control at this juncture, it leads me to believe that if this hotel is not approved, we all stand a high likelihood of driving past a vacant corner for a very long time. I believe this is bad for the entire Sugarhouse gateway, bad for other businesses and bad for us as neighboring residents. Vacant parcels are a nightmare to maintain and control. My office near Trolley has a vacant parcel adjacent to it. It is a full time job just keeping our unhoused population from taking up residency on a nightly basis. This is not a healthy situation in any setting, but especailly near our parks. -In my opinion, from a taxpayer perspective, I love the tax model of a high end hotel. Tax generated from visitors to our city, without the burden of use that accompany added longer term residents with apartments or other housing. No increased pressure on class sizes in our schools, no increase in public services (trash collection and street maintenance), and fewer calls for law enforcement on an already burdened police department. - I also believe the location/proximity to I-80 on and off ramps (both East and West) makes sense for this site. Knowing traffic patterns in the area, I believe increased traffic will be limited primarily to 1300 East (between 2100 South and Parkway Ave). I also believe a good majority of travelers now choose UBER/Lyft vs. Hertz and Avis. I do not see hotel guests generating secondary street traffic.

Sugar
House
Hotel Chris Nielson

I do not oppose a hotel on this corner but have many reservations, concerns that should be addressed now since they are building on what is essentially a corner of the park and it needs to continue to be part of the park feeling. I looked at the photo of the orientation of the hotel on the park and have these comments: 1. The hotel should not be higher, no matter what the current code or other structures are in the area., 2. access to the park from the sidewalk on 2100 s and 1300 E should be obvious, attractive, trees, open to bikes. Regarding the large concrete patio on the east of the hotel: can park users access it and sit there? Is any of that concrete part of the park property? if so should be open to public. If not scaled back. 3. Proposal talks about things like bike or board rental but that is not inevitable. it should be part of the plan. There should be a place to get water, pump tires, benches to sit while sipping a drink from a snack bar accessible to park users. There is no place to get food in the park and some imagination and acceptance of park users by owners should be required and a good business for them. Can park users find a nice outdoor restaurant they can be served at while enjoying the view? Can park users enter the lobby and use the toilet? they will want to. Is this a public private space or elite boutique exclusive place. 4. I oppose the plan if most of my requirements for a people's park with a commercial enterprise on it are not mostly met. This all needs to be clarified now in the planning phase.

Suzanne Stensaas

To Whom It May Concern, I have lived in this neighborhood for 30 years and 18 of it on 13th East just north of the park. I have had many conversations with the city and council members about creating a more calming neighborhood atmosphere. This is another example. This building does not fit the "calming" strategy for 13th east the city claims to be promoting, the aesthetic of the neighborhood park, or the concern for overbuilding in our sweet neighborhood. The building would be an eyesore and would further create safety issues to folks walking and biking to the park. This is by far and away the worst idea for the corner lot of Sugar House Park. I wholeheartedly advocate that you decline these plans. I believe there is a middle ground for the corner lot but please consider community interests before businesses. Otherwise we'll become another overrun, bloated neighborhood with no character. Regards, Laura Gilchrist

Sugar House Hotel
Laura Gilchrist

Please don't allow this to be built here. It really feels like it would be devastating to the charm and beauty of our community. This building is too tall and would block the park and mountain views. It also isn't appropriate to have a hotel in this part of Salt Lake City. Its is not what the community wants or needs. It only serves greedy developers. The council needs to stand up to developers for a change. Lets find something that doesn't take away from the "neighborhood" feel. Hotels bring transient visitors and we need to keep some spaces for the locals. A space that would actually serve those of us in the community. Building a hotel here would be absolutely devastating. My grandparents built their first 3 homes in Highland park and we are now a 3rd generation sugarhouse family. We have enjoyed the park and family oriented spaces and hope that our children and grandchildren will have the opportunity to do so as well. East of 1300 east needs to stay less commercialized, walkable, and family oriented. Not a place for giant hotels which doesnt serve the people who live here and pay taxes here.

Sugar House Hotel
Keri Romney

Sugar House Hotel	Mary	McConaugh	I am sure you are aware that many would want the city to buy the land and add to the park. I am will aware that that is not possible. This hotel is probably the best alternative at this point in time. I am hoping that the height does not exceed 85 feet.
Sugar House Hotel	Scott	Thomas	We, the residents of Sugarhouse, don't need and definitely don't want a hotel in our park! There are so many better users for that space. A hotel will have a very negative impact on traffic, congestion, pollution and aesthetics in the area.
Sugar House Hotel	Janet	Thomas	I've lived in the same house for 41 years and the drastic changes to sugarhouse is very concerning. I understand development to accommodate our growing population is inevitable but to the extent that our village of sugarhouse is becoming just another big city is distressing. More people, more cars, more pollution and impact on our water supply in the continuous state of drought Utah is experiencing is over the top. I would rather see a development project that would contribute to the aesthetic of the neighborhood and include access to the public not hotel guests. I can see some small local businesses there such as a coffee shop, ice cream shop, gift shop etc that would attract park goers and neighbors. we don't need another hotel!
Sugar House Hotel	Nick	Nagy	highlight the natural beauty of Utah, foster community connections, and provide a peaceful retreat from development. The proposal to replace the existing restaurant adjacent to the park with a large hotel, while perhaps well-designed, would undermine the character and purpose of this area. Hotels bring transient occupancy, not community life. Unlike local cafés, small shops, or cultural spaces, they rarely serve as daily gathering places for residents. A tall structure will inevitably dominate the view, distracting from the Wasatch Range and the park's natural skyline. In cities across the country, adjacent high-rise hotels have been shown to alter the sense of scale and atmosphere in public parks, reducing their perceived openness and serenity (e.g., the shadowing and loss of sightlines around Millennium Park in Chicago after hotel construction nearby). More importantly, this site has potential to become a true community anchor. Other cities have transformed similar parcels into spaces that enhance livability: •Seattle's Green Lake neighborhood replaced an outdated restaurant with a public market hall featuring local food vendors, year-round farmers markets, and community events — boosting local business while keeping the space vibrant all week. •Portland, Oregon's Jamison Square incorporated small-scale retail, coffee shops, and a public plaza in place of a proposed hotel, creating a walkable hub that draws both locals and visitors without overwhelming the surrounding environment. •Boulder, Colorado reimagined underused parcels near parks as "maker spaces" and independent retail clusters, fostering economic growth for local entrepreneurs. Sugar House prides itself on being a walkable neighborhood with vibrant, independent retailers, beloved coffee shops, and spaces that make people want to linger. This parcel could support that vision far more effectively by hosting a mixed-use development with locally owned restaurants, a community event space, small-scale retail, or a cultural/arts venue. These uses would invite residents to gather daily, support our local economy, and maintain the human-scale streetscape that makes Sugar House special. Let's protect the park's purpose, preserve our mountain views, and invest in a development that adds lasting value to the neighborhood — not just another place for

Sugar House Hotel	Will	Hackett	As a Sugarhouse resident, I completely oppose this proposal. Sugarhouse Park is a pivotal part of the community and if there had to be any work done on this park, it should focus on revamping existing facilities like basketball courts and overall beautification.
Sugar House Hotel	April	Garff	I think a hotel in that spot would be a terrible idea. Such an eyesore for those of us that like to use the park and paths nearby to run and bike on.
Sugar House Hotel	Jenny	Kearl	A hotel on that corner is not needed or wanted. There are already two hotels nearby that blend in with the surrounding buildings. One on this corner would stick out like a sore thumb with the single level park behind it. Please, do not allow this hotel to be built.
Sugar House Hotel	Collette	Mitchell	Please no hotel or tall building where Sizzler stood. Keep that corner of the park something smaller and preferably quaint. We've lost so much of what Sugar House was. A large hotel will cause too much additional traffic in an already congested area. Please deny the request.
Sugar House Hotel	Bonnie	Remington	When is enough is enough? I have lived 1 Block north of the park for 52 years and within a mile for 75 years. It would be a blight on the community to have this hotel. We need to see this wide open space. We don't need the traffic which is a tangled mess at that intersection right now before the hotel. When do we put people above money? PLEASE save us from the pollution cause by more cars.
Sugar House Hotel	Toby	Hazelbaker	Growth and change are inevitable, but how things change can be thoughtfully considered for the betterment of all. As a director over the public's lands – parks specifically – I am against the notion of altering zoning to provide for an even taller building on the northwest sector adjacent to Sugar House Park. Just because something can be done, doesn't mean it should, and the fact that a multi-story structure is already approved needs to be enough instead of squeezing every ounce of profitability out of a development site. Those that came before us saw wisdom in preserving park space and the buffer surrounding that space. There is already rampant growth right across the street – fine, I say. But to encroach upon the sky, to build and build and push the boundaries runs contrary to the neighboring park property and neighborhoods and schools and culture. This isn't Central Park, and boxing in outdoor spaces with ever-growing skylines wears at the fabric of the place that has drawn people here originally. Stop turning every square foot of Utah into a metropolis. This isn't a case of "not in my backyard" – provision for a building is already granted. This is a metering of the visual onslaught that tall buildings cause in stark contrast to their culturally sacred outdoor spaces. There ought to be a buffer, a line drawn, much like Frank Lloyd Wright intended when he taught that "building on a hill removes the hill". So I say no, do not allow for a variance that scrapes the sky but honor the public's park by staying moderate. Changing the zoning is changing the rules of the playbook and lets the camel's nose in the tent. If we do that, soon the whole camel comes inside and we are out in the storm. The rapid growth of this city needs to be tempered – people don't come to Salt Lake City generally or Sugar House Park specifically to be hemmed in by tall buildings. I urge you to consider the value of the people's open spaces and what they will see when they gaze out from within them.

I'm a mother of young children and someone who plans and hopes to be a long-term resident in Sugar House. I bought a home here because of the character and livability of the neighborhood, and I'm deeply invested in preserving these. Sugar House has long been admired for its charm, walkability, and thoughtful balance between residential and mixed-use spaces. The current proposal would be yet another slippery-slope shift the ethos that has helped maintain this balance. Allowing a structure that exceeds the current zoning limits—potentially rising to 85 or even 125 feet—sets a precedent for oversized development that will permanently alter the scale and feel of our community. I hope you recognize this isn't just about one building; it's about the future of Sugar House and the impact on the people who are trying to build and preserve a community within it. Residents already deal with increased traffic, noise, and construction disruption. Adding a high-rise development — inching even further toward what has been a predominantly residential area — will only intensify these issues, making it less safe and less enjoyable for families, pedestrians, and local businesses. As residents of the neighborhood, this isn't the community identity or the future we invested in when purchasing here. Perhaps there are some benefits, but at what cost? I urge the council to protect the zoning that helped Sugar House thrive. Please preserve charm, scale, and safety. I want families to stay, grow, and contribute in this neighborhood, instead of feeling like they have to move away from a mini downtown. We can welcome thoughtful development without sacrificing the soul of our community.

Sugar
House
Hotel Elizabeth Mucha

Hello, my name is Noga Tal. I live in Sugarhouse, and I walk to Sugarhouse Park nearly every single day. It is one of the highlights of my day-to-day life as well as for my friends who join me each time who also live in Sugarhouse. I truly love this park, it's a peaceful, wonderful space that I can be with myself and walk or do yoga or I could have a picnic with my friends. It's a truly magical space for all. I am extremely dissapointed and sad to hear that more rich and greedy corporations want to build a hotel in the area, no less, the Sugarhouse Park. There is no denying that this hotel is being built to make more money for the 1%, IT IS NOT NECESSARY. It is a wonderful place that does not need more road traffic on 1300 E which is already a scary and dangerous road to drive and live on. I think it's important for something that builds and strengthens the community to be built in the empty lot on the corner of Sugarhouse Park. I highly recommend something like a cafe or diner. There is so much foot traffic there for people to come and eat and be together as one. In this evil world, why are we trying to make another god damn hotel, it's not necessary and it does nothing for the local community besides make it more dangerous to explore the area and frustrating to drive on the nearby roads. This hotel would not better the community, it would not strengthen the community, it would not do anything but be a bother to the citizens. I would also like to note that this plot of land has so much potential to be a wonderful community building space. A restaurant/cafe/diner with lovely outdoor seating would bring in so much foot traffic during all seasons without being a huge bother to 1300 E driver while boosting the local economy! The government needs to think about what is best for the people, not for themselves. We can build a smart, efficient city if we aren't driven by greed and money.

Sugar
House
Hotel Noga Tal

Using this lot as a hotel is a waste of space that should instead be oriented towards small local business that serves the community. The developer sites a "pedestrian oriented community" with an upscale hotel, retail space, and event venue that is "desirable to the sugar house community". The fact is that an upscale hotel is in no way desirable to our community and only serves to remove space that could serve local residents and businesses and put it in the hands of a corporation that is only interested in profiting off of our beautiful neighborhood. Having sidewalks around a private hotel is not as they claim "prioritizing a pedestrian community" nor elevating community usability, it is a space reserved for those that don't live here that can afford "upscale" accommodation. This planning commission has a responsibility to orient towards public space, local business, community usability, and enhancing the sugar house character and culture, not pandering to an outside corporation that only seeks to make money at the expense of the community.

Sugar
House
Hotel Emma Hibbard

This proposal should be rejected because it prioritizes profit over people and threatens the very soul of Sugar House. At a time when residents are seeking for more community-oriented spaces—like parks, gathering areas, affordable housing, and walkable public infrastructure—we're instead being offered yet another hotel, further squeezing an already congested area. This intersection is one of the busiest in Sugar House, and adding a hotel with transient traffic, valet drop-offs, ride shares, and delivery vehicles will only worsen the gridlock and strip the area of its local character. Just steps from a park that people use daily for walking, biking, and reconnecting with nature, this space deserves something that brings people together—not pushes them out. Imagine a community plaza with outdoor seating, local food kiosks, native gardens, a small amphitheater for local performances, or a co-op café where neighbors can gather and create—something that adds to the rhythm of everyday life here. What Sugar House truly needs is intentional development that serves the people who live here—not buildings that cater to people who don't. We are losing our sense of community, one oversized, out-of-touch development at a time. This isn't growth. It's erosion.

Sugar
House
Hotel Lexie Butikofer

I oppose the building height increase to the parcel on the North West corner of Sugarhouse park on 13th East and 21st South. Zoning a very tall private business there will block the views of the sunset from the park which is a mistake. The parcel should be allocated to a more public-facing business like a restaurant where more than just very wealthy people from out of town will be welcome. The corner should specifically be used to interact with and benefit the local community rather than just use the beauty of the publicly funded park to create profit for one individual.

Sugar
House
Hotel Anna Carter

Don't build on this park it'll take away from it and the community around it, these big companies run because they have big money they can do whatever they want and it's not like that. There is a community here in sugar house don't come and like Christopher Columbus trying to conquer Sugar House

Sugar
House
Hotel Melissa Alvarado

Do not build on this park!!

Sugar
House
Hotel Sarah Mangan

You are continuing to ruin a once great neighborhood. This will overflow the area not to mention ruin its spirit. Where will people park? Please stop

Sugar
House
Hotel Harrison Sewell

Sugar House Hotel	Robert	Parmelee	This area could be utilized much better as restaurants and bars. A hotel that large doesn't improve the park or the residents, its just an eyesore.
Sugar House Hotel	Benjamin	Shaw	Please do not allow a hotel to be built! Overcrowding is already a severe issue in sugarhouse and this will make it even worse!
Sugar House Hotel	Baylee	Thompson	This absolutely should not be allowed. The park is a place for many people to enjoy and doesn't need to be sold off for another high rise building. If they need a hotel takeover one of the countless empty apartment high rises. This is not what salt lake wants or needs
Sugar House Hotel	Annie	Martin	This hotel would ruin the stunning views of Sugar House Park and Mt. Olympus. I'm deeply saddened by this plan and know other residents feel the same.
Sugar House Hotel	Andrew	Valassis	Why man :(I love grass, its good food and my toes will miss it. Sugarhouse park has my favorite strand of grass, fine fescue. Its an at risk species and the coalition will not support this.
Sugar House Hotel	Riley	Nilsen	I think the building of this hotel would infringe upon the public space that is sugarhouse park. It would not add anything to that area at all and would remove from the experience had my both myself and everyone else that uses that park on a daily basis. There is simply no need to add this structure and ruin the space that is sugarhouse park.
Sugar House Hotel	Blake	Ritchie	I do not support this proposal. I believe it will be detrimental to the park and community.
Sugar House Hotel	jack	w	I strongly oppose the proposed development of a hotel within our public park. Parks are essential community assets meant to preserve green space, provide recreational opportunities, and support mental and physical well-being and not to be sold off for profit. Turning a beloved public space into a commercial venture sets a dangerous precedent and undermines the values of environmental stewardship, community access, and long-term sustainability. I urge the Planning Commission to protect this park for current and future generations by rejecting this proposal in full.
Sugar House Hotel	jack	w	I strongly oppose the proposed development of a hotel within our public park. Parks are essential community assets meant to preserve green space, provide recreational opportunities, and support mental and physical well-being and not to be sold off for profit. Turning a beloved public space into a commercial venture sets a dangerous precedent and undermines the values of environmental stewardship, community access, and long-term sustainability. I urge the Planning Commission to protect this park for current and future generations by rejecting this proposal in full.
Sugar House Hotel	Renee	Kordie	Building a hotel on the sugar house park would only worsen the already severe congestion in this area along with destroying part of what attracts people to this neighborhood. This green space is a place where residents can escape the traffic, enjoy fresh air, and relax safely. Instead of preserving our community's quality of life, this development threatens to turn our peaceful park into a concrete jungle diminishing both the environment and the well-being of those who live here. We should prioritize protecting our park, not sacrificing it for short-term commercial gain.

Sugar House Hotel	William	Berger	I strongly support the zoning changes required to move this project forward, as I believe the project is a very good use of the plot in question given the unique location and limitations presented by the plot's ownership and current leaseholder's required terms. I also believe the height variance will impact a small area surrounding the site to the north and west and is not significant enough to serve as a reason not to approve the variance. Finally, a restaurant on the top floor will prove to be a success with its eastern views of the mountains and park. Thank you.
Sugar House Hotel	Brandon	Patterson	I live in sugarhouse and visit the park frequently with my family. I appreciate the emphasis this development has on the park, providing access to a cafe, restaurant, a local retailer, meeting spaces, recreational rentals, parking and enhancements to the lot that currently stands empty and dilapidated. This would be a nice addition to the neighborhood and outweighs other possible commercial uses.
Sugar House Hotel	Belinda	Crafts	This is ridiculous. This lot probably has the best views in all of sugarhouse and your giving it to a hotel? This is in the corner of an amazing park. A park generally used by the residents who live and/or work here, not for people who spend a night as they pass through town. This lot needs to be a restaurant with an amazing patio overlooking the park and the mountains. A place that the people of the community can enjoy.
Sugar House Hotel	Tracie	Cooper	Thank you for your thoughtful consideration when finalizing plans for the former Sizzler site. I have great concern for the continual loss of the views of our beautiful mountains with the construction of buildings higher than 3-4 stories on our east bench. We can not lose gratitude for where we live and how fortunate we are to have these views. I have lived in parts of our country where they take planning and development very seriously. They have guidelines on things that take away from the esthetics and views and put great value on maintaining the integrity of the city/town so it will not be lost in 10-20+ years. I have no issue with a hotel going there, but honestly would take losing a small amount of park acreage to have a much lower structure on the corner. The view of Mount Olympus from the intersection can be minimized. Thank you for your thoughtful consideration when considering plans for that site, as well as all plans in the Sugarhouse area.
Sugar House Hotel	Sue	Watson	Constructing a hotel on the corner of 2100 South and 1300 East should not be allowed because: 1) Height of structure is too tall and does not fit in with the atmosphere of the block. Height blocks view of greenspace, mountains, and the sky which is intrusive. 2) Congestion is an issue on the 2100 South 1300 East corner and this will add to the traffic congestion. This corner is too close for proximity to freeway access and also into the business district for Sugar House 3) There are already two other hotels within a block of this proposed new hotel. Sugar House does not need 3 hotels 4) Do not think a bar or hotel should be built in close proximity to a high school. Highland High school is within a block of this property.

Sugar House park is one of the most frequented recreational parks in the greater Salt Lake area. This park is used for sporting events, community gatherings, children playing on the playgrounds, citizens running/walking/biking laps around, picnics, sunset watching. This hotel would block the sunset views from the park, impose on the park land, create more traffic to an already highly traveled area with children playing. I understand Sugar House lacking hotel accommodations, but this location for it would be detrimental to the area's primary means of recreation.

I am highly opposed to the building of a hotel on the Sugar House Park side of 1300E. There are already multiple large scale building going up on the west side of 1300E as well as hotels. The property bordering SHP should be used for a small cafe or shop that would draw business from the park users and not a large scale hotel. The project outlined above would completely change the area as well as the look and feel of the current park.

I was registering so I can make comments. I will read the proposal for Sugar House Hotel

Absolutely not. How dare you taint the sugarhouse park skyline with that nasty hotel. Oppose, oppose, oppose. Terrible and unnecessary.

My biggest issue with this is the traffic that will be added to an already heavily congested intersection and stretch of 1300 East from just south of the I-15 ramps to 2100 South. I do object to the height and size for aesthetic reasons and loath the idea of this being such a disturbance to the beauty of Sugar House Park. As a resident of this neighborhood I have zero desire to see a structure like this at this location and with traffic already being dreadful, and getting worse at a rapid pace, this seems like a project that should not be allowed to be built.

This project relies on a 2-story underground garage. The previous gas station was denied due to placement of underground gas tanks near the embankment of the Sugar House Lake/parley's creek system. How would the 2-story underground garage not have similar issues to weaken the embankment and/or flood occasionally?

The two concerns I have previously expressed remain: 1. Traffic at this intersection will be impacted. Exiting the hotel on either 2100 S or 1300 E will only allow drivers to turn right. This will make movement west very difficult (either head east on 2100 S requiring a u-turn to get heading west, or scootch across to the left turn lane on 1300 E). I fear drivers will concentrate only on traffic coming from their left, making pedestrians and bicyclists coming from their right side vulnerable. Also, trucks making deliveries to the hotel have the potential of creating a traffic hazard. 2. I feel that the beautiful view of our dramatic mountains from the intersection of 2100 S and 1300 E will be blocked. That said, this is a much better fit for that corner than the previously proposed gas station/convenience store.

We all ready face challenges with traffic congestion and limited parking and infrastructure strain. A hotel would only exacerbate these issues. A hotel would also bring increased noise, transient traffic and potentially safety concerns that do not align with our community values

John Potter lives in a magical make believe world. He actually thinks people will take the sugarhouse train from the airport to his hotel? Guests are going to create a traffic nightmare on that corner. The hotel will create more security issues for the park because it will attract more homeless people to the area. Nobody will stay in the hotel to walk around Sugarhouse. The hotel will generate tax revenue for the city, but how does that help the residence? We will probably have to pay more in taxes. Another greedy developer ruining the Sugarhouse area. Maybe if this guy actually had knowledge of the area, he wouldn't have had to make up lies to all the questions. A gas station on the property is sounding a lot better now.

Sugar
House
Hotel Kristen Simek

I think this is a great idea and the best proposal we've seen for the land. The community benefits are many and the plan integrates nicely as an amenity to park visitors with the cafe open to the public. I think they've conscientiously addressed staff and guest parking and waste collection away from the street. We need another hotel choice in this district. I would support this hotel proposal as long as it remains as per the artist rendering - ie the same height as The Draw. We also need to ensure that the entrance from 1300 E. is entry only and the only exit would be on 21st south.

Sugar
House
Hotel Leah Jaramillo
Sugar
House
Hotel Chris Longhurst

I am a long-term resident of Sat Lake and am opposed to this project for the following reasons: - The project knowingly puts transient visitors (not locals) next to a gem of the neighborhood. I cannot imagine this transient population will be good stewards of Sugarhouse Park. They have no incentive to. - This project admits they are not in compliance with setback and landscaping requirements, and are relying on the tax-funded park to provide the "green space". - This project has not done a thorough waste water survey and is assuming the space has enough capacity. I would insist they have an official study done. Especially insist they do a study to make sure the underground parking actually can be installed. I honestly don't think this has been studied by this group. This was an issue with previously considered projects. - Lastly, this adds nothing to the neighborhood and the people who live here. No housing, no parking for locals, no retail for locals (no one is stopping at a hotel lobby for coffee, be real.) -Overall, this project is seeking loopholes and shortcuts, profiting off of tax paying residents, while contributing nothing for the residents who live here. Instead, we have to deal with a non-local transient population who have no reason not to trash our neighborhood park, and a hotel who admits that this project does NOT fit the vision of the Sugarhouse community. Please have them at least do an actual survey of watershed, utilities, and traffic like previously considered projects.

Sugar
House
Hotel Jennifer Mallory

NEW VERSION OF COMMENTS FOR SUGAR HOUSE HOTEL 8/26/2025

Kael Nielsen <kael.nielsen@gmail.com>

Fri, Jun 13, 2:46 PM

to Sarah, Julee, me

Dear Sarah,

I hope you are well. I recently read the Land Use & Zoning Report from Chair Judi Short in the Sugar House Community Council newsletter where she briefly outlined a proposal to revise building heights in certain areas of the MU-11 zone in Sugar House. I am sending along both my comments to the proposal outlined in the newsletter and inquiring if a written form of the proposal exists that we could review? Our firm is particularly interested in this height issue because we have developed and own properties in Sugar House including in the area mentioned. We also plan to continue development activities in the future. I appreciate the time you are spending to implement the best policies for the neighborhood.

We would support the proposed MU-11 height revisions as we understand them and would further recommend that the proposed height revisions along Highland Drive be extended northward to Hollywood Ave. While our support may come as a surprise to those who assume that we real estate developers simply want to build to the moon, we have a vested interest in the health of the neighborhood and that these revisions would not restrict further development.

The health of the Sugar House neighborhood is highly dependent on the urban design, i.e., streetscape and buildings. People want to live, work, shop, in neighborhoods that are comfortable, that feel good to walk through, drive through, or linger within. While great urban design can be accomplished with high-rises, it is much more difficult. Neighborhoods that have 'mid-rise' building heights of approximately 50-60 feet are more comfortable for people while still providing plenty of density to add housing. We ought to ensure that sunshine can get down to the streets, especially narrow streets, so trees can grow.

The proposed building height revisions will enhance efforts to build more reasonably priced homes in Sugar House. The proposal would still allow for mid-rise buildings to be built, which are more cost-effective and provide almost as much density. The lower cost of mid-rise housing is passed along to the residents who move in (and to test that statement you can compare the rent in the new downtown high-rises to new, mid-rise properties). If not modified, the current zoning, as written with a height maximum of 186 feet will push development to high-rises, because high-rises would be the 'highest and best use' under the zoning and therefore the most economically realistic option. The proposed revisions are still accommodative to additional housing in Sugar House and are also conducive to keeping residences more reasonably priced.

If the Sugar House MU-11 building height proposal exists in written form, could you send it along so that we can review the details?

Thanks,

Kael Nielsen

Gardiner Properties, LLC

1213 East 2100 South

Salt Lake City, UT 84106

(O) 801.487.0692 d

Mon, Jun 30, 10:46 AM

Monika

DSG <monikadestgermain@gmail.com>

to me

As a long term Sugar House resident, I'm absolutely saddened by how Sugar House has turned into nothing more than a collection of high rise apartments. Long time businesses have gone under or left for other areas. Please do not allow for a new building height allowance to accommodate the hotel next to Sugar House Park. Sugar House Park is a treasure for the community and a tall hotel

blocking views and creating more congestion at an already busy intersection would be another short-sighted decision.

Thank you,
Monika de St Germain

Wendee McCulloch <wendemcculloch@comcast.net>
to me

Tue, Jul 1, 5:36 PM

Hi Judi,
I am a resident in the 15th & 15th neighborhood, and I just wanted to let you know that I am very much against ANY hotel going up on the corner of Sugar House Park, much less a SEVEN STORY Hotel!!! Please, do all you can to stop this from happening. I think it would be so much better for the area and the residents to extend the park and let us all enjoy the recreation and beauty.

Sincerely,
Wendee McCulloch
vanessa delmerico <vdelmerico@gmail.com>
to me

Tue, Jul 1, 9:39 AM

Hello,
I wanted to send a quick email to share my opinion on the proposed replacement for the Sizzler lot. As a resident of the area (2020S Douglas St), I don't approve of a 7-story hotel being built on that lot. It will obstruct the views for residents, increase traffic on that congested corner and take away the natural beautiful of the area and Sugarhouse Park. What are the next steps for this project? Are there upcoming council meetings that the public can attend? I would be interested in attending.

Thank you,
Vanessa Delmerico
2020 S Douglas St.
mary spaid
to me

Mon, Jun 30, 4:06 PM

To Whom It May Concern,

I would like to express my opposition to the proposed large hotel at the southeast corner of 2100 South and 1300 East.

I believe it is crucial for Salt Lake City to strictly enforce its existing regulations. I respectfully request that no variances, exceptions, or special treatment be granted for this or any other development.

Sincerely,
Mary Spaid



Yvonne Martinez
to me

Mon, Jul 14, 11:16 AM (6 days ago)

Are there plans to look at yet?

From my discussion with my neighbors, they aren't thrilled with the height or the design. It's basically a box with windows.

The bike rental community benefit wasn't perceived as a benefit (the people that ride bikes here, have bikes already). What exactly are they planning on opening up to the community (besides the restaurant)?

Parking was another concern, when there is an event can the accommodate guests and event goers both? What are they planning to use for overflow?

Traffic flow too — how will people get back to the freeway without going through neighborhoods or making U-turns in our "D" headed intersection?

That's my input for whatever it's worth.



Thank you all!!

Yvonne Martinez

Sent from my mobile device

Kenner

Fri, Jul 11, 8:28 AM (9 days ago)

Kingston <kenner@placecollab.com>

to me, sallyb@xmission.com, minnesotaute76@gmail.com, sofia.jeremias@slc.gov

Morning,

<https://buildingsaltlake.com/developers-ask-for-another-upzone-for-hotel-overlooking-sugar-house-park/>

I hope this message finds you well. I'm an architect and policy advocate who lives and works in Sugarhouse. Judi and I have met, before I started a new architecture and planning firm three years ago, [Place Collaborative](#), which is located at 1055 E 2100 S Ste 206. I also live just east of the Blaine Preserve that runs along Emigration Creek a few blocks north of Sugarhouse Park. I thought it would be helpful to **indicate my concern about the potential rezone and variance request(s) to allow for a 95' tall hotel structure without step-backs**, which is fundamentally out of scale with the open space intent of the park.

I think it is true that the community needs and will support a thoughtfully scaled commercial mixed-use development in that location. As an architect, I'm naturally pro-development, especially development that truly integrates with its surroundings, extending into the landscape to blur the edges between the park and the project. This is a tall block-of-a-building situated rather obviously at the corner, with the vehicular circulation cutting the building off from the park itself. The site plan does not invite interaction between the building and the park, and so I am hopeful (if not confident) that another proposal will do better for Sugarhouse.

I would like to do more than offer criticism. If it would be helpful, I would be willing to rally the local design community (there are a number of architects and landscape architects in the neighborhood) to a host a public/community workshop or an ideas competition that might help the SHCC and the City to attract more

appropriate development interests to the area (I also understand and agree that the current vacant lot is a problem that needs to be remedied sooner rather than later).

Thank you for your service to Sugarhouse, and for hearing my concerns.

Best,

Kenner Kingston Principal • AIA • LFA • LEED AP

kenner@placecollab.com

[801.633.9703](tel:801.633.9703)

placecollab.com

1055 E 2100 S, Suite 206

Salt Lake City, UT 84106

From: Francis Lilly <francis.lilly@gmail.com>

Sent: Thursday, July 17, 2025 4:30 PM

To: judi.short@gmail.com; Norris, Nick <nick.norris@slcgov.com>; Young, Sarah <sarah.young@slc.gov>; Mayor <mayor@slcgov.com>

Subject: (EXTERNAL) Sugar House Hotel

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Ms. Short, Councilmember Young, Mayor Mendehall, and Mr. Norris --

You're probably getting a lot of emails on the proposed Sugar House hotel. Please add mine to the pile.

I'm a Sugar House resident, and I reside at 916 E Queensmill Lane. I was in opposition to the C-store because it was a bad use for the corner, and it posed intolerable environmental risks to Sugar House Park. The Planning Commission took the brave and risky decision to deny that conditional use permit, and it was the right call.

I enthusiastically support a hotel at this location, even with the additional height. The additional height will have virtually no impact on surrounding neighbors, as the site is surrounded entirely by commercial uses, or the park itself.

A high-end hospitality use with a restaurant would be a good complement to the park (great parks around the world have hotels like this nearby), and would be a good thing for the neighborhood. I would most likely use it, for guests from out of town, or to enjoy the proposed restaurant uses. The transient room tax is also an enormous benefit to the community.

I know my neighbors mean well - but there's also downside risk in a neighborhood militating against any land use proposal they see. We all know that eventually, something will happen there, and we have to be mindful about what's the best (or least bad option). As I see it, it's a) a gas station or something with a drive-through use, b) multifamily of some sort, or c) hospitality. That's what the market wants.

In my professional life, I worked as a planner for South Salt Lake at a time. In that time, I navigated

the political complexities of a neighborhood that resisted all sorts of change, including owner-occupied townhomes along the Jordan River. They even fought a tree farm that was located between the road and the river, despite the fact the property was zoned agricultural. Fast forward 15 years, every last one of the neighbors who protested these changes are gone, having been bought out by Salt Lake County, when the state and the County made the decision to locate the men's shelter at that site. This is an extreme case, but I've seen versions of this play out elsewhere, and my sense tells me that the hotel proposal is as close to a win the city will get on this property, unless it were to purchase the property outright and donate it to the Sugar House Park Authority.

As a municipal taxpayer, I'm not convinced that is a wise use of our funds. Salt Lake City has social equity needs that demands investment in open space elsewhere, not near Sugar House Park. In other words, by all means spend millions on improving open space in the Ballpark and North Temple neighborhoods. In fact, there's something to be said for promoting economic development in Sugar House, where land values are already high, to fund your efforts to build up neighborhoods that don't have the same advantages we do.

My bottom line is that the hotel proposal is light years ahead of the gas station in terms of aesthetic, environmental, and traffic impacts. This adds to the neighborhood, without taking anything significant away.

Thank you for all the thoughtful work you do for your community.

Sincerely,

Francis Xavier Lilly

916 East Queensmill Lane
Salt Lake City, Utah 84106

Mobile 801.201.0712 | francis.lilly@gmail.com

Christopher

Mar 6, 2025, 4:02 PM

Knoles <chrisknoles@gmail.com>

to blake.thomas, weston.clark, me, sarah.young, Landon, hannah.barton, dcalacino, elizabeth.grant, jeremy.chatterton

To all affected parties,

I am opposed to the hotel development that was unveiled last evening at the Sugar House Community Council, as its physical size and forecasted use is not in scale or alignment with the Sugar House Park user experience.

However, I recognize the interests of the land owner and respect the challenges they've faced since acquiring this property.

Instead of a new structure on that property, I urge further exploration of two viable solutions:

1. Land Swap

Salt Lake City School District (SLCSD) is in the early design phase for a \$300M+ replacement program for Highland High School. I am aware that the programming and design for the new school are being constrained by the tight site. SLCSD could purchase the former Sizzler lot with funding from their 2024 bond. The land could then be gifted to Sugar House Park Authority (SHPA) through a provision that already exists for this scenario. In return, SHPA would convey equal land adjacent to Highland High School, thus expanding the school's site by enough land to adequately handle their proposed replacement program.

The City would only need to be a facilitator, championing an outcome that benefits the land owner, school district, SHPA, and the surrounding community.

2. City and/or County Purchase of the Property

Evaluate the benefits of removing this parcel from future development by purchasing it with city and county funding and enhancing the Sugar House Park experience.

With either scenario, the parcel would be annexed into the park. Sugar House Park Authority could then develop and activate this parcel as the primary pedestrian gateway into Sugar House Park from the intersection of 2100 South and 1300 East.

Please see the attached diagram, illustrating the swap concepts.

Thank you for considering this alternative solution.

Chris Knoles
Salt Lake City & Sugar House Resident
(801) 674-8019

Elizabeth Watson

5:11 PM (1 hour ago)

to me, Sarah

Dear Judy,

After attending the public meeting ironically held at Highland High School this past Monday, below my comments on the proposed hotel for the Sizzler lot at the SW corner of 2100 S and 1300 E.

Firstly, I wish there was a way we could convince Paula Farr Romney to sell that corner lot to the community. I would be happy to contribute to a plaque or commemorative in her honor.

Assuming something commercial will be built on this small corner, my biggest concerns are:

1) Safety - Any web search of this corner indicates it already is the busiest intersection in Sugar House. Couple that with our beloved Highland High School at the next corner to the East with its young drivers and various activities and all the daily visitors to our equally beloved Sugar House Park any increase in traffic all concentrated at the 1300 S 2100 E and the already busy exit from I-80 would be additional accidents waiting to happen. Without question there will be spill over traffic in the nearby neighborhoods and around the High School given the limited ability to get directly and easily back on the I-80 when exiting the property. On this point alone the upzone request should be denied;

2) The Salt Lake City Council just about a month ago narrowly approved a contentious zoning consolidation proposal. To start granting requests to offer variances from the get go for commercial and personal gain is not reasonable, rationale or justified especially when there is commercial property on the other side of the street.

As someone at Monday's meeting said, this building belongs across the street where no upzone or preferential treatment or exceptions to the new consolidated zoning plan would be needed; and,

3) As importantly in my view, the developers proposal would have the potential to create an environment disaster on a sensitive watershed reservoir, further add to the night sky pollution and, given its proposed height and uphill location degrade the view of the very mountains that attract us all to this area.

Please deny this upzone proposal. In protest, I for one will never use or recommend this hotel complex as proposed.

Sincerely,

Elizabeth Watson
1884 S 900 E
Salt Lake City, Utah 84105

From: akash cova <akashcova@gmail.com>
Date: August 23, 2025 at 1:34:02 PM MDT
To: Asha cova <ashacova@gmail.com>
Subject: The hotel(sent to you cause it's easier)

I believe that this building would be a great fit for the sugarhouse area, however, I believe that the current location is not one that would be suited for a hotel of that size. In my opinion a more suitable location for this hotel would be at the old Wells Fargo building, or another location not next to the park. In other words I believe it to be too tall for its proposed location.
Sent from my iPhone

----- Forwarded message -----

From: Heather Whidden <whidden.h@gmail.com>
Date: Sat, Aug 23, 2025 at 10:55 AM
Subject: Re: Big Hotel Proposal Next to Sugar House Park
To: <amanda.roman@slc.gov>, Landon Clark <minnesotaute76@gmail.com>

Hi Amanda and Landon,

I've lived in my home for 25 years just a few blocks east of the park (in the Rosslyn Park neighborhood). Like many of my neighbors, I'm concerned about the rezoning of this parcel for this specific proposal.

I realize something will be built here, but rezoning the parcel for a multi-story building seems excessive for the size of the lot, position on the edge of the park, and location on a busy intersection. I'd prefer that the city restrict the height of any structure on the site to no more than 2 stories. As someone who uses this intersection daily, this proposal belongs in a true downtown, not adjacent to a major park that borders a residential area. If you know the area, you understand - a huge structure on that corner just doesn't feel right. I think a lot of us in the area would prefer the parcel sit vacant until the right proposal comes along.

Best regards,
Heather Whidden

----- Forwarded message -----

From: **Truman Ta** <trumanta@gmail.com>

Date: Sat, Aug 23, 2025 at 9:25 AM

Subject: Opposition to MU-8 Rezoning Request for 2111 South 1300 East (Sugar House Hotel Project)

To: Landon Clark <minnesotaute76@gmail.com>, <amanda.roman@slc.gov>

Dear Amanda Roman and Landon Clark,

I am writing as a resident of the Sugar House neighborhood who cares deeply about how our community grows and how this key property at **2111 South 1300 East** will shape the character of our area for decades to come.

This site sits directly on 1300 East at the entrance to Sugar House Park — it is a **gateway parcel**. What is built here will define how residents, visitors, and families experience Sugar House. For that reason, I urge you to approach the proposed rezoning with great caution.

1. A Landmark Site Requires Landmark Quality

The developer has called this project "boutique" and "upscale," but there is nothing binding in their application that guarantees quality. Without clear conditions, this could easily become a mid-market hotel — closer to a Marriott Courtyard than a true boutique experience like the Asher Adams Hotel downtown.

Our neighborhood deserves a project that uses durable, high-quality materials such as stone, brick, large glass, and metal — not cheaper finishes that will weather poorly. There should also be a requirement for long-term reinvestment so the building does not deteriorate within 15–20 years.

2. Hotel Brand Commitment Matters

Brand and operator will set the tone for this project just as much as the design. If additional height and density are approved, the City should require a commitment to a true boutique or lifestyle brand — not a limited-service or prototype chain-like hotel.

Otherwise, we risk granting valuable rezoning rights to a developer only to see the property branded under a mid-tier flag that fails to elevate the neighborhood.

3. The Ground Lease Should Not Drive Zoning Decisions

The developer argues that a 16-year remaining ground lease makes this project the only viable option. But lease terms are a private financial matter — they should not dictate zoning policy for the City or neighborhood.

If this developer cannot deliver a project that meets the quality this site demands, then the City should wait. This parcel is too important, too visible, and too strategic to settle. Another project will come forward with the right resources and vision.

4. Public Benefits Must Be Enforceable

The applicant lists community benefits like public meeting space, retail opportunities, and park improvements. These sound positive — but unless they are formally binding, they are just promises.

If rezoning is granted, conditions must include:

- Guaranteed below-market retail space for local businesses.
- Public meeting room access with set commitments.
- A legally binding agreement with the Sugar House Park Authority for frontage and landscape improvements.
- A 24/7 security and safety plan with staffing and lighting.

5. A Call for Caution

Approving MU-8 without strong conditions risks locking our neighborhood into a hotel that does not match the significance of this site. Once rezoning is granted, the City loses leverage.

We should not accept “trust us” assurances. If the developer cannot meet the community’s standard — in materials, branding, reinvestment, and enforceable public benefits — then it is better to wait for one who can.

Conclusion

Sugar House deserves a true landmark gateway project, not a mid-grade hotel disguised as boutique. Please deny or condition this rezoning request until binding commitments for high-quality materials, a boutique/lifestyle brand, long-term reinvestment, and enforceable community benefits are secured.

Thank you for considering the long-term interests of Sugar House residents.

Sincerely,
Truman Ta
Sugar House Resident
2244 S. 2000 E
Salt Lake City, UT 84106

----- Forwarded message -----

From: **Lucca Beslagic** <luccabeslagic@gmail.com>
Date: Sat, Aug 23, 2025 at 8:20 AM
Subject: Concerns for Proposal to Build Hotel Near Sugar House Park
To: <amanda.roman@slc.gov>, Landon Clark <minnesotaute76@gmail.com>

Hello Ms. Roman and Mr. Clark,

I wanted to share my concerns about the proposal to build a hotel on the corner of Sugar House Park. I recently learned they are requesting even more air space to go higher, and once large buildings start going up in front of the park above 13th South, it takes away from the beauty and character of the area.

A hotel doesn't make sense for that location. It would bring more traffic than the limited lanes on 1300 East can handle, strain the already minimal parking, and risk damage to both the parkland and the water table just to make room for additional parking.

If development is going to happen there, it should stay under two stories and complement the neighborhood—a small market or a brunch spot, for example—not a high-rise hotel that adds congestion, pollution, litter, and destroys one of the few remaining green spaces in Salt Lake City.

I understand the land has been used for businesses in the past, but those were small, one-story spaces—not towering hotels. Let's bring back something that serves the community, not something that overwhelms it.

Thank you for considering this perspective.

Please listen to the community voices when making these decisions.

Sincerely,

Lucca Beslagic

----- Forwarded message -----

From: **Aaron Torres** <torressugarhouse@hotmail.com>

Date: Sat, Aug 23, 2025 at 4:45 PM

Subject: SH Park "hotel" rezoning

To: minnesotaute76@gmail.com <minnesotaute76@gmail.com>

Councilmen Clark,

I would like to add my voice to those who are concerned that zoning requirements for any redevelopment of the NW corner of the park will not be strict enough. While I was glad to see the gas station idea get rejected, and I'm not thrilled with a hotel, I am reasonable and believe a hotel is a better use of the space than many other possibilities. My primary concern is that the hotel will be built to a low or mid grade standard. I just watched my neighboring intersection of 21st and 21st be built out to an appallingly low building standard. It looks like shit and the quality of the building materials used will surely show wear and fall apart faster than the gateway mall development downtown. Why do we allow these cheap facade exteriors that come with a 20 yr lifespan at best?

I am a realist when it comes to growth and development, however I believe the community can and should enforce high building standards for these types of business developments.

As a council representative I ask that you work with the city in any capacity you can to represent that nothing less than highest quality possible must be mandated for a development like this one that will stand at such a unique site in the heart of our sugarhouse community.

Thank you!

Aaron Torres

801-419-1692

----- Forwarded message -----

From: **Craig Turner** <cmturmer777@gmail.com>

Date: Sun, Aug 24, 2025 at 1:33 AM

Subject:

To: Landon Clark <minnesotaute76@gmail.com>

Having a motel at sugar house park will ruin its beauty. Please don't let that happen!

Craig T.

From: **Michelle montmorency** <montaloia@gmail.com>

Date: Sun, Aug 24, 2025 at 10:55 PM

Subject: Hotel development on 1300 East

To: <minnesotaute76@gmail.com>

Hello Landon. As we are getting closer to having plans for this hotel I'm having more and more concerns. I'm really opposed to having any hotel built on that old sizzler property. First it doesn't align with the purpose of

Sugarhouse park. This is a site that should be enjoyed for all our Salt Lake City residents. Instead this would only be enjoyed for a select few. There will be no activities to enjoy. It will tower over the area and block views of many citizens who enjoy looking east at the beautiful mountains. I don't believe they should be allowed to increase the height. It just seems to me that all Sugarhouse, SLC, is doing is constructing buildings, towering high above existing structures. These apartment structures (mostly) have destroyed the beauty of Sugarhouse. Why would we allow another one to go in?

To add to my concerns is the traffic on 13th east. This is my route, to my home, from the freeway along 13th east to 21st south. It has become increasingly slow and congested. How would the hotel traffic be handled? Are they going to deal with the residents concerns? Also as I come down 21st south to turn left on 13th east my wait has more than doubled to get through the light . I try to get in the right hand lane to head south to the freeway and the line is backed up to the intersection already. It's nearly impossible to get in that right lane to prepare to enter the freeway. How would hotel traffic handle this congestion? How will they get onto the freeway to exit the hotel to go south on 13th east to head to the freeway? There is no way for them to go unless they go through all the residential areas and turn around to get on either 13th east or 21st south. To me this will be a nightmare and we as residents need to fight back and not allow any hotel to be developed! PERIOD!

Thank you for listening to all my concerns. I'd be happy to talk to anyone involved. Don't hesitate to reach out.

Michelle Montmorency
1730 E Harrison ave
Salt Lake City, Utah 84108
801-694-8699

Yvonne Martinez <ymart626@gmail.com>

Thu, Mar 6, 12:01 PM

to Landon, Derek, me

Good Day!

I needed a break from all the political drama and stress so I started thinking about what Community Benefits we would want to have and I came up with a few brainstorming ideas:

Every guest gets a Shop Sugar House card

They put local art in the lobby or better yet a local art gallery

They need a gift shop that spotlights our local businesses

I would also like to hear from Sugar House Park about some community activities they would be willing to support to drive more people to the area. I know they can't take money but couldn't they do concerts, holiday events (St Paddy's day dog parade...haha). Can they take venmo? :) I guess if not then Fairmont might be willing? I have to admit that I'm a bit jealous of Millcreek Commons and would like to do something like that in Sugar House although it would have to be much smaller. They do a great job of driving people there with the events they hold there.

The hotel's clientele will be higher income so driving people to the Plaza would increase the traffic and help the business that we all love and want to retain.

Maybe they would be willing to provide a driver to get people to the shops when the weather is bad?

Could they provide funds for things like street festivals? Could they do some of that (or at least help

fund/market) to drive business to their hotel?

Another thing...I don't like the brick box with windows look - it's so not boutique. They need to add some character to it :)

Maybe reaching out to the other trustees to provide their ideas and then we can make a list prioritizing OUR community benefits. I think we (the community) needs to drive what benefits we want! What funding can we get from other sources...maybe County, City, State, Federal (I know maybe not the best time but for those last two, but you don't get what you don't ask for, right). I feel like we should start early asking for what we want.

Anyway I hope this wasn't too crazy — I haven't thought these ideas through and some may not fly or even be viable...but I just wanted to put it out there.

Let me know what you think and if it's even something we want to work on and consider.

PS...I just thought of another one - what can they do to benefit Highland High?

Becky Davis

My only concern is with the height. As Heidi mentions in her email, they are asking for 6 floors and where the building will be built. The proposed building will be taller than surrounding buildings given the height of the property. I have looked at the property when I've been stopped at the light at 2100 S 1300 E going east and imagined a hotel being there and blocking the view of the park and the mountains. Maybe other neighbors are concerned about that as well. But I'm not opposed to the hotel. It's going to be hard to find agreement about what should be built there. But I think the developer and architects are doing a good job with their plans for the hotel.

Becky Davis

Apr 13, 2025, 10:51 PM (13 hours ago)

Thea Brannon

to me

Hi Judy—

I guess my feeling is that a boutique hotel built by a local guy who wants to integrate it into the community may be the best we can hope for. I agree with Heidi that he may be envisioning too much to try to make us like it. Don't think we really need a community meeting room, or gear rental. I like the idea of a cafe open to the park— a freestanding one will never happen there. I have some concern re traffic in and out— especially on 21st, as well as the underground garage I think they talked about. It would have to be engineered to not interfere with the drainage basin Sego Lily setup. Will let u know if I remember something else. And of course, does it have to be that tall... Thanks, as always, for your steadfast advocacy of Sugar House!

Judi - I agree with much of what Heidi said. If I remember the west and north walls would have no balconies and be brick. I think they were planning to plant some trees. I hope so as just rounding that corner with no greenery and a brick wall would not be inviting. I would prefer 6 stories also but

they may be within allowable limits. I think the view inside the park looking at the building would not be too bad.

Some of the community amenities will be pleasant

On Sun, Jun 29, 2025 at 9:01 AM Ginny Dehnert <gdehnert@xmission.com> wrote:

Hi, I found your link on the Nextdoor app. Are you the contact for discussion on the property on 1300 E and 21st South? I STRONGLY oppose putting in a giant hotel on the Sizzler site. What the heck is wrong with all of you ppl. Nobody living nearby wants this built. There's too much congestion already! Why can't you allow a one-story store or restaurant that can service park-goers and make the area more walkable and fun. It would be so great if there was a small store that can supply ppl with treats while visiting Sugarhouse park. I envision a walk-up window to ask for ice cream, soda or other stuff. Maybe small bags of bird seed for the flora and fauna of the park. I know it won't bring tons of money to the city that you can waste on bike lanes and ridiculous curbing that I almost hit each time I drive thru Sugarhouse. I'll never purchase a bike as I've already been creamed once by a car. Make it a place to enhance the park-goers, not Erin's clan that profits from building. Same thing for the old Wells Fargo building on 11th East. Enough!

Sincerely,

Ginny DEHNERT

Sent from my iPad

Jun 30, 2025,

11:40 PM (5 days ago)

Thea Brannon

to Sarah, me

The Planning Commission is to be commended for including provisions for new developments of various types and for common open space, including shade and vegetation in them. I applaud the incentive of bonus density units for preserving existing buildings, but wish there were direct incentives not just for higher density, but for *truly affordable* housing. Filtering is all well and good, but it takes time. I realize that higher density is clearly necessary to augment the housing supply, but I have some reservations about any further sacrifice of the historic character of the Sugar House District, to wit:

1) Although the intersection of 21st South and Highland Drive has been designated as Urban Center, it does not follow that it must be filled to the brim with 10-story buildings. I firmly believe that preserving the feel of the immediate area as it has been developed thus far to 50 feet is adequate and appropriate. Further escalation of building height surrounding the lovely and historic Sprague library and the old Post Office on the east side of Highland Drive would destroy the character of that block. Barnes and Noble, Whole Foods, and the Vue across Highland Drive are attractive brick buildings compatible in style and mass with the old buildings. Even the shopping center there incorporates the west end of Hidden Hollow Park without overwhelming it.

2) The blocks further south toward I-15 are already being built up on the west side of Highland, and along I-15 south of the large shopping center on the east side. 1300 East already has taller buildings; perhaps it is more suitable to allow them there and in the large shopping center itself, which apparently is felt to be needing a refresh. Rather ludicrous since it's not very old--whatever.

3) It would be a terrible blow to the remaining shreds of old Sugar House if the last few small, community-oriented businesses on the east side of Highland Drive, north of 21st South, were to be demolished and replaced by a 10-story building. When is it enough? There are many other

burgeoning areas now that people are flocking to and that can provide lots of space for large apartment buildings. The Sugar House planners from many years ago could not really envision the full import of their 24/7 fantasy. But we are living with it.

Thank you for letting me express my opinion as a 26 year Sugar House resident, and for the tireless work by both of you on behalf of all us locals!

Misty Morris <mstymorris@yahoo.com>

Fri, Mar 7,
10:46 AM

to me

Hi,

I'm reading news articles about the Sizzler site being developed as a hotel. Is this something we can fight? The gas station was a terrible idea and I had a feeling the next plan would be worse. And here we are.

Any thoughts are appreciated.

Misty Morris
Very Tired Resident

Heidi I saw the presentation and thought it was kinda nice. I'm agreed that no one likes everything, but on Nextdoor people were just worried about "the view" and I asked them – whose view? Like the view from the CVS? Or KFC? I'm not worried about the view. But they are asking for 6 floors and because the land is the highpoint right there it will be higher than other buildings nearby.

I thought it was well done – off the sidewalk enough to have visibility around that corner. And primarily in-and-out from the single driveway. You might find out about the delivery entrance on 2100S and if trucks will have to back into that entrance. But I didn't think they did – I thought they pull through from the other entrance and then back up (while under the building) into the loading dock.

If anything I thought they were trying to do so much with the site – to make it viable. It makes for a complicated system. Coffee shops, gear rental, hotel, restaurant, conference/wedding venue. Parking will still be a problem for them but they are putting in double-high parking spaces in the lower valet parking area. Where you stack cars on top of each other. In the end, it'll be a hassle to park somewhere else and use the building so they are the main people who suffer if they can't provide parking. The park will close evenings and walking over from some parking in Sugarhouse seems like a stretch if you are attending a wedding. Perhaps the accessibility of their place and all that they want to offer will make it integrate easier. Popular locations integrate into their community easier than unpopular places.

Fri, Apr 11, 4:21 PM (3 days
ago)

oliviaem@q.com
to me

Judi - I agree with much of what Heidi said. If I remember the west and north walls would have no balconies and be brick. I think they were planning to plant some trees. I hope so as just rounding that corner with no greenery and a brick wall would not be inviting. I would prefer 6 stories also but they may be within allowable limits. I think the view inside the park looking at the building would not be too bad.

Som

Yvonne Here is what I've heard so far...

It's too tall and ugly - a box with windows. My thoughts are it has to be a beautiful building. It needs character that fits the Sugar House vibe, not too minimalist or modern....more in common with The Dixon building. If it looks good and tall people maybe more open to a hotel there — it should be something the community thinks fits. Maybe if it's a great looking design people would be willing to live with the height.

Some have expressed whether or not they really have experience developing boutique hotels. It doesn't look like a boutique hotel. Looking them up on line doesn't inspire confidence that they have a track record.

Also, no one I talked to felt the bike rentals were a "community benefit". They weren't clear about what part of the hotel (besides a few stores and an expensive restaurant) is a benefit to the community vs their guests. I think the Chamber might have some ideas on how they can support and help drive guests to visit the local businesses. (I sent an email with my thoughts on this already). A survey of the community on what we consider as "benefits" by them, (or the Council, the Chamber?). I hope they realize that the Highland students may frequent the convenience store they are thinking of putting on the first floor. A clothing boutique that will cater to guests and a coffee shop isn't considered a community benefit in people I've talked to about this.

I don't think it will affect traffic as much as a gas station, but parking is an issue for my neighborhood because this is the closest place for the overflow. We already have issues with parking and speeding traffic avoiders. Some neighbors have expressed concerns about those issues.

I hope this isn't too long, I'll ask tonight at a neighborhood get together and if there's anything I haven't said already I'll let you know.

Thank you for all you do!!

Proposed hotel development on Sugarhouse Sizzler lot

Alana Burman <acburman@gmail.com>

Sun, Mar 9, 2025 at 11:51 PM

To: "Judi.Short@gmail.com" <Judi.Short@gmail.com>

Hi Judi,

Hope all is well. I found your email on the Sugarhouse Community Council website and wanted to pass along my comments as a member of the community.

A boutique hotel that blocks the view of the park and the mountains would be a terrible waste of the potential of this space.

Why not a food hall, cafe, or food truck lot that would add to the vibrancy of the community, boost interest in visiting the park, and be a natural destination for The Draw instead?

Please do not approve or recommend the Magnus Plan. Seven stories in that location would be a shame.

Thank you,
Alana Burman

Kelly Hannah

8:13 AM (10 hours ago)

to me

It's a great looking project with an enticing pitch. It's a project that should be built in a zone that allows for its scale. Granting a developer/property owner an exemption to build over double the zoned allowance is poor precedent for the Planning Commission and/or the City Council to set, whether that be through zoning change or variance. Especially considering that Salt Lake City recently rezoned and consolidated the zoning code throughout the city based on community wide needs and accounting for future growth and development. The request of the property owner and developer for a 125% exemption from the code to accomodate a specific parcel/specific owner/specific developer should be denied.

Kelly Hannah



Kelly Hannah - Owner/Broker/Realtor - Eightline Real Estate

1988 S 1100 E #101 Salt Lake City, UT 84106 / 801-558-6143

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www.KellyHannah.com

Please do not allow a change of height allowance in the area where Sizzler once stood. It makes me sick to think of a high rise structure going in that small space. Not to mention blocking such a view that we have of the mountains. Sugarhouse has been destroyed, but this would just be opening the door to high rises moving east, please do not allow this.

Cannot, a nice restaurant with a large patio over looking the park be considered for that location? That would benefit the community, rather than one organization making money. Think of the community you are representing.

Ann Wall

Sent from my iPhone

Fri, Apr 11, 4:21 PM (3 days ago)

oliviaem@q.com Mary McDonnell
to me

Judi - I agree with much of what Heidi said. If I remember the west and north walls would have no balconies and be brick. I think they were planning to plant some trees. I hope so as just rounding that corner with no greenery and a brick wall would not be inviting. I would prefer 6 stories also but they may be within allowable limits. I think the view inside the park looking at the building would not be too bad.

Some of the community amenities will be pleasant.

Yvonne Here is what I've heard so far...

It's too tall and ugly - a box with windows. My thoughts are it has to be a beautiful building. It needs character that fits the Sugar House vibe, not too minimalist or modern....more in common with The Dixon building. If it looks good and tall people maybe more open to a hotel there — it should be something the community thinks fits. Maybe if it's a great looking design people would be willing to live with the height.

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Also, no one I talked to felt the bike rentals were a "community benefit". They weren't clear about what part of the hotel (besides a few stores and an expensive restaurant) is a benefit to the community vs their guests. I think the Chamber might have some ideas on how they can support and help drive guests to visit the local businesses. (I sent an email with my thoughts on this already). A survey of the community on what we consider as "benefits" by them, (or the Council, the Chamber?). I hope they realize that the Highland students may frequent the convenience store they are thinking of putting on the first floor. A clothing boutique that will cater to guests and a coffee shop isn't considered a community benefit in people I've talked to about this.

Wanda Gayle <wgayle@sisna.com>

Jun 30, 2025,
11:16 PM

to sarah.young, me

I am a 40 year resident of Sugar House. That means I remember what people now fondly call the "old" Sugar House—the neighborhood that wasn't colonized by high-rise apartment buildings, the "downtown" where you could get a library book or a tie-die kit and buy some art supplies and an antique while you were there, and the way that you could see the sunset and all the way over towards downtown Salt Lake City from over the Sonic car wash.

Now the council wants to, effectively, raise the heights of new buildings here. I am opposed to any height additions in the Sugar House area that are caused by the consolidations of mixed use zoning. However, I support the efforts made to limit the heights to a few sections, though even that makes me very sad. I thank you for your time and effort and your persistence in a tough situation.

I feel like I have to beg, and then beg and beg some more, for any decent restrictions on the development of my neighborhood. I realize now that I should have started begging many more years before I actually began. Who knew that a small-town feel here would be obliterated, that we would

walk through tall canyons to get about on our streets, that we would pay \$20 for a hamburger, or that we would never see the sunset again the way we used to?

Please carefully consider your vote and keep working to restrict heights in Sugar House.

Thank you,
Wanda Gayle
1565 East Garfield Avenue

I don't think it will affect traffic as much as a gas station, but parking is an issue for my neighborhood because this is the closest place for the overflow. We already have issues with parking and speeding traffic avoiders. Some neighbors have expressed concerns about those issues.

I hope this isn't too long, I'll ask tonight at a neighborhood get together and if there's anything I haven't said already I'll let you know.

Thank you for all you do!!

On Thu, Jul 3, 2025 at 12:48 PM Janiece Pompa <pompa_j@ed.utah.edu> wrote:
Hi -

I just read about the hotel that is planned for the corner of 2100 S. and 1300 E. I was pretty shocked that this plan was approved, given the fact that both roads are so heavily trafficked as is, and putting a hotel there will almost certainly exceed the capacity to keep traffic moving, especially since 2100 S. will be one lane in each direction by then. It also seems to be just another high-rise that will obstruct the view and ruin the vibe of the park. Of course, with more people and vehicles comes more pollution, crime, police presence, etc. We're having quite the discussion about this on Nextdoor (started by me), so you might want to check it out.

I have been told that this is a done deal and all we can do is oppose the variance for the planned 125-foot building. This is tremendously disappointing, but if it's true, I'm asking you to please do so. It really hurts to see what Sugarhouse has become compared to the charming neighborhood it was when I moved here 40 years ago. This construction, together with the demolition and rebuilding of Highland High (which is very necessary, I agree), is not helping the mental health of those who live in the vicinity.

Thanks,

Janiece Pompa
2129 S. 1800 E.

Wanda Gayle <wgayle@sisna.com>

Mon, Jun 30,
11:16 PM

to sarah.young, me

I am a 40 year resident of Sugar House. That means I remember what people now fondly call the "old" Sugar House—the neighborhood that wasn't colonized by high-rise apartment buildings, the "downtown" where you could get a library book or a tie-die kit and buy some art supplies and an

antique while you were there, and the way that you could see the sunset and all the over towards downtown Salt Lake City from over the Sonic car wash.

Now the council wants to, effectively, raise the heights of new buildings here. I am opposed to any height additions in the Sugar House area that are caused by the consolidations of mixed use zoning. However, I support the efforts made to limit the heights to a few sections, though even that makes me very sad. I thank you for your time and effort and your persistence in a tough situation.

I feel like I have to beg, and then beg and beg some more, for any decent restrictions on the development of my neighborhood. I realize now that I should have started begging many more years before I actually began. Who knew that a small-town feel here would be obliterated, that we would walk through tall canyons to get about on our streets, that we would pay \$20 for a hamburger, or that we would never see the sunset again the way we used to?

Please carefully consider your vote and keep working to restrict heights in Sugar House.

Thank you,
Wanda Gayle
1565 East Garfield Avenue

From: Meagan Oltman <meaganeoltman31@gmail.com>

Date: August 4, 2025 at 9:55:01 AM MDT

To: minnesotaute76@gmail.com

We don't want to block the iconic view of Sugar House Park and the Wasatch Mountains. Nor overwhelm our neighborhood with traffic, noise, and shadow, not to mention the **construction** pollution & issues.

This will set a dangerous precedent for future oversized development

Please deny paving over community identity & decisions for the sake of private profit.

We demand that the Salt Lake City Planning Commission and City Council:

Reject the zoning height increase from 30 ft to 125 ft

Deny approval of the proposed hotel

Preserve the public view and scale of Sugar House Park.

Sincerely,

Meagan

----- Forwarded message -----

From: K Taylor <kztaylor7@gmail.com>

Date: Mon, Mar 24, 2025 at 2:14 PM

Subject: Hotel

To: <info@sugarhousechamber.org>

Please do not approve a hotel for the corner of 1300 and 2100. Sugarhouse has been ravaged by

overbuilding for years. You are destroying one of the few single home areas in the city. There are already hotels in this area. With all the buildings, our sewer systems are overwhelmed. I live one block east of the park and there is a plumber on Hannibal Street once weekly. Even as a single retired woman, I space my wash and dishwashing so that I don't deal with backup flooding. Many houses east of me suffer from flooding during big storms because the infrastructure is inadequate. Sadly all the building and road construction has hurt business profitability or closed down businesses. Access to the hotel will be horrible on an already congested corner. Inadequate access contributed to the Sizzler's demise. The overbuilding has just added more apartments and has not helped with affordable housing. Food businesses particularly suffer because of accessibility and parking problems - and now people are being charged! Who has benefitted by all the building of apartments and office buildings. Part of effective planning is to balance the type of growth in an area: single family homes, open space, traffic and freeway access, plumbing infrastructure, apartments, recreational facilities. My neighbor teaches urban planning at the University and could help. (Also the area by the underpass is not aesthetically pleasing - it's ugly and weird)

How about pickleball courts or tennis courts with access from the park. How about locating the hotel down by Fairmont Park which would not add to the congestion, where there is more space - the boys and girls club?, rescue it from the homeless camped out there. Profits could be used to upgrade that park - the pool by the way is amazing.

Sincerely, Karen Taylor

----- Forwarded message -----

From: **Joyce Marder** <joycemarder@hotmail.com>

Date: Thu, Aug 7, 2025 at 8:29 AM

Subject: Sugar House Hotel

To: minnesotaute76@gmail.com <minnesotaute76@gmail.com>

I support this project. Please keep me informed.

Joyce Marder

1530 E Logan Ave, SLC 84105

Michele Tagger <tagger1951@yahoo.com>

Sun, Jun 29,
4:18 PM

to me

Please, do not allow this hotel plan to proceed. That particular intersection is a nightmare already. I'm not sure of the plan for enter/exit for this, but I'm curious. It will ruin our views of both the Wasatch from SH shopping area (already marred by several apartments) and our views of the Quirrh from within Sugarhouse Park. Stop ruining this once lovely, charming area for the sake of developers. And this goes for the property where the former Wells Fargo Bank resided!!

Sincerely,
Michele Tagger
SH resident

Patricia Wesson <pwesson@utcotm.org>

3:16 PM (18
minutes ago)

to me

Ms. Short,

As a long-time Sugarhouse resident and a native of Salt Lake City, I am imploring you to vote against the request to build a hotel on this corner. Traffic is already overcrowded on both 2100 South and 1300 East and to lose yet another exquisite view of the Wasatch is a price I think most of us are willing to bear.

We have already lost our eclectic neighborhood with locally owned stores, making the area "Anytown USA". We have also borne the skyrocketing home prices and the high property tax increases that come with it.

Please do not take the inspiring view away. Haven't we lost more than enough in Sugarhouse?

Sincerely,

Patricia A. Wesson

Patricia A. Wesson
Director of Development

The Cathedral of the Madeleine
331 E. South Temple Street
Salt Lake City, UT 84111
pwesson@utccdm.org
801.328.8941 x108

Kelly Hannah

8:13 AM (10 hours ago)

to me

It's a great looking project with an enticing pitch. It's a project that should be built in a zone that allows for its scale. Granting a developer/property owner an exemption to build over double the zoned allowance is poor precedent for the Planning Commission and/or the City Council to set, whether that be through zoning change or variance. Especially considering that Salt Lake City recently rezoned and consolidated the zoning code throughout the city based on community wide needs and accounting for future growth and development. The request of the property owner and developer for a 125% exemption from the code to accomodate a specific parcel/specific owner/specific developer should be denied.

Kelly Hannah



Kelly Hannah - Owner/Broker/Realtor - Eightline Real Estate

1988 S 1100 E #101 Salt Lake City, UT 84106 / 801-558-6143

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----- Forwarded message -----

From: **mia lambson** <media.tomboy@gmail.com>

Date: Fri, Aug 22, 2025 at 4:40 PM

Subject: Sugarhouse Development

To: <amanda.roman@slc.gov>, Landon Clark <minnesotaute76@gmail.com>

Dear City Council Members,

I am writing as a concerned, longtime resident of Sugarhouse to strongly oppose the proposed rezoning that would allow for the construction of a 7-story hotel at the already overburdened intersection of 1300 E and 2100 S.

Our neighborhood has endured years of ongoing construction, and this project would only prolong the disruption- bringing even more noise, dust, and road closures to a community already stretched to its limits. Last year alone I had to have my tires repaired or replaced six times due to the poorly managed construction that I'm forced to drive through daily. We are tired. The character and charm that once defined this area have been steadily chipped away in favor of massive developments and high-end businesses that offer little to no benefit to the people who actually live here, while compounding the traffic, noise and congestion.

This hotel would:

- **Add to existing congestion** at an intersection that is already unsafe and overwhelmed by traffic.
- **Block cherished views** that contribute to the neighborhood's appeal and livability.
- **Increase police presence and noise**, further impacting our peace and sense of security.
- **Exploit precious neighborhood resources** like limited parking, and high usage of energy and water.
- **Extend years of disruptive construction**, further diminishing our quality of life.
- **Accelerate the erasure of local identity**, as yet another high-rise takes the place of what could be community-serving spaces or green areas.

We are not opposed to progress, but we are opposed to development that comes at the expense of residents. This rezoning would prioritize short-term profits over the long-term well-being of an established community. We deserve better, and I believe there is a solution for this lot that can better serve the sugarhouse residents like restaurant or retail space dedicated to local vendors, or a park expansion.

Please vote *against* the proposed rezoning. Help preserve what's left of our neighborhood's character, and give the people who live here a voice in shaping its future.

Sincerely,
Mia Brad

----- Forwarded message -----

From: **Savannah** <savadavi9599@gmail.com>

Date: Fri, Aug 22, 2025 at 4:22 PM

Subject: Sugarhouse Public Comments

To: Landon Clark <minnesotaute76@gmail.com>

Hello Landon! I wanted to share my concerns about the proposal to build a hotel on the corner of Sugar House Park. As an SLC resident who has spent and enjoyed time at Sugar House Park, I recently learned of the request for more air space to go higher, which I believe takes away from the beauty and character of the area. Putting up

a hotel in this location is a decision that would be illogical and a clear grab for money. It would bring more traffic than the limited lanes on 1300 East can handle, strain the already minimal parking, and risk damage to both the parkland and the water table just to make room for additional parking.

If development is going to happen there, it should stay under two stories and complement the neighborhood—a small market or a brunch spot, for example—not a high-rise hotel that adds congestion, pollution, litter, and destroys one of the few remaining green spaces in Salt Lake City.

I understand the land has been used for businesses in the past, but those were small, one-story spaces—not towering hotels. Let's bring back something that serves the community, not something that overwhelms it. Thank you for considering this perspective.

Savannah Davis (she/her)

Judy and Sarah,

I strongly oppose the development plans for the boutique hotel on the corner of 2100 S and 1300 E. Especially after hearing more about the project at Highland from the other night.

Traffic: The intersection at 1300E and 2100S is already so congested and the turn from 1300E onto 2100s is so slow during rush hour. Having cars turning into that lot will only add to the pressure—not to mention the large trucks going in and out of 2100S exit that is proposed. Also, it will lead to more cars in our residential neighborhoods that are trying to avoid congestion and creating more traffic.

Parking: The hotel will charge for parking and this leads to cars circling and adding to the congestion. And parking at the park, which is already busy and congested as is.

Water Table: Water is a precious resource. A hotel, apartment building, condos, retail all need water. Anything that could possibly compromise our vulnerable aquifer should be stopped. The developer stated several times that the parking garage will go to 32 feet deep, the aquifer is at 37 feet.

Location: This project is in the wrong location. The park is developed with tax payer dollars and a hotel that benefits from what local citizens have contributed to over generations, only to make money for a few already wealthy individuals is not what city council should be in support of. Who is looking out for the interests of the community and the least fortunate people for whom the park is a safe haven, if we you are supporting development that is not in the communities best interests?

Better plan for long term investment in the community:

Rezone the land in the interests of community use so that we don't have something that adds to the burden of the voters and taxpayers with traffic and eyesore and water usage issues. Not a structure that will block the view & ruin the park.

Not helping the community as the developers pretend they claims:

The developers pretend they are adding improvements for the community but retail they are adding is competing with existing infrastructure and businesses (Urban Sailor-coffee shop across the street, Dodo restaurant) is not adding anything; Banquet rooms that charge exorbitant fees for use and require you use the in house restaurants are only just opportunities for the owner to make money-Not a gift to the community. Parking that you pay for is not helpful.

The developers etc claim they are local but they do not live in Sugarhouse or near by but suburbs far enough away that what happens will not impact their daily lives, like it will for sugarhouse residents and all park users.

We do not need more hotels. There are two across the street and there is a Hampton Inn on Foothill. Let's admit the wealthy, ie developer, contractor, land owners and architect will all benefit-at the expense of the community.

Council members are there to preserve and protect community interests and a parcel adjacent to the park should be preserved and brought into the park. Has the city approached the landowners to lease the land? Fundraise to make it part of the park?

There is too much development in Sugarhouse that has added apartments and increased traffic and this is the wrong thing for the community and residents in the long-term. Fight to preserve the park.

The Sugarhouse Park Commission has given up its responsibility in this regard and it's up to the City

Council now to keep this development out.

We are counting on you as our city council member to do what is in the interest of the community and vote against this project and protect the park.

Best,

Asha Parekh

SLC Officials,

I am opposing the Sugarhouse Hotel. I ask you to look at this not just as a zoning question but as a budget and legacy decision. Hotels spike room tax revenue but they cost the city more in the long run traffic management, road wear, and public safety services rise, while the tax base stays flat once the hotel is built. Housing, by contrast, produces steady property tax and retail sales for decades. This lot is one of the most visible corners in Salt Lake City, right at the gateway to Sugar House Park. In 20 years, your constituents won't thank you for approving a wall of hotel rooms. They'll thank you for expanding housing, protecting open space, or creating a community hub that added permanent value to this neighborhood. I urge you to reject the rezoning and explore alternatives that deliver true long-term benefits to the city and its residents.

Sincerely,

Olivia A.

oliviakatkinson@icloud.com

Fri, Aug 22, 8:48 PM (2 days ago)

to council.comments, sarah.young, victoria.petro, alejandro.puy, chris.wharton, eva.lopezchavez, dari n.mano, dan.dugan

Dear Council Members,

Council Members, Salt Lake City is in a housing crisis. Every parcel near transit is precious. Using this lot for a 95-foot hotel means we lose 20 or 30 years of potential mixed-income housing right next to the S-Line streetcar and bus corridors. Hotels don't strengthen TOD, but permanent residents do.

Apartments and affordable housing create daily riders, stable tax revenue, and walkable streets. A hotel does the opposite: more car trips, more smog, more congestion at 1300 East and 2100 South. If we want to meet our housing and climate goals, this land should serve residents, not transient visitors.

Please use your authority to steer this site toward housing or community use that actually builds a stronger city.

Thank you for your consideration,

Olivia Atkinson

----- Forwarded message -----

From: **Jimmy Pearson** <jimmypearson1001@gmail.com>

Date: Fri, Aug 22, 2025 at 11:29 AM

Subject: Sugar House Park Development

To: <amanda.roman@slc.gov>, <minnesotaute76@gmail.com>

Hi Amanda and Landon,

Resident and frequent user of Sugar House Park here, reaching out about the corner lot development.

I understand you have an upcoming decision on a height allowance for the hotel proposal. While better than a gas station, I hope this too will fail, and that we can instead see something that better suits the city and provides a public benefit.

That lot has been a challenge for a variety of attempted projects, and I'm sure you're hearing a lot of "hell nos" from constituents without much constructive input. As someone who works with land developers and sees the public need here, I wanted to offer a few constructive ideas.

- Buy the land: I imagine this has been explored but wasn't in budget. The obvious fix would be to annex the lot into the park and/or construct a modest café or community space.
- Public/Private Partnership: With city/county support you could incentivize the developer through tax advantages to create something that balances community benefit and business value.
- Zoning: This is a heavy burden on the landowner, but given the environment and importance of this lot, current zoning that allows for a gas station, hotel, or similar is out of step with what the community deserves

There are many precedents where cities and developers have worked together to deliver projects that were modest in scale, sensitive to their surroundings, and still provided public benefit. Some high profile examples with borrowable ideas include:

- Salesforce Park (San Francisco): A privately funded elevated park atop a transit hub that provides open green space, walking trails, and community programming.
- Lever House & Seagram Building Plazas (New York): Office towers that created open public plazas at ground level in exchange for zoning allowances.
- Chicago Riverwalk (Chicago): A redeveloped waterfront turned into a vibrant public walkway with cafés and events, keeping the riverfront open to the community.
- Millennium Park (Chicago): Built on top of rail yards and parking garages, hiding infrastructure underground to maximize public space.
- Klyde Warren Park (Dallas): A deck park over a freeway that added five acres of active green space and public programs.
- Apple Store on Michigan Avenue (Chicago): Low-profile, transparent design with much of the retail underground, preserving views of the river.
- Brookfield Place Winter Garden (New York): An indoor atrium with seating, art, and community events integrated into a private development.
- The Wharf (Washington, D.C.): Waterfront redevelopment that required parks, promenades, and recreation access alongside retail and housing.

- Gas Works Park (Seattle): Adaptive reuse of industrial land into a public park, turning private land into a civic asset

I'd love to connect with you or the team leading this development to discuss options that could align community needs with private investment. Could you also share how you plan to approach the upcoming height allowance zoning vote for this proposal?

Thanks for your time and for considering a path that leaves Sugar House better for everyone.

Best,
James

----- Forwarded message -----

From: **Savannah Smith** <smith.savannahk@gmail.com>
Date: Fri, Aug 22, 2025 at 12:41 PM
Subject: Sugar House Hotel
To: Landon Clark <minnesotaute76@gmail.com>

Hello Amanda,

My name is Savannah Smith. I have lived in Utah my entire life, and in salt lake for almost 10 years. I love Salt Lake City and I love Sugar House, but it could very quickly turn into an area that people will want to avoid. The traffic where this proposed building is set to be is already a major issue during certain times of the day. The area is congested as is and there are already plenty of businesses and even hotels.

Please consider the opinions of us who love living in Salt Lake City.

Thank you for your time,

Savannah

----- Forwarded message -----

From: **Kira Watson** <arik10nostaw@gmail.com>
Date: Fri, Aug 22, 2025 at 10:40 AM
Subject: SAY NO TO SUGAR HOUSE HOTEL
To: <Amanda.roman@slc.gov>, Landon Clark <minnesotaute76@gmail.com>

I strongly oppose the allowance of the 7 story hotel in Sugarhouse because it will decrease quality of life for residents.

I am a local 19 year old girl who has grown up in Salt Lake City. I live in Sugar house more specifically. I drive on the roads, use the public parks, and participate in the economy.

Firstly the hotel would cause inflation in local rent costs, continuing to make sugar house unaffordable.

Secondly, the hotel would create waste and not contribute to Salt Lakes attempt in Sustainability.

Thirdly, land should be used for public benefit rather than profit. Hardworking community members deserve to have third spaces and local businesses rather than corporations.

Fourthly, historically pressure has been put on police to make the area more digestible for tourists rather than focusing on actual safety for locals. The increased policing of an already relatively safe area would not only take away resources from those who NEED police support but also rupture the community's already established balance.

This development will not increase jobs by a considerable amount, as construction costs are temporary. And the jobs it would increase, hotel workers, are notoriously underpaid and given unsatisfactory benefit plans.

This is not a "gateway" or a "community building" but a wall.

I urge you to please consider that locals like me on our drive to work do not need more traffic, we do not need a 7 story building full of tourists to run into.

PROTECT SUGARHOUSE AND SAY NO!!

Sincerely, Kira Watson.

From: "Mike (Bugs) Stanley" <djbugs@gmail.com>

Date: August 22, 2025 at 8:20:12 AM MDT

To: minnesotaute76@gmail.com

Subject: SUGARHOUSE PARK

Hi Landon,

I wanted to share my concerns about the proposal to build a hotel on the corner of Sugar House Park. I recently learned they are requesting even more air space to go higher, and once large buildings start going up in front of the park above 13th South, it takes away from the beauty and character of the area.

A hotel doesn't make sense for that location. It would bring more traffic than the limited lanes on 1300 East can handle, strain the already minimal parking, and risk damage to both the parkland and the water table just to make room for additional parking.

If development is going to happen there, it should stay under two stories and complement the neighborhood, a small market or a brunch spot, for example, not a high-rise hotel that adds congestion, pollution, litter, and destroys one of the few remaining green spaces in Salt Lake City.

I understand the land has been used for businesses in the past, but Sizzler was a one story business, not a towering hotel. Let's bring back something that serves the community, not something that overwhelms it.

Thank you for considering this perspective.

Best,

Michael Stanley

Thu, Aug 21, 11:55 AM (3 days ago)

Elizabeth Watson

to me

Dear Judi,

Another comment I thought of after I submitted my comments is no one seems to present us with design ideas that are environmentally sustainable and conscientious. Ideas that acknowledge and offset their environmental footprint, such as solar panels, efficient water use, impact on dark skies, etc. This could have been a centerpiece of their proposal given the overlook to the highly sensitive reservoir, nesting and migration sanctuary visited by humans and their pets on a day use only basis that by design has no commercial venues.

Instead we get the very monolith they presumably sought to avoid with the Florida aquamarine pool for use by hotel guests only situated above the garage on the upslope of the reservoir 5 feet above the current water table in an earthquake prone zone. What could possibly go wrong?

I also forgot to add the building of this monolithic, if approved, would coincide with the 4 year reconstruction of Highland High. This is the wrong project in the wrong place at the wrong time.

Elizabeth Watson

Samantha

Wed, Aug 20, 2:37 PM (4 days ago)

Godwin <soulinspirationllc@yahoo.com>

to me

My name is Samantha Godwin. I have lived in sugarhouse my whole life, born and raised. I bought my home in sugarhouse and love where I live. I could move and live any where but my community and the view of the mountains are the reason I stay here.

I drive through that intersection every day. The traffic is calm on Sunday mornings but other than that it is busy and full of life. The life of a neighbor hood. People running in the park, going to work and of course getting on the freeway. The beautiful view of Mt. Olympus keeps me company will I wait for the light to change green.

That lot is historical and has so much history but it also has the best view in the sugarhouse district. If you put a hotel on that lot it will take away the flow of that already very busy intersection. The view and the migrating birds will be interrupted. The flow of all of sugarhouse will change.

I understand that the owner does not want to sell to sugarhouse park. I also understand that there are right for historical plots of land and buildings. I believe that there is a solution here for a sell to the park and a better design for that plot of land so as to not hurt or neighborhood.

I say No to the hotel and the larger design that they of course want to build because once again these developers do not live down the street to what they want to make money off of. If they did they would never dream of doing there design.

Please stop them from hurting more of this beloved Sugarhouse Neighborhood that I call my home. Thank you for your consideration.

Sincerely, **Samantha Godwin**

I am writing to you as a resident of Sugar House. I have seen the presentation for the hotel proposed at the old Sizzler site a couple of times. I would like to offer my support for this hotel. As a longtime resident and

community advocate I believe this project represents a chance to revitalize what I think has been an eyesore for the past 5 plus years.

While no project is perfect, this is the best proposed project I have seen for this site. The community benefits this developer has included in the plans is something I am excited about as a resident who lives blocks away. I understand some of the concerns by residents concerning traffic and the overall size of the hotel but I am more worried that if we continue to say no to projects we are going to be stuck with a parcel much like the dilapidated Fairmont tennis courts.

This proposal is a step forward to changing a dilapidated parcel where the cops are frequently called to, to something that the community could really come to appreciate.

Thank you
Landon Clark

----- Forwarded message -----

From: **Sylvia Torti** <torti.sylvia@gmail.com>
Date: Tue, Aug 19, 2025 at 10:25 AM
Subject: Sugar House Hotel
To: Landon Clark <minnesotaute76@gmail.com>

Dear Mr. Clark,

I am writing to express my opposition to the proposed amendment to change the land use from Mixed Use Low Intensity to Business District Mixed Use--Town Center Scale.

I have reviewed this proposal and besides being offended by its insincerity in terms of solving housing needs, it is not what the corner of one of the few (and beautiful) parks in Salt Lake City needs. Sugarhouse is a walkable neighborhood, not a tourist destination. Serving 24 hour clients will do nothing to solve Sugarhouse's housing needs and the very large, tall hotel will detract aesthetically from our community.

I encourage you to oppose this amendment and work with private and public partners who truly want to create something in the space that would add to our community and the people who call this place our full-time year-round home.

Sincerely,
Sylvia

Sylvia Torti
1811 S 1100 E

Dear Mrs. Judi Short,

I hope this message finds you well.

I'm writing to share my support for the possibility of a new hotel being built on the old Sizzler lot in Sugar House. As a longtime resident and advocate for our neighborhood, I believe this project represents a meaningful opportunity to revitalize a space that has long stood as an unfortunate eyesore.

While no development is ever perfect, I feel strongly that a thoughtfully designed hotel could bring real benefits to our community. Beyond improving the aesthetics of the area, it could help reduce petty crime, littering, graffiti, and

the presence of homeless encampments—issues that have persisted despite city ordinances. A vibrant, active space will naturally encourage better stewardship and engagement from both residents and visitors.

I understand that development can be a sensitive topic, and I respect the diverse perspectives within our community. However, I also believe we must be careful not to let the pursuit of perfection prevent us from making progress. We've seen what happens when lots sit dormant for years—like the unused tennis courts—and I think we can do better this time.

Let's rally around a rational, community-focused approach to building in Sugar House. The hotel proposal may not be flawless, but it's a step toward a more vibrant, safe, and welcoming neighborhood.

Thank you for your continued leadership and dedication to our community. I look forward to seeing how this conversation evolves.

Warm regards,

Ben Raskin

Sugar House Resident

Thanks for putting together comments about the Sugar House Hotel.

After the presentation and review at Highland High School I felt the community was more accepting of the proposal as a hotel/banquet center. I give high marks to the John Potter and his crew for addressing many issues the hotel brings with facts I could believe. Though I felt were presented from their side, I think they did it reasonably fairly. I did not feel the group was lying to us on any particular topic.

I would say that the biggest concerns are the water table for the 2-story underground garage. I'd also want to review that parking assessment as the lower floor is using double-high parking stalls which were not mentioned in the presentation. I fear this will lead to filling up of the self-park and then the valet park takes cars down to level -2 but if they are big cars, SUVs etc, then they are not going to be able to utilize that space efficiently. It's their hassle if this is true.

I agree the park cannot accept parking and cars getting locked into the park at night could become an issue. Visitors to the restaurant and banquet will need to be reminded of their limitations PRIOR to the start of events so they move their cars out. Banquet renters should have to acknowledge the inability to use the park for parking in their rental agreement. I do not know the protocol for cars in the park when they go to lock it at night. Or if there are penalties for parking overnight. The park should provide these protocols to the banquet reservation group.

It was not clear what kind of wall would be around the entry parking/drive to be able to remind patrons to stay out of the park at night. But there is no wall off the boarding sidewalks either, so this isn't something the hotel would be overly responsible for - but if the situation gets worse because of the Hotel, then the Hotel should work to mitigate the problem.

I worry the hotel will need a waiver from the city for the alcohol license because of proximity to the park. Without the license they hotel and banquet facility won't survive. If the city approves the rezone – I'd like to see a contingency clause that says if they don't get the license that the zone goes back to MU3. We don't want to have someone else using the MU8 without review like this one. I believe that John Potter was accepting of committing to the plan prior to zone approval and the city should take him up on that. If they get the zone, this hotel is what we want to see. Nothing else.

Heidi Schubert

Please do not change the zoning on SE 2100 S & 1300 E. MULI protects the Sugarhouse community from tall development spreading outside of town center. Change to BDMU-TC subsidizes the property owner's investment, to the detriment of the community. Hotel developers' stated community enhancements are not of value to the area. A boutique hotel does nothing for affordable housing. Increasing building height secures a fabulous view for patrons of the top floor restaurant, at the expense of the community at ground level who will lose a spectacular view of the Wasatch Mountains over Sugarhouse Park. Our public park insures an unobstructed mountain view forever for that private property. Adding a coffee shop adds no value to the community. There are numerous restaurants & coffee shops nearby. Additional parking is of no value. There are hundreds of free parking spots across the street. The hotel cannot accommodate motor homes, which will most likely go to SH Park. The restaurant NE of the intersection seems to cause parking congestion for LOCAL residents. Patrons wouldn't pay to park across 2100 S. Adding a few stores to the ground level of the hotel competes with local businesses rather than enhancing Sugarhouse & will detract from walkability in SH. Pedestrians don't feel safe on sidewalks wedged between tall buildings & speeding 40 mph cars. "Enhanced safety" offered by the hotel is doubtful. Frequent traffic on the streets currently provides safety. Addition of 2 auto entrance/ exits for the hotel will actually risk pedestrian safety, as motorists generally look for oncoming CARS before crossing the sidewalk & entering the street. Cars looking to enter 1300 East will be checking for traffic on the left, not checking sidewalk on their right. Higher density will increase traffic accidents. Skiers exiting to 1300 East can await a break in the traffic before crossing lanes to make a U-turn & getting on I-80. Or traffic can drive local roads to reach I-80 at about 2800 East. Cars exiting on 2100 South to reach Westminster or Utah Universities will have to make U-turns at traffic lights or "scoot" across eastbound lanes. In short, changing MULI zoning to BDMU-TC would be detrimental to Salt Lake City & the Sugarhouse community. Sugarhouse has shouldered enormous increases in traffic congestion in exchange for building hundreds of apartments. Please do not add to our challenges by changing this zoning **Agnes Greenhall**

As a trustee of the SHCC, I feel a responsibility to advocate for development that honors the character, needs, and long-term sustainability of our neighborhood. I'm writing to express serious concerns about the proposed hotel project at the southeast corner of 2100 South and 1300 East - one of the busiest intersections in Sugar House.

While I appreciate the developer's interest in creating a boutique hotel that "interfaces" with the park and city, the request for upzoning from MU-3 to MU-8 represents a textbook case of spot zoning. This change would dramatically alter the scale and use of a parcel that currently serves as a transitional space between Sugar House Park and our mixed-use corridors. Spot zoning undermines the integrity of our master plan and sets a precedent that could erode community trust in our planning process.

Beyond zoning, the proposed hotel raises several practical and cultural concerns:

Traffic Congestion: This intersection already experiences significant congestion. Adding a 141-room hotel with retail and restaurant space will intensify traffic flow, especially during peak hours and events.

Parking Pressure: Two underground levels may not be sufficient to accommodate guests,

staff, and retail visitors. Overflow parking could spill into adjacent residential streets and park areas.

Commercial Rent Inflation: Introducing a national-brand-affiliated hotel may drive up commercial rents nearby, making it harder for local businesses to survive.

Community Relevance: This hotel is designed primarily for out-of-town guests. It does not serve the daily needs of Sugar House residents and risks becoming an isolated commercial node rather than a community asset.

Environmental Impact: The site's proximity to the canal—both above and below ground—raises concerns about water table disruption, runoff, and long-term ecological effects. These issues deserve thorough study before any zoning changes are considered.

Sugar House is beloved for its walkability, local character, and thoughtful integration of green space. We must be vigilant about developments that could compromise these values. I urge the Planning Commission and City Council to reject the proposed upzoning and request a revised plan that aligns with the existing master plan, prioritizes community benefit, and addresses infrastructure and environmental concerns with transparency and rigor.

Thank you for considering this perspective. I welcome further dialogue and hope we can work together to ensure Sugar House continues to thrive - not just as a destination, but as a home. **Adrienne White**

Your Comments for the Planning Commission: I have lived in the heart of historic Sugarhouse-Westminster College/University "Westminster Heights" community for over 50 years. We have raised our children and supported the comfort of a neighborhood on the outskirts of the growing metropolis of Salt Lake City. We have enjoyed access to the downtown shopping and events to the west and the easy access to the beauty and call of the Wasatch Mountain range on the east. However, development is out of control - the congestion of roads and highways beg for a planned and executed infrastructure non-existent to meet the demands. Thus, we live under the continuous construction and torn up pathways to schools and stores and pleasure. So, in addition, here a few of my concerns about this Sugarhouse Hotel project.

1.Height - blocks sunlight onto the Park, obstructs traffic view for cars, pedestrians and bikers on the corner of 1300 E 2100 S.

2.Traffic is my number one concern. The entire Sugarhouse community has been under construction now for several years, creating dangerous traffic patterns. For example motorists who are tired of waiting in line to approach the freeway entrance dart up side streets into neighborhoods at excessive speeds - a tragedy waiting to happen for school children, disabled citizens, seniors who may be experiencing walking instability, bicyclists, and others to be struck by speeding and distracted motorists searching for a faster route to freeway entrance or to just avoid the congestion of the 1300 E 2100 South intersection. And this is NOW, what will we see if another major construction project is launched on this busy intersection? And after?

3. Gateway to Sugarhouse Park? The Park IS the Gateway to the Sugarhouse community and the call of the Wasatch Mountain range. It is a major greenspace for our city, with encroachment overpowering public outcry.

4. Threat to the Watershead - the observation was made that the lower level of the structure dangerously threatens the Watershed.

5. A restaurant without a liquor license can negatively affect its success. The developer's answer "it's a work in progress" minimizes the DABC's control over alcohol consumption

near a public park.

6. Delivery trucks and Garbage trucks? I can't comprehend how the hotel structure can accommodate these vital services. And will only add to the overwhelmed intersection's traffic congestion on 2100 South.

7. This project is just not in the right place. **Sheila Bittle**

Sugar House Park is one of the most beloved green spaces in our city — a place meant to highlight the natural beauty of Utah, foster community connections, and provide a peaceful retreat from development. The proposal to replace the existing restaurant adjacent to the park with a large hotel, while perhaps well-designed, would undermine the character and purpose of this area.

Hotels bring transient occupancy, not community life. Unlike local cafés, small shops, or cultural spaces, they rarely serve as daily gathering places for residents. A tall structure will inevitably dominate the view, distracting from the Wasatch Range and the park's natural skyline. In cities across the country, adjacent high-rise hotels have been shown to alter the sense of scale and atmosphere in public parks, reducing their perceived openness and serenity (e.g., the shadowing and loss of sightlines around Millennium Park in Chicago after hotel construction nearby).

More importantly, this site has potential to become a true community anchor. Other cities have transformed similar parcels into spaces that enhance livability:

- Seattle's Green Lake neighborhood replaced an outdated restaurant with a public market hall featuring local food vendors, year-round farmers markets, and community events — boosting local business while keeping the space vibrant all week.
- Portland, Oregon's Jamison Square incorporated small-scale retail, coffee shops, and a public plaza in place of a proposed hotel, creating a walkable hub that draws both locals and visitors without overwhelming the surrounding environment.
- Boulder, Colorado reimagined underused parcels near parks as "maker spaces" and independent retail clusters, fostering economic growth for local entrepreneurs.

Sugar House prides itself on being a walkable neighborhood with vibrant, independent retailers, beloved coffee shops, and spaces that make people want to linger. This parcel could support that vision far more effectively by hosting a mixed-use development with locally owned restaurants, a community event space, small-scale retail, or a cultural/arts venue. These uses would invite residents to gather daily, support our local economy, and maintain the human-scale streetscape that makes Sugar House special.

Let's protect the park's purpose, preserve our mountain views, and invest in a development that adds lasting value to the neighborhood — not just another place for visitors to sleep. **Kail Sjogren**

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peaceful retreat from development. The proposal to replace the existing restaurant adjacent to the park with a large hotel, while perhaps well-designed, would undermine the character and purpose of this area.

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Let's protect the park's purpose, preserve our mountain views, and invest in a development that adds lasting value to the neighborhood — not just another place for visitors to sleep. Nick Nagy

-Decreased safety along the park road due to a new entryway- especially dangerous because hotel visitors will be unfamiliar with the park and traffic flow. Cyclists and drivers will need to slow down in this area, which is already congested, and the potential danger for collisions is higher. The location of the added crosswalks/entryway is widening the area of which pedestrians cross.

-The added crosswalk connecting the hotel to the park will also take away available parking from the park loop road (already limited).

-This corner of the park is the only area where visitors are able to see sunset. This will also cause sunlight to fade earlier in the evening in the park because the building will block the sun -reducing the amount of time visitors are able to enjoy the cooler hours in the

summer.

-Traffic in the intersection of 1300 E and 2100 S is already quite bad -adding a hotel to this corner will increase the traffic more than other businesses/restaurants because most drivers will be unfamiliar with proper directions and may cause delays. Further, it does not appear from the plans that there is adequate space in the entrance of the hotel to accommodate for instances where guests cause hold-ups (ex: confirming an Uber, getting ski gear and luggage out of their vehicles, etc.)

-The hotel would only benefit visitors, and not current residents of Sugarhouse (I recognize the potential for economic benefits such as increased business and money spent w/in Sugarhouse, but residents will not be visiting the hotel themselves).

-There are already plenty of hotel options within the vicinity for visitors to choose from. It would be great to diversify the area and provide a new business or service not already provided.

-In my community circles, I have heard repeated expressed desire for a restaurant, cafe, or other like business that they could visit or drop in while at the park.

-There are not many parking options for visitors of the hotel outside of what the hotel plans to build. They may not meet demand and this would further displace traffic and cause issues in other parking areas.

-The hotel would block the view of the park and the mountains, both of which make Sugarhouse so very special!

-The height of the hotel would decrease visibility in the intersection and create added danger to pedestrians crossing from either direction. **Sierra Goodridge**

From: Melissa Clyne <melclyne@gmail.com>

Sent: Tuesday, August 26, 2025 5:57 PM

To: Roman, Amanda <amanda.roman@slc.gov>

Cc: Judi Short <judi.short@gmail.com>; Young, Sarah <Sarah.young@slcgov.com>

Subject: (EXTERNAL) Public Input for Zoning Amendments on the Sugar House Hotel Lot

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Dear Amanda, et al:

I join with my neighbors and the other residents of Sugar House who are against the proposed towering high-rise hotel, a commercial project that won't only encroach on, but also incorporate Sugar House Park into its own use and financial benefit. Sugar House Park is the only cherished, welcoming, and well-used green space on the County's East Bench (above 1300 East and north of the I-80).

Current Salt Lake City and County representatives literally ripped up the former Sugar House Master Plan to enable recent Mixed-Use zoning, approved by the City Council on July 8th, just-in-time to allow for consideration of this monstrosity, with ill-regard to any former environmental, traffic, water

easement, or pedestrian studies of the intersection of 1300 East and 2100 South. Concern for building shadows and mountain views isn't even on the table. Has the property owner and/or developer conducted any Lidar assessment to provide the City with necessary data for the crucial fortification and longevity of the proposed infrastructure on that corner? Would the local businesses and residents be required to endure any lengthy construction project along this portion of 2100 South, in addition to the disruption anticipated for the east side of this block due to the impending Highland High School expansion? Didn't we learn from the previous proposal that there are water channels under the proposed property, which is/has caused other problems under the CBD block between the freeway, 1300 East, and 2100 South?

According to our SHCC – Land Use & Zoning representation who has literally allowed every other confounding development to proceed by keeping the community ill-informed and unprepared over the past 15 years, "The developer of the Sugar House Hotel project, located at 2111 South 1300 East, is requesting a General Plan Amendment change to the Sugar House General Plan for the subject property, from Mixed Use – Low Intensity (MULI) to Business District Mixed Use – Town Center Scale (BDMU-TC). This project is the only developable parcel on the west side of 1300 South in this block." The developer has likely been working with the City and a particular individual; who's development interests and backroom dealings have overridden the community's concerns for all of the CBD development in Sugar House that has occurred over the past 10 years! I'm sure you who read this think I'm speculating. However, at the public open house for the Wells Fargo development, he told me to "expect it"!! Meaning the WF building and other structures.

So many times, we have heard the now existing development located in the heart of Sugar House, "won't creep eastward." The developer's request of a General Plan Amendment will do this and more.

Why can't we, the Sugar House community that remains and cherishes the value of this green space, as well as all who use the park who live across the SLValley, appeal to Governor Cox? Let's take a page from those in NYC regarding Central Park who have had the same ruthless developer zealots on their curbsides. New York City acquired the land through eminent domain, the law that allows the government to take private land for public use with compensation paid to the landowner. Surely, this is one solution that could be explored further before allowing the developer creep east up and along 2100 South! Surely, the State of Utah can afford to protect Sugar House Park for the people of Salt Lake Valley!

Melissa Clyne
33-year Resident

4th group of comments

Sugar House Hotel

First Name

Kimberly

Last Name

Johnson

Email

kimberly.johnson71@gmail.com

Your Comments for the Planning Commission

I am against a property of this size, needing this kind of parking, taking up that corner of Sugarhouse Park. It would be wonderful if that corner could be used to build community rather than to keep people out. A pool on that corner for that size hotel? And one that is intended not for public use ? What a waste of water and space.

Your Street Address

2693 South Iperial Street, Salt Lake City, Utah, 84106, USA

List of Proposals

Sugar House Hotel

First Name

shannon

Last Name

orr

Email

shannon7872@gmail.com

Your Comments for the Planning Commission

Please no, will ruin so much of the views for so many. Would love to see a locally owned breakfast/lunch place!

List of Proposals

Sugar House Hotel

First Name

Alessandro

Last Name

Rigolon

Email

alessandro.rigolon@gmail.com

Your Comments for the Planning Commission

I support this project. I like the idea of food and drink options near the park.

Hotels can also help relieve pressures from airbnbs. The lot is currently a blighted property and a hotel with ground floor activation is much better than the previous proposal for a gas station

Your Street Address

2000 S Texas St

List of Proposals

Sugar House Hotel

First Name

Trent

Last Name

Van Alfen

Email

tvanalfen@gmail.com

Your Comments for the Planning Commission

I am a resident living near sugar house park. I support this plan for building a multi-use hotel and commercial property. While I have some concerns about the increased traffic and obstruction of views, I am pleased that this plan focuses on broad community benefits and amenities. My only request is to have ample indoor and outdoor seating space at the cafe. The cafe appears very small in the mock up. If this is to be a gathering place for community (walking groups, etc.) then there needs to be space for that. I am within a short walk to the property and would love to walk there for a cup of coffee and maybe get some work done on my laptop at times. I would prefer a larger cafe and two retail spaces to a tiny cafe and three retail spaces. The current design makes it seem like the developers are trying to squeeze as much commerce into a small space as possible. The space seems likely to feel too small and crowded for patrons as currently designed.

Your Street Address

2477 S. Alden Street

List of Proposals

Sugar House Hotel

First Name

Tim

Last Name

Cieplowski

Email

tim.cieplowski@gmail.com

Your Comments for the Planning Commission

I write only in the hope of helping to balance what I imagine are mostly negative comments on this proposal.

Because I don't have any particular objections to this project, I am by default in favor.

Your Street Address

2120 S Highland Dr (The Vue)

List of Proposals

Sugar House Hotel

First Name

Liz

Last Name

Bradley

Email

lmbradley@me.com

Your Comments for the Planning Commission

Sugar House is being destroyed. I grew up in Sugar House and it is quickly losing the charm and quaintness it has had for years. PLEASE consider not approving this hotel! Enough is enough! Sugar House park is a beautiful, wonderful, fantastic place for our community. Please think before starting/continuing to destroy this magnificent community. We love Sugar House and want to maintain the incredible community that it has been for years.

Thank you for your thoughtful consideration.

Liz Bradley

61 year resident of Sugar House

List of Proposals

Sugar House Hotel

First Name

Martin

Last Name

Cuma

Email

martcuma@gmail.com

Your Comments for the Planning Commission

I support this hotel. While it will be tall, it'll fit to the overall size of buildings on the other side of 1300S. I am excited about the amenities it'll provide, both from the housing and from the public space perspective. Much better than a gas station or empty lot.

Your Street Address

1665 E Redondo Ave

List of Proposals

Sugar House Hotel

First Name

Todd

Last Name

Schofield

Email

todd@gaddisinv.com

Your Comments for the Planning Commission

I have no doubt that this building will be approved. What I struggle with is closing a lane of traffic on 1300 E. for over a year to build this hotel. Why should this community suffer with a lane closure on one of the busiest intersection in the city for this hotel? The Sugarhouse community has put up with now 4 years of road construction. Permits to allow them to close the turning lane on 1300 east turning east on 2100 south should be denied. They can figure out a different way to build this hotel.

Your Street Address

List of Proposals

Sugar House Hotel

First Name

John

Last Name

Beaufort

Email

northermdiver94@gmail.com

Your Comments for the Planning Commission

Putting such an eyesore like that on the park will completely separate it from the rest of the neighborhood. We should be advocating for more park, whether that's a coffee shop a bar a beer garden, saving the quality in the caliber of the Park should be of our utmost importance. It's my firm belief that the best way to make the Park more viable is to put a community engagement item to

increase the value of the park to the surrounding neighborhoods and park itself. We wouldn't put a hotel in the middle of the park, so why would we put one connected to it on the same property?

Your Street Address

974 E 2100 S

List of Proposals

Sugar House Hotel

First Name

Christina

Last Name

Baer

Email

sparebaer@aol.com

Your Comments for the Planning Commission

I'm concerned about the hotel for the following reasons:

- this is likely the busiest traffic area in SH and already does not accomodate the traffic well.
 - the ingress/egress to their parking garage and the ability to merge into traffic from such a short distance from the light
 - the height of the hotel, the previous building was not that height and wondering if it was rezoned for the hotel?
 - there is no public option to enjoy the view they will have of the wasatch such as a park restaurant that would look out on the wasatch such as is available in most european parks.
 - it is the perfect location for a SH community center for the increase in population or pickle ball and tennis courts
 - Once this land is gone, there will never be the option to use it for the growing population in a manner that is congruent with the feel of SH
- I realize this was private land with zoning but feel this is a special piece of property abutting public land that could be used to enhance the community.

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List of Proposals

Sugar House Hotel

First Name

Elisabeth

Last Name

Morrey

Email

epimorrey@gmail.com

Your Comments for the Planning Commission

Absolutely NOT! Too tall! Not an extension of the beautiful park!

Your Street Addressess

2097 E Wilmington Ave

0 South 1300 East.

List of Proposals

Sugar House Hotel

First Name

Rob

Last Name

Bain

Email

robertsbain@gmail.com

Your Comments for the Planning Commission

I am opposed to the building of this hotel in the sizzler location. This is a poor use of this very valuable piece of property. There are so many reasons, many of which you have heard by now, to not allow this to be the use. It is too tall it will block views and will be an eyesore. It will be for people outside the community not for the community. The parking and traffic in this location is already crazy and this will make it much worse. It just does not feel like the correct use. Other thoughts that immediately come to mind would be a restaurant and if liquor is an issue because it is next to a park make it a breakfast/brunch/lunch one. Obviously the sizzler lasted for a while why can we not have a cool restaurant there with view of the wasatch and patio for open dining. Thank you for your consideration of my comments on this important issue in my community.

Your Street Address

1048 E Ramona Ave

List of Proposals

Sugar House Hotel

First Name

Gary

Last Name

MacGlaughlin

Email

19paxson52@gmail.com

Your Comments for the Planning Commission

I feel the proposed site for a hotel is an excellent choice. Sited with views of the Wasatch and with access to SH park and the SH business district will contribute to the hotel's success as well as contributing to local eateries and shops.

So much better aestically and practically than another convenience store, fast food chain or gas station.

List of Proposals

Sugar House Hotel

First Name

Joyce

Last Name

Mattes

Email

jdmatte@gmail.com

Your Comments for the Planning Commission

The addition of a hotel will only further complicate the traffic issues in the area. The building itself will impact the sugarhouse skyline. Do not approve this project.

Your Street Address

1996 S 1000 E

List of Proposals

Sugar House Hotel

First Name

Bryan

Last Name

Brown

Email

btbrown57@gmail.com

Your Comments for the Planning Commission

Please do not let this hotel development go forward. It is too tall to be compatible with the park and nearby residential neighborhoods. It will make the traffic even worse than it is now. The construction phase alone, if it is approved, will cluster up 13th x 2100 for years! And we have just endured years of construction on 21st south anyway! I would be ok with a hotel with a lower profile, but still.... This property should be acquired by the city and incorporated into Sugarhouse Park. Thank you.

Your Street Address

1980 E. Hollywood Ave., SLC 84108

List of Proposals

Sugar House Hotel

First Name

Catherine

Last Name

Weeks

Email

cathyfree@comcast.net

Your Comments for the Planning Commission

I don't want another ugly building blocking our view of the mountains and bringing more traffic. Sugar House has become overbuilt and all of the charm is now gone. The last thing we need is a big ugly hotel blocking the view of our mountains and Sugar House Park. Count me as a big HELL NO!

List of Proposals

Sugar House Hotel

First Name

Breanne

Last Name

Clement

Email

breannemclement@gmail.com

Your Comments for the Planning Commission

Here are some of my thoughts on this proposal. Im not completely opposed to the idea of it but have some concerns about the change in zoning and general issues the will affect our community. The proposed building height would be too tall and would block the view of the park.

The set backs need to be further back so there can remain some green space.

The increased traffic would be a big problem with the size of the hotel and the fact that they will be hosting events of up to 100 people. It would cause people to do a U turn to get back onto the freeway which would be dangerous and clog up traffic even more. That area already is a congested nightmare. I also think it would increase traffic on all the side streets around the area and because there's tons of traffic people would like use side streets and would likely be driving fast making it more dangerous for the neighbors and schools.

Im concerned that they wont have enough parking, especially when they have large events. It appears that the parking they propose would not be sufficient and would only be enough for guests and staff.

This would lead to overflow parking into Sugarhouse park which already can be hard to park at and add parking side roads.

Sugarhouse park has hours from 7am to 10pm, but with the increased number of people near by it would be harder to enforce that. There would likely be more people in the park after hours. It would be hard to clear out the park and could increase the number of homeless encampments that would pop up.

The park also turns off the lights during closed times and the additional lighting so near by could negatively affect wild life and just generally its nice to have dark sky areas in the city.

I'm concerned that it is promoted as a luxury hotel and the cost of rooms has not been revealed. Although it would be nice to have more options for visitors to have a place to stay, would it just be attainable to rich people. This would not help the community at large have a place for friends and family to stay when they come to town.

List of Proposals

Sugar House Hotel

First Name

Ana

Last Name

Park

Email

anayansie@comcast.net

Your Comments for the Planning Commission

As a long time resident of SugarHouse (16+ years), i have seen our Sugarhouse community evolve into crowed "multi-use" buildings which many people can't afford and many small businesses cannot pay the lease on these buildings because ir's too expensive. Sugarhouse has not become the walkable cozy neighborhood it used to be, it has become congested where now nobody wants to come because of the traffic. Our only true gem is our park, with majestic views of the mountains from ghe cogested 1300 E. Why in the world would we as a community or city, ruin our beatifull park with a hotel? How do I, as a resident, will benefit from a hotel there? The answer is i won't. These developers are only interested in many money and leave whereas us residents are left with traffic and hideous buildings which do not bring any beauty or a place for us to enjoy as residents. NO TO A HOTEL ON THE CORNER OF 1300 E and 2100 S. NO TO MORE REDEVELPOMENT IN SUGARHOUSE. ENOUGH!

SHCC LUZ [via mail1.wpengine.com](mailto:mail1.wpengine.com)

Thu, Aug 28, 11:53 PM (3 days ago)

SHCC Comment Form

List of Proposals

Sugar House Hotel

First Name

Brad

Last Name

Di Iorio

Email

bdiorio@mail.com

Your Comments for the Planning Commission

I'd prefer the land be rezoned back to park land. No more eye sores in Sugar House. It's a mess and any added traffic will only make Sugar House look more like Sugar Crowded House.

List of Proposals

Sugar House Hotel

First Name

Keith

Last Name

Haney

Email

keithbhaney@yahoo.com

Your Comments for the Planning Commission

I'm writing in support of the rezoning for this property site to support the hotel. I was pleased with their presentation and responses to feedback from the community at Highland High in August.

I would prefer the land be acquired by the city and returned to park use to minimize traffic and retain beauty. But since that option does not seem viable, I believe a hotel with a rooftop restaurant and small retail on the first floor will provide positive community impacts. I think the traffic is minimal compared to other options and the increased height is negligible based on the surroundings and location to residents.

My biggest concern is regarding the overflow traffic the park will experience with the banquet room proposed in the hotel. People will park for free in Sugarhouse Park vs. their for fee lot. I would like the owners to address that if possible by providing parking revenue from their building to Sugarhouse park to manage problems and issues that arrive over time.

Your Street Address

1874 E Redondo Avenue

Sugar House Hotel

First Name

Eric

Last Name

Steele

Email

e.steele@gmail.com

Your Comments for the Planning Commission

I am fine with a hotel of this height being built in this area. If we want the businesses of Sugarhouse to do well, we need to bring people to the area. A hotel in the area benefits restaurants and businesses in the area. The comments from the developer make it seem like they understand the effects on the community and genuinely seem like they want the community to be part of the process.

I like the idea of cheap bike/ball/sled rentals from the Hotel for people to use in the park.

I am also a fan of the rooftop restaurant that the community can benefit from.

The Hotel beats the gas station or a buffet.

And lastly, a comment from a community member said it well. If the Sugarhouse community becomes a group that just says "no", then why would they listen to us? Development in the area will happen whether we want it to or not, so I think it's up to the Sugarhouse community to recognize and encourage "good" development. I see this as being in the realm of "good" development.

Your Street Address

1017E Hollywood Ave

List of Proposals

Sugar House Hotel

First Name

Bill

Last Name

Bradford

Email

sphinz97@gmail.com

Your Comments for the Planning Commission

Why must that space be developed? I realize that some developer purchased it in the hopes of making a profit, but when is enough not enough! It would be better for the Sugarhouse community to just extend the Park to the corner of 1300 and 2100. There are already hotel options West of 1300 E, another hotel is not needed. Please take this into consideration for the good of the neighborhood! Just as the song says:

"They paved paradise and put up a parking lot

With a pink hotel, a boutique, and a swinging hot spot". Do the right thing!

Your Street Address

Wilson Ave

List of Proposals

Sugar House Hotel

First Name

Shirley

Last Name

belleville

Email

promonique@msn.com

Your Comments for the Planning Commission

As a long-sanding resident of Sugarhouse, I like the current proposal of a boutique hotel in the area. The plan developed by the business is well-thought, & does cover some solutions to several issues with putting a 7-story hotel on that busy corner. My 2 main concerns are: PARKING, with 180 stalls plus offering banquet & meeting rooms, is this realistically enough? Also using sugarhouse park as overflow parking is not a good solution, as they barely have enough spaces as is, especially on weekends TRAFFIC - the proposed 2.7% increase in traffic somehow doesn't seem right, plus we know many folks will use the back drive-through as quick way to get through busy traffic, which then becomes a safety issue for cars, bicyclists, & pedestrians.

I like the hotel proposal, just not for the busy corner of 2100 South + 1300 East. Thank you



Judi Short <judi.short@gmail.com>

Sugar House Hotel Comments

Lynn Schwarz <lsbx101@gmail.com>

Tue, Aug 19, 2025 at 2:57 PM

To: Judi Short <judi.short@gmail.com>, Rebecca Davis <rdavis2655@gmail.com>, "Young, Sarah"

<Sarah.Young@slc.gov>, "Mori, Julee" <Julee.Mori@slc.gov>

Forgive the length of this. Not generated by A.I.

Before I get to the many problems with the General Plan Amendment (GPA) and Zoning Amendment (ZA), I would like to address the false idea that opposing this makes Sugar House (SH) a neighborhood of " no ", leading to Salt Lake City (SLC) disregarding the opinions of the citizens of SH regarding our issues. The SLC Planning Department (PD) spent over a year working on and passing a huge Zoning Consolidation. They were not shy in massively upzoning and increasing the density of the Sugar House Business District (SHDB). Therefore, it is noteworthy that the Zone for the Hotel parcel, which abuts Sugar House Park (SHP), was designated as MU-3. This acknowledges that the PROPER development intensity for this parcel IS MU-3, NOT MU-8. We are asking developers to show respect to the efforts of the PD, Planning Commission, and City Council, who approved the Zoning Consolidation and to the people of SH and develop according to the designated Zone.

The ZA and GPA transmittal from the developer has many unfounded assertions.

They claim there is a Zone in the SHBD known as the " Business District Mixed Use -Town Center ". This does not exist, the Zones are CSHDB-1 and CSHDB-2.

Nothing in the Sugar House Master Plan contemplates extending the core Business District development intensity to the Hotel parcel. That this parcel is not part of SHP is an historical anomaly and should not be taken as permission to develop it to the same intensity as the rezoned core Business District.

The intersection of 1300 E and 2100 S is not the " gateway to SH ". It is a chronically congested intersection that many locals avoid.

Terming the Hotel an " attractive bridge into SH " is really stretching hyperbole, as it is a rather uninspired looking design.

A park is not a 24 hour destination. It closes at night and overnight use is actively discouraged.

While SH is a nice neighborhood for residents, it is not a destination with downtown attractions, such as sports arenas, concert halls, theaters or athletic venues such as ski slopes. You stay here overnight to go elsewhere.

I hope they are correct that they will need no new infrastructure improvements. I also hope they will not impact delicate and vulnerable SHP infrastructure.

The term Full Time Equivalent jobs is deliberately misleading. The majority of the jobs will be part-time with no benefits as is usual in the industry.

Springhill Suites would beg to differ that there are no first class hotels in SH.

While some guests might walk across 1300 E and through SH to the S-Line, I doubt it will be a significant number, especially late at night when it stops running.

The fact that the developer has to deal with an existing ground lease is not our problem. SLC should not be in the business of bailing out stupid business decisions.

The new Urban Wild Interface Fire Code will mandate defensible spaces around the Hotel as well as mandate certain building materials. Has this been taken into account?

As to Community Benefits, there are many issues that need to be addressed. A Hotel is not for neighborhood residents. Having food establishments on-site will discourage guests from leaving and patronizing neighborhood spots, especially when they have to cross 1300 E or 2100 S. Promises for parking are nebulous at best. " During the day and non- event nights " means what? There will be a charge. What will it be? Will it be for all day, by the hour, time limited? Will you have to leave if a guest needs the spot? The idea that the Hotel will actually compete with AIRBNB is ridiculous as they will charge more than Springhill Suites. The tax revenue is nice, but not earmarked for SH. Another touted benefit is use of the meeting room for 12 days a year. But parking will be charged for and only 30 extra spaces are available. Not very useful.

In conclusion, this is not a good project for this parcel.

