

July 2, 2020



TO: Salt Lake City Planning Commission

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

RE: Second Version of Letter Concerning PLNPC-2019-01170 The Twenty Ones 2029 South 2100 East

I have included the first letter I wrote to you about this project, which is dated April 1, 2020, along with the fifty comments I received. I put the revised plans on our website, and have included links to it in our June and July SHCC newsletters, which has a reach of about 1800 people. It has also gone out to my land use committee which is about 75 people and the SHCC Trustees. I have received ONE written comment. People may be just tired of talking about this, it has been going on since 2014.

The developer summarized the changes made:

- Due to the purchase of The Blue Plate, they are able to create an extremely wide and safe sidewalk, especially at the corner that wraps the project perimeter at the south and west. The sidewalk, at its narrowest, is 7' wide. At its widest, it is 18' wide.
- The corner design includes a covered, inverted corner, giving even more space to the crucial NE corner location on 21<sup>st</sup> and 21<sup>st</sup>. This will allow for increased safety, gathering areas, and add visual interest.
- The underground parking has been increased by 39 spaces. This gives each unit one space in the underground garage. This opens up space in the surface parking in the rear.
- The entrance and exit ramp of the underground parking faces east and is at the end of the project. (I think it faces south onto 2100 south). This directs traffic to that end of the project and will hopefully encourage residents to exit the property onto 21<sup>st</sup> South, and make it difficult and much less practical to exit the property onto 21<sup>st</sup> East (how it does that is not at all clear). This is to try to address one of the main areas of concern where pedestrian conflicts occur with school walking traffic.

We don't see any bike racks, which should be included for the tenants but also plenty should be in front of the restaurants to compensate for no available parking. We don't see evidence of outside tables for ice cream or restaurants, except for the corner. Even though they would have to be leased from the city, they should be sketched in to show intent to recruit that sort of retail. It may be that the sidewalks on the south are not wide enough to allow foot traffic, trees, and outdoor dining on that side, which will be a real shame. The city outdoor dining regulations will specify what that is. The Sugar House Master Plan (SHMP) calls for 10' sidewalks and for brand new construction, it would be a shame to not provide that. This project does not appear to meet the goals of activating the street, as described in the SHMP. Just looks like a blank skinny sidewalk.

It is a good thing that 39 additional parking stalls are now provided, but I don't see any compensation for residents who have two cars, I'm sure this neighborhood won't appreciate parking up and down in front of their homes. I can't imagine the initial application was for 38 parking spaces, I don't see any transit except for one bus on that corner. Someone working downtown might have a hard time without a car. With 108 units (one space per unit) and 56 spaces left for the 21,000 square feet of retail (does that count the spaces on the street or not?), that doesn't leave any space for employees to park. If you read the comments, there is already a problem with overflow parking from the building on the north taking up any available street parking along 2100 East and the side streets. Why compound the problem?

If you read the many comments received for the first proposal by this developer, you will see that the neighborhood pretty much everyone opposes that many units on the corner. So they were rewarded with an additional 10 units. That increases the traffic. The developer did, however, orient the entrance and exit ramp of the underground parking

SHCC Letter to PC#2 re TwentyOnes [www.sugarhousecouncil.org](http://www.sugarhousecouncil.org) Page 1 of 2

structure to face east and placed it at the east end of the project. This hopefully will encourage the cars to use that exit instead of the one on 2100 East. Time will tell. Conflict with the cars and children going to school is a major concern of this neighborhood.

We are not sure what the additional 3' of height on the north building accomplishes. The neighbors in the building on the north have specifically asked that their site lines be retained. Please check this out before you give blanket approval for the extra height.

The design of the building has nothing special to recommend it. This would be an opportunity to set the standard for development at the east end of 2100 South, but this building is not a great example. Each store looks the same. They need to change up the trim or colors or something to make it interesting. If this is supposed to be walkable, I don't see much that would make me want to walk by these stores. I don't see much in the way of landscaping, something to buffer the cold façade, and cool the air in front of the stores. What about including some trees in the interior parking lot. This would provide shade, not just for the parking lot, but the apartments that face that parking lot.

I ask you to reread the comments I sent you in April (attached) and tell me if this does much to address the issues raised by the community before you approve this project.

Attachments:

- SHCC Letter to PC #2 re TwentyOnes
- Comments for TwentyOnes Revised Plans
- SHCC Letter to PC re TwentyOnes
- Comments about the TwentyOnes

COMMENTS THE TWENTYONES – TAKE TWO

Thank you for this info...I'm thankful for possibly getting a more attractive block, after living in the neighborhood for 26 years, and seeing such a strange combination of old, oddly placed, beat up buildings. Of course, I have fears of the traffic/parking problems and more foot traffic in our very quiet and private neighborhood. I live mid block just south of 2100 South on 2200 East. I do wonder about the increased noise levels from traffic and people. I so hope this will be a good thing, as us old timers really love our neighborhood. I really think 99 apartments is way too many but I'm guessing money is always the bottom line in these things. Thank you for getting back to me, and thank you for your thoughtful study of this project. Daphne Bruner



April 1, 2020



TO: Salt Lake City Planning Commission

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

RE: PLNPC2019-01170 The TwentyOnes 2029 South 2100 East Design Review

This was on the agenda of the February 10, 2020 Sugar House Community Council Land Use and Zoning Committee meeting. Twenty-six people signed the roll for this project and 7 comment cards were received. I received many comments from the website, and have attached a document 20+ pages of comments for you to read. I sent an email to the two trustees for the neighborhood and two former City Council persons, and asked them to notify the neighborhood. I'm not sure this happened because I received hardly any comments. The city sent postcards to those around the project for 300 feet, but that was just a paltry amount of people compared to how many drive through this intersection every day. This was noticed in the February SHCC newsletter which went out January 28. Readers were told to review the plans on our website and send in comments. The same newsletter notified the community that this would be on the February 10 LUZ agenda.

A few years ago, as a result of another proposal for this corner, the city undertook the 2100 South and 2100 East Neighborhood Plan, which was adopted November 21, 2017. The goal of the plan was to create an improved and beautified business district that is a unique destination but still remains compatible in scale with nearby existing, well established neighborhoods. It is this plan, carefully written, with much input from the neighborhoods surrounding this corner, that we use to measure this proposal. It is interesting that the new plan recommended the same zoning that had been in place for years. The changes mostly had to do with the design and feel of the place. The placement of the buildings in relation to the street, parking placement, entrances from the project for automobiles to enter the street. Small buildings are preferred instead of one large one.

On first glance, this project seems to meet the requirements of the Community Business (CB) Zone. This project is being reviewed through the Design Review process because it is in excess of 15,000 gross square feet. The building must be compatible with other buildings on the block face. The block is a poor example with a very dilapidated parcel on the immediate property and a Hodge podge of other retail up and down the street on either side. This building does appear to have good transparency on the ground floor at street level and active uses are planned. The developer is talking about retail, including coffee shops, restaurants, etc. Signage is shown to be at pedestrian scale with the use of blade signs indicated in the drawings. There is an outdoor dining patio on the west end of the street facing building.

Parking is angled in front of the building, and there is additional parking on the north side, for customers and tenants. The North building has additional parking underneath. There will be 99 apartments with 116 parking stalls, one for every bedroom. The 16,127 square feet of retail has 42 parking stalls. I continue to be amazed that a restaurant needs 1 parking space for 500 square feet of restaurant. This might work if there was enough bus service in this area. I would rather see it be based on number of tables. If they have 30 tables, then they get 15 parking spaces. If the retail will be made up of small shops that serve coffee, or frozen yogurt, you can probably count on much of that being customers that walk in from the neighborhoods. But if it is an upscale restaurant, people don't eat at that sort of restaurant once a week. Those restaurants count on customers coming from all over the area to provide enough patrons to be financially viable. This doesn't even allow enough parking for the people who work in these establishments, because they probably won't be able to afford to live within a walkable distance of this project.

It is interesting to read the comments, so many of them related to the speed of the traffic, and the huge amount of traffic passing through the intersection in recent years. Because there are other apartments north of this proposed development, all the street parking is already filled along 2100 East. There are worries about not having enough parking, not only for the residents, but for patrons of the businesses. They are also very worried about the speed of the traffic,



and the congestion. There are two school's north of 2100 South, and children walking to the schools, and parents dropping students off at school, add to the traffic and congestion. They are talking about neighborhood parking permits. Or maybe the developer needs to build a bridge so the students can get to school safely. They prefer retail on the second floor instead of apartments, thinking that would help with the parking shortage. They do not want to lose the parking that is now available in their neighborhoods.

We find it amazing that when we read the new 2100 South and 2100 East Neighborhood Plan, there is not a single mention of transportation issues in this area. Surely the planners consulted with the Transportation Department, yet not a single word made it into the plan other than to ask UTA to consider expanding bus service in the area. A terrific example of the silos in SLC Corporation. Each department working by themselves, instead of in tandem.

The comments from the neighbors includes a number of comments like "Why can't we have something like what was recently built in Holladay?" Yes, this is the developer who built the Holladay project. Somehow, that indicates something is missing here. Holladay is mostly red brick, like what we have a lot of in the core of Sugar House. Yet this project is beige stucco, and looks more like a strip mall, with the same materials used for each section of the building. It doesn't look at all like a village with different buildings, it looks like a strip mall, or one big long building. If there are 7 separate units (buildings?) in the one on 2100 south, they should look like different buildings. The "Building Mass and Scale" section of the new plan describes changes in articulation or material, that is completely lacking in this plan. A change of materials and some articulation or details could make this look like a series of different buildings, a village. One thing the commenters need to remember is how difficult the Holladay area is to navigate, I have heard many comments about that, plus my own experience trying to find the entrance to a parking lot, and then how to get out of it.

There is no detail shown for building entrances, they all look the same. Do the doors open inward to avoid striking pedestrians? There are no front yards shown on these plans. Some of the buildings should be recessed to allow for planters and vegetation, outdoor dining is an allowed front yard use. Surely a coffee shop should have room for outside tables in warmer weather. The sidewalks are 10 feet wide, but the first two feet next to the street should be a different color or paving. There are no street trees, although there are a number of trees along the outside edges of the property, especially on the north side. Trees are to provide shade and oxygen for people, not just cars. Trees need to be along both streets abutting this development. That way, they might add something to the community.

Comments from neighbors say this is not at all like the drawings they were shown by planners when they were working on the small area plan. The only street furnishings are on the west side of building 1, which makes it look like a private space. They should be shown up and down the street, to make the street interesting. I don't see any bike racks. Or outdoor seating, or tree grates. I know the developer has spent many months working on this plan, but I think some key elements are missing. Reducing the number of units might be a good first step. And work on the design elements surely will make it more interesting. Some are worried about the angle parking, backing up into the street with oncoming traffic barreling down the road at 50 mph. One person didn't want noisy restaurants. And several people said they didn't get postcards. I know the city sends postcards to people who live within 300' of a development. In this case, when the whole point of the new 2100 South and 2100 East Neighborhood Plan was to address issues that were brought up for this corner by a previous development application, the city could have sent an email notification to the group of people who were on the mailing list for the neighborhood plan.

We are not sure what to think about the special exception application for additional building heights. The plans are difficult to read and if these are changes to the original plan it is not apparent, perhaps they were there all along and didn't mention or didn't realize that a special exception was needed. I know there are comments from the neighbors in the condo complex to the north that they don't want to lose what little view they have left. They also don't want the building to block out the sun, either. We can't tell if this is an absolute necessity to make this building higher, or if it was drawn that way and it wasn't mentioned on the first set of plans. We leave this up to the Planning Commission.

## COMMENTS ABOUT THE TWENTY ONES

From: Ondraya Watkins <[watkinol@gmail.com](mailto:watkinol@gmail.com)>

Subject: Twenty Ones Feedback

I live on 2100 East and my children attend Dilworth elementary school. My biggest concerns is the amount of apartments and the traffic this will surely add. 21st and 21st is already VERY congested and with the proposed amount of new residents in a small amount of space causes great concern and would like to know how the amount of traffic and safety for our children will be addressed? Sugar house is already over populated with multiple apartment buildings, is it really necessary to add these many apartment space?

I would like to see couple 2 restaurants, 2 local stores and perhaps minimal amount of condos.

FYI. I was told we were suppose to have received a mail notice of this. I did not receive one, nor did most of my neighbor!

Thank you Ondraya Watkins

**Jana Proctor** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net), Feb 10, 3:54 PM (1 day ago)  
to me

From: Jana Proctor <[janaproc2@yahoo.com](mailto:janaproc2@yahoo.com)>

Subject: Twenty Ones Feedback

Hello there, I have left a comment about my strong objection to building a 99 home residence at the 21st & 21st area on the general website of the Sugarhouse council, but am not sure if I submitted it to the right proposal. I am a long time resident (35+ years) of 2120 Parleys Terrace. I must pass thru the 21st/21st intersection multiple times each day. This area is so congested already since the lg apt/condo building they built a few years ago. It is unsafe for traffic & our children who must walk to school in the same area. I strongly oppose mult residence housing in this area. PLEASE put only retail so that we don't become an extension of the Sugarhouse commons area that we try to avoid. Thank you.

o me

From: ROBERT HOGAN <[robertk.hogan@gmail.com](mailto:robertk.hogan@gmail.com)>

Subject: Twenty Ones Feedback

We have experienced several options in the past 20 or so years concerning the 21st and 21st intersection. However, it always comes down to the size of the buildings and excess numbers of apartments. The intersection next these design plans is too small for that many single apartments. There are already multiple apartments nearby causing much back up on all 21st streets meeting at that corner. We want new commercial buildings, but we do not want new apartments and increased traffic at this corner due to its overcrowding already.



**Katie**

**Huffaker wordpress@www.sugarhousecouncil.org via s  
endgrid.net**

to me

Feb 10, 2020, 4:39 PM (1  
day ago)

From: Katie Huffaker <[huffkate90@gmail.com](mailto:huffkate90@gmail.com)>

Subject: Twenty Ones Feedback

Hi!

I'm writing to express a concern I have about the 21st and 21st plans. First, and most importantly, I am concerned about the increased amount of traffic I feel it would bring to an already busy intersection. There are so many children who walk to Dillworth Elementary every day, my own included. The sidewalk to the school is already unsafe because of the many apartment complexes whose driveways exit over the sidewalk onto the busy road. My 4 year old was hit by a car on the sidewalk just a few months ago because a driver failed to make a complete stop and look before continuing onto the sidewalk. Thankfully the driver was going slow and my son was uninsured, but they usually do not drive slowly as they exit the driveway. I have seen many other close calls on this sidewalk because drivers are in a hurry and fail to stop and check before driving onto the sidewalk. While I do agree the area would look much nicer with the new development plan, I am extremely concerned about the increase of traffic it would bring to the area. I would love to see plans on how the council plans to make this a safe area for the hundreds of children using these sidewalks multiple times a day. It would be such a tragedy if someone were injured because safety measures were not put into play. Thank you for taking the time to listen to my concerns for these plans in our neighborhood.

From: Katherine Orchard <[dkorchard@hotmail.com](mailto:dkorchard@hotmail.com)>

Subject: Twenty Ones Feedback

Dear Community Council Members,

As I have reviewed the proposed plan for the Twenty-ones I have a couple of concerns. My first concern is that with the addition of 99 apartments there will be an incredible increase in traffic each morning as the children cross the busy intersection at 2100 E. and 2100 S. to attend Dilworth Elementary School. I would guess that there would be at least an additional 100 cars that need to park, and drive to morning destinations each day. My second concern is in regards to the elementary school itself. It is already bursting at the seams with children and there is not room for many additional children. I realize that there are only a few 2 bedroom apartments, so there probably wouldn't be too many children added with this project. I believe that there are too many apartments with too many additional cars adding to the traffic in the neighborhood for this development to be considered safe for all the children who already live in the area.

to me

From: peggy fisher <[fisherfamily4@me.com](mailto:fisherfamily4@me.com)>

Subject: Twenty Ones Feedback

This project is not a good idea for many reasons. Sugarhouse area is already overly crowded and



traffic is so bad further down, you can hardly even drive down the street. Adding these buildings would only add more traffic farther up, making it near impossible to go anywhere. Not being able to drive down our own street or get to our house is preposterous. Not to mention the safety of our children walking to school and pedestrians more likely to be in an accident with the new plan. I am not okay with compromising the safety of our residents and adding more traffic hassle than there already is to our neighborhood. In addition, adding these buildings would greatly decrease our value in our land, which is something I know many residents in our community are very upset about and strongly agree that putting the plan in motion is a destructive idea. I vote no!!

From: Susan Koelliker <[dpkendo@msn.com](mailto:dpkendo@msn.com)>  
Subject: Twenty Ones Feedback

I am excited about a new project and development on 21st and 21st. After attending the meeting last night, carefully studying the plans and speaking with many residents in the neighborhood, it has become obvious that the plans are far too intense to fit the neighborhood. With 99 apartment units, and only 167 parking stalls for all apartments and retail, it will not work. Parking for all residents, retail employees, and retail customers will not be able to fit. Thus, the employees and customers will be parking all throughout the neighborhoods. This same company developed the area in Holladay and it is extremely difficult to find parking in that region and there are much fewer apartments and is much more space. The presenter did not have answers about the parking and seemed to avoid it as much as possible and admitted he did not have an answer. There are many safety concerns as well. We are a neighborhood and a school, not the center of Sugarhouse. There will be too many people and too much traffic in too small of a spot. These plans are incompatible to everything about the area. Please help us make it fit into our neighborhood and be more concerned with the people and character of the neighborhood instead of the profits of the developer.

Thank you,  
Susan Koelliker  
Neighbor and Sugarhouse Community Council Representative  
From: Marge Sorensen <[mdsorensen80@gmail.com](mailto:mdsorensen80@gmail.com)>  
Subject: Twenty Ones Feedback

I live at 2135 Yuma Street. I am against the high density apartments being proposed for the 21st & 21st project.. 99 apartments, all less than 1,000 sq feet is too many for this area. 165 parking spaces is not enough for this residential and commercial use proposed. I have concerns about the traffic this will bring into the neighborhood and the safety of children walking to Dilworth. I think this area needs to be redeveloped, but that is too many tiny apartments and it leaves no place for people to park. Please don't cram 99 apartments into this space.

**Jill**  
**Anderson** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via**  
**sendgrid.net**  
to me

Feb 11, 2020, 2:13 PM (21  
hours ago)

From: Jill Anderson <[JILL.C.R.ANDERSON@GMAIL.COM](mailto:JILL.C.R.ANDERSON@GMAIL.COM)>  
Subject: Twenty Ones Feedback

PLEASE do NOT put more in our neighborhood. The traffic is already too congested. Sugarhouse has too many condos and apartments and high rise housing without sufficient parking and roads. Don't make it worse

From: Vanessa Shannon <[denvanshan@gmail.com](mailto:denvanshan@gmail.com)>

Subject: Twenty Ones Feedback

The proposed apartments will be an absolute detriment to our neighborhood. There is clearly not enough resident parking, which means street parking will increase. Traffic to this area will become so congested and with Dilworth elementary right next door, this is a danger to all the kids walking to and from school. This corner is not a suitable place to put apartments and had I known about the meeting last night I would have come and voiced it.

**Ashlee**

**Buchholz** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via s**  
**endgrid.net**

to me

Tue, Feb 11, 6:09 PM (17  
hours ago)

From: Ashlee Buchholz <[abuchholz@utah.gov](mailto:abuchholz@utah.gov)>

Subject: Twenty Ones Feedback

I'm not in support of this new development. That many apartments will bring in too much traffic to a already congested area and is more dangerous for children in the area who go to school near by.

**Brittany**

**Barth** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via sen**  
**dgrid.net**

to me

Tue, Feb 11, 6:12 PM (17 hours  
ago)

From: Brittany Barth <[brittanyraquel@gmail.com](mailto:brittanyraquel@gmail.com)>

Subject: Twenty Ones Feedback

Hello, I live on Preston street. Just down from this proposed project. I am in support of it being redeveloped but adding that many apartments And without adequate parking, isn't going to be good for the community. The elementary school, Dilworth, is just down the street. The area is already a busy place for our kids to walk home from school. We only have one cross walk guard. This proposed plan will put young children in danger. Please consider lowering the amount of apartments going in, paying for another cross walk guard and adding more parking.

Thank you,

Brittany

**Holly**

**Schelin** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via se**  
**ndgrid.net**

to me

Tue, Feb 11, 6:17 PM (17  
hours ago)

From: Holly Schelin <[hws516@me.com](mailto:hws516@me.com)>

Subject: Twenty Ones Feedback



We DO NOT need 100 more apartments in this neighborhood...especially since no one can afford all the other apartments in this area..this is a residential area foremost and just because developers want to build more apartments doesn't mean they should...we could use more family restaurants, more service oriented businesses, more child friendly areas and more common sense!

**Michelle**

Tue, Feb 11, 7:15 PM (16 hours ago)

**Gurr wordpress@www.sugarhousecouncil.org via sendgrid.net**

to me

From: Michelle Gurr <[michellegurr@gmail.com](mailto:michellegurr@gmail.com)>  
Subject: Twenty Ones Feedback

Traffic is already terrifying enough for my kids walking to and from Dilworth. Adding 99 apartments to an already congested space would be a disaster.

**Dr. Jonathan**

Feb 11, 2020, 8:09 PM (15 hours ago)

**Wrathall wordpress@www.sugarhousecouncil.org via sendgrid.net**

to me

From: Dr. Jonathan Wrathall <[jonathan.wrathall@gmail.com](mailto:jonathan.wrathall@gmail.com)>  
Subject: Twenty Ones Feedback

I have serious concerns regarding the apartments and commercial space planned for the 21st and 21st corner. I would like to articulate the prongs of concern below organized by increased traffic congestion, parking limitations, and threats to children as they navigate the corner during commuting hours.

As is commonly known, the corner at 21st and 21st is already heavily trafficked due to it being the main thoroughfare north towards the city which avoids the traffic of Foothill Blvd. What is unique to this community is the degree to which 21st East serves as the main artery out of the neighborhood. However, also contributing to the congestion is that south of 21st South, commuters also trying to avoid congestion pick up 21st East coming from Millcreek. 21st East is already congested for daily commuting out of the neighborhood, which, the design review show virtually no impact. Any left hand turn into the complex along 21st South would back up traffic as it is a main in-bound route from the East. But in addition, any attempted left turn out of the complex southbound towards the corner intersection would be virtually impossible given the current congestion already at play. The developers clearly have spent no time at this intersection during commuting hours to know the impact of a shopping district at this intersection.

Also noteworthy is the degree to which parking is already an issue for persons living in the existing apartments to the north of the 21st and 21st corner. With three developments to the north of the proposed design, parking is already constrained from the corner northwards. The North-West street parking is prohibited to facilitate traffic turning west bound along 21st South leaving only parking along the north east portion of the corner. With an additional commercial district as well as parking required for tenants, there is already limited space available for streets side parking much less enough to accommodate an increase in anticipated parking need from a more developed commercial district.

The second major concern I have is that the corner at 21st and 21st already serves as a main corridor for foot traffic for children to and from Dilworth Elementary across the neighborhoods to the south and east. For



example, single family homes and walkable neighborhoods constitute a major draw for young families still moving into the area to south of 21st South and east of 21st East. Increasing additional congestion deteriorates the degree to which families feel comfortable allowing their grade-school aged children make the corner crossing to and from school. It is common to see children as young as kindergarten and first grade ages walking alone across the intersection before and after school hours. Adding shopping, traffic congestion and potential loitering along with commercial space jeopardizes the tenuous safety parents already have in allowing their children to walk to school across the intersection. The design of the 21s threatens to segment the school boundaries more than it already is, and threaten the safety of children to and from school.

I strongly disagree that the current plan for the TwentyOnes is as beneficial as the developers want to believe or are suggesting. The proposed retail space is undesirable given the logistics of traffic and parking congestion. Furthermore, the literal threats to children's lives as they come and go to school would be substantial. This design ignores the way this community uses space and would only serve to decrease the value of an otherwise cohesive and desirable neighborhood.

**Brenda**  
**Sherwood** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via](#)  
[sendgrid.net](#)  
to me

Feb 11, 2020, 8:46 PM (14  
hours ago)

From: Brenda Sherwood <[bren.sherwood@gmail.com](mailto:bren.sherwood@gmail.com)>  
Subject: Twenty Ones Feedback

As a resident near 2100 and 2100 I am not in favor of Adding 99 residents in this small space. Where will they all park. Most will have 2 cars per unit. This will add a tremendous amount of traffic which is too close to Dilworth Elementary. Many students walk and have to cross at that intersection. Please reconsider and DO have this go ahead. It seems like we are never informed until it is too late. Use this for commercial lots instead. Please and thank you!

**Nancy**  
**Limburg** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via](#) [sendgrid.net](#)  
to me

Tue, Feb 11, 8:55 PM (14  
hours ago)

From: Nancy Limburg <[nancyclimburg@gmail.com](mailto:nancyclimburg@gmail.com)>  
Subject: Twenty Ones Feedback

I am a parent of an elementary school child and also live on Oneida Street. 77 units is too many for such a small area. The apartments will bring too many cars and traffic to the area that is right next to an elementary school. Please decrease the amount of apartments going in. There are just too many for such a small area.

Nancy Limburg

**Jessica**  
**Ott** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via](#) [sendgrid.net](#)  
to me

Tue, Feb 11, 9:01 PM (14 hours  
ago)

From: Jessica Ott <[jessica.ann.ott@gmail.com](mailto:jessica.ann.ott@gmail.com)>  
Subject: Twenty Ones Feedback

I live on 23rd and 23rd and my children do currently and will attend Dilworth Elementary. I do not support this project as the current traffic is challenging as it is. Many children walk to and from school and additional traffic will only put them in more danger. This location would be better suited to retail shopping for pedestrian traffic.

**Megan Darby**  
**Woodman** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via s**  
**endgrid.net**  
to me

Mon, Feb 10, 9:10 AM (2 days ago)

From: Megan Darby Woodman <[woodmangirl@gmail.com](mailto:woodmangirl@gmail.com)>  
Subject: Twenty Ones Feedback

Good Morning,  
I have four children who walk to Dilworth Elementary School every day. Ninety-nine single or two room apartments is WAY TOO MANY. That is too many cars, too much traffic for a school zone. I propose they put in more retail, office space or luxury condos to cut down on cars and traffic. Please DO NOT ALLOW this to move forward as planned.  
Thanks  
Megan Woodman

From: Shawn Morgan <[stmorgan9@gmail.com](mailto:stmorgan9@gmail.com)>  
Subject: Twenty Ones Feedback

Our family , residences in the 2100&2100 neighborhood for 30 years is vehemently opposed to the current Twentyobes proposal. The increased traffic and number of cars entering and exiting along the direct path of our school children poses a threat we are not interested in risking! The previous school closure ( Roslyn Heights-2004) forced a walk path for many children from a quiet neighborhood to along a busy artery and for man 2 main artery street crossings.

We wish to maintain a safer family environment with a prescribed aesthetic that enhances and is part of our family oriented neighborhood. We have fought for years to keep our neighborhood streets safe by begging for stop signs, fighting keep appropriate retail adjacent to us, and having our small green space made into a park so it can be regulated by city noise and use ordinance. We are not interested in the hundreds of additional cars the proposed apartments will bring through our neighborhood threatening the safety and peace of our families.

We pay very high property taxes which provide a tax bases for many improvements and services in and out of our neighborhood. It's time to have our voice heard.  
Thank you for considering these remarks.

PS Dear Judi-

Thank you for the reply and the inclusion of my comments ( full of typos- sorry!)to the planning commission.

I have since attended the TwentyOnes reconstruction meeting, on Feb 10 with the developer. To amend my comments- the plan has merits but I have 3 suggestions

1) fewer residential units. 50 instead of 99! Perhaps some could be replaced by office/ business condos. The 165 parking places in the plan will never service 99 residential units AND retail AND



restaurants. The parking will most definitely overflow into the nearby residential streets, especially at night. I live on 2230 Oneida St SLC, UT 84109 Street. We do not want that! There are so many children that live on our streets. And the safety and quiet of the neighborhood will be threatened.

2) if the plan goes through as presented and we are stuck with overflow parking in our neighborhood, as a last resort, please consider signage for resident permit parking only ?

3) the west entrance/ exit of the complex is not acceptable at all. Even with the efforts to funnel cars through the north and south exits and the right-hand-turn-only feature, it is still a major pedestrian walkway for school children 2x a day and more on some days. I would suggest either omitting that driveway from the plan or having the developer build a pedestrian bridge for school children on that west edge of the project along 2100 East.

We, as nearby residents, depend very much on the planning commission, the transportation dept. and the Sugarhouse council to represent us and to mediate with the developer. It seems many of the issues are under the umbrella of UDOT and the planning commission. Thank you for hearing my voice.

Shawn Morgan  
Oneida Street resident

**Julie and Kyle**  
**Enslin wordpress@www.sugarhousecouncil.org via sendgrid.net**  
to me

Feb 10, 2020, 11:03 AM (2 days ago)

From: Julie and Kyle Enslin <[kenslin7@gmail.com](mailto:kenslin7@gmail.com)>  
Subject: Twenty Ones Feedback

We have concerns about the purposed development at 21st South and 21East. What are the plans for increased traffic and necessary parking spaces?

**ugarhousecouncil.org via sendgrid.net**  
to me

Mon, Feb 10, 11:13 AM (2 days ago)

From: Debra D Hogan <[debradayhogan@gmail.com](mailto:debradayhogan@gmail.com)>  
Subject: Twenty Ones Feedback

I'm appreciative of the council's efforts to improve the area. However, I have concerns regarding congestion and safety. Please consider the already congested streets at and around that intersection. Traffic often backs up quite a distance and adding 99 apartments would surely cause a horrific traffic bottleneck at that location. It seems that the single lane 21st east and the quite narrow 21st south are very different from streets that usually accommodate such housing developments in the city. Additionally, we must consider the hundreds of children are required to cross at that intersection no less than 10 times per week to access their neighborhood school. My son and I were hit by a vehicle coming out of the gas station on the corner while walking to Dilworth years ago. Substantially increasing the number of vehicles coming and going at this location is truly a grave concern to me. I feel that it is important to minimize the housing units and I hope you agree.

Debra Hogan



**Angie**

**Parkin wordpress@www.sugarhousecouncil.org via sendgrid.net**

to me

Feb 10, 2020, 1:12 PM (2 days ago)

From: Angie Parkin <[angieprkin@gmail.com](mailto:angieprkin@gmail.com)>

Subject: Twenty Ones Feedback

We would love to see 2100 developed.

Thank you!

However, we would like to see less apartments and more office/retail/restaurant space.

We are concerned about heavy traffic causing danger to children at school crossings and neighborhood congestion.

Thank you for listening to our concerns!

From: Jana and Craig Proctor <[janaproc2@yahoo.com](mailto:janaproc2@yahoo.com)>

Subject: Twenty Ones Feedback

I just found out about the proposed plans for 21st and 21st yesterday afternoon, along with the council meeting tonight. I may not be able to make it to the meeting, but I STRONGLY OPPOSE the overbuilding of 99 residences in this area. The traffic is already majorly congested and a problem at rush hour times. I am concerned to bring more traffic and people into an area between where we live and where our children walk to school twice a day. We really do not want our area to become as congested and gridlocked as sugarhouse center area. We do everything we can to avoid that area. Unfortunately, we will not be able to avoid the 21st and 21st intersection for going to work, grocery store, exercise, and just about anything else you can think of. Please consider NOT putting 99 residences there, and only put retail stores. The existing residences close to that corner already cause worsened traffic and congestion.

**Gretchen**

**Petty wordpress@www.sugarhousecouncil.org via sendgrid.net**

to me

Feb 10, 2020, 3:01 PM (2 days ago)

From: Gretchen Petty <[gretchenpetty@gamil.com](mailto:gretchenpetty@gamil.com)>

Subject: Twenty Ones Feedback

This many residential units near our elementary school that already poses such a danger to our kids walking to and from school is very unfortunate. Once again I feel like money not safety is the most important thing and that is deeply disappointing.

From: Diana Wiseman <[dianawiseman@hotmail.com](mailto:dianawiseman@hotmail.com)>

Subject: Twenty Ones Feedback

We feel building multiple family dwellings is in conflict with the covenants for this area to have single family dwellings in this neighborhood This would cause heavier traffic than we already have.

**faker wordpress@www.sugarhousecouncil.org via sendgrid.net** Feb 10, 2020, 7:58 PM (2 days ago)

to me

From: Thomas Huffaker <[thomas.huffaker@hsc.utah.edu](mailto:thomas.huffaker@hsc.utah.edu)>  
Subject: Twenty Ones Feedback

I think this would be a great addition to the community. However, I am concerned about the traffic created on 21st east specifically when children are present walking to and from school. There is an apartment complex to the north of the proposed site of this project on 21st east that has a sloped ramp that leads up to the street from the parking garage below the building. Cars often speed up this ramp and do not stop before the sidewalk. I think this kind of exit from the building is dangerous especially in this specific area with Dilworth just down the street. It would be ideal for the safety of everyone if this kind of ramp is specifically avoided and if possible it would be great to be able to direct traffic away from the 21st east side of the property by designing the property in a way that emphasizes the safety of the people that walk down this street so often. It could also be a good idea to have the parking ramp to underground parking be located in the center of the complex if possible so cars can exit into the center of the facility and then exit to the streets more safely. Other ideas that would also be helpful would be to install mirrors so drivers can see what is on the sidewalk before they pull out onto the sidewalk. Stop signs would also be helpful. All of these are things that this project should think about and the council should also consider safety measures that can be taken for the existing buildings surrounding this current project at this time to improve the safety of pedestrians in this area. Thank you for taking the time to be thoughtful about the safety of the kids we love in our neighborhood as you are designing this property and for your time considering these concerns. Again, I think this will be a great addition to the community if these safety issues can be adequately addressed.

Thank you,  
Thomas Huffaker

**David**  
**Chatwin wordpress@www.sugarhousecouncil.org via sendgrid.net**  
to me

Feb 10, 2020, 8:27 PM (2 days ago)

From: David Chatwin <[davechatwin@hotmail.com](mailto:davechatwin@hotmail.com)>  
Subject: Twenty Ones Feedback

I strongly oppose the proposed development. I feel that the addition of 99 apartments in the area would change the character of the neighborhood for the worse. I have noted with dismay the changes in Sugarhouse and along the S line that have accompanied the high density housing that has been built up there. I do not want my neighborhood to go down the same path. I am also concerned about the worsening traffic around Dilworth Elementary School. When the kids go to school in the morning the intersection at 21st and 21st is very busy. High density housing would just make it worse. This is an accident waiting to happen. We should be actively working to decrease traffic here rather than trying to increase it.

**www.sugarhousecouncil.org via sendgrid.net**

Mon, Feb 10, 7:38 PM (2 days ago)

to me



**Catherine**

Feb 10, 2020, 10:36 PM (2 days ago)

**Garff** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via** [send grid.net](https://www.grid.net)

to me

From: Catherine Garff <[catherinegarff@gmail.com](mailto:catherinegarff@gmail.com)>  
Subject: Twenty Ones Feedback

To Whom it May Concern,

I am concerned about the plans for the "Twenty Ones" to be built in the 2100 E. and 2100 S. area of Sugarhouse. This proposed "Twenty Ones" does not meet the needs of Sugarhouse and its residence. The proposed development misses the mark. We can do better for Sugarhouse! We are a neighborhood and area of Salt Lake worth careful consideration - not just a quick-fix redevelopment. The proposed development will bring too much congestion, and will not enrich our community. I live down the street from the proposed "Twenty Ones." I am a Realtor and homeowner in the area.. I live on Wilmington - just a few houses west of 2100 East. Ours is a residential area. I plan on living here for the next 60 years of my life. I am invested in Sugarhouse!

My biggest concern with the redevelopment is my FOUR children. Each morning my children must cross 2100 South to get to Dilworth Elementary School.. 2100 East is typically congested and bumper-to-bumper every morning as well with student and employees of the University of Utah hustling to get to school. It is a stressful job to keep my children safe as they cross through the existing traffic each morning - just ask our faithful crossing guard (of which we are only provided ONE) and every parent. The problem with the proposed "Twenty Ones" is that it will bring too much additional traffic with 99-300 additional residents on that corner alone! The streets cannot accommodate the current traffic, there is no way they will accommodate this many additional residence.

As a Realtor, I am surprised that the developer has chosen to put in such small apartments. I have the hardest time finding affordable 3-4 bedroom accommodations for my clients. This size of residence seems to be where the biggest hole is in Sugarhouse remains- not 2 bedroom units. There are plenty of smaller units just east of 1300 E. If there is going to be residential apartments included in the redevelopment, they need to be bigger and there need to be less of them so that the traffic introduced doesn't completely clog the intersection. I am concerned so much congestion will lead to the death of a child being hit by a car - my child. I am scared for my children every day as they walk to school. The thoughts of so many more vehicles at the 21 and 21 intersection simply terrifies me. Has there been a traffic study of what our streets can handle should a MINIMUM of 99 additional residents move in on that tiny block? That's simply too many residents and too many cars on too little of a space.

I fully support the redevelopment of 2100 E. I feel this plan is getting CLOSER than that of its predecessor but does not meet the needs of the neighborhood, sugarhouse, or Salt Lake. I wish they'd studied the development at 1700 East and 1300 South and offered something like that for our residential neighborhood. Something that will enrich us, leave us open communal space to congregate and gather such as seen in the development in Holladay. There is not enough space for neighbors to hang out in the "Twenty Ones"- and barely space for the school foot traffic (which the children barely fit on the sidewalk past the blue plate as-is) to spend time or travel. What has the potential to be an enriching community gathering space with supported small businesses is instead going to be the equivalent of a strip mall and parking lot. What has the potential to be fun to walk to will instead put our children's lives even more in danger.

I challenge the Sugarhouse Community Council to not settle, but push these developers to THINK BIGGER. Think longer-term. And think about the neighbors who desperately support a facelift of the 21 and 21 intersection but simply won't settle for slapping lipstick on a pig. We are so grateful for the help and support of developers who want to come in and improve such areas of our community - but please challenge the developers to think of our community when they submit community-less proposals such as the "Twenty Ones" which were clearly slapped together.



Thanks for your consideration--  
Catherine Garff  
Wilmington Ave Resident  
Sugarhouse Realtor  
Mom of 4

From: Michael Garff <[michael.garff@gmail.com](mailto:michael.garff@gmail.com)>  
Subject: Twenty Ones Feedback

I am a neighbor, realtor and real estate investor. My concern with the development is the added traffic to an already congested intersection. I also have kids that go to Dillworth and I am worried how the added congestion and the large flux of tenants (from the proposed units) rushing to work creates a safety risk for my kids. I would hope that the Developer and city officials reconsider the development and come up with a proposal with less apartments.

Thanks,

Michael Garff

From: Marcia Webber <[m.webber@comcast.net](mailto:m.webber@comcast.net)>  
Subject: Twenty Ones Feedback

I cannot imagine what this will do to the already dangerous situation for the children crossing 21st south going to Dilworth Elementary. At drop off and pick up times for Dilworth Elementary, the traffic backs up for blocks beyond the intersection. It is a dangerous mess as it is. Last Thursday morning, it took me 10 minutes to get through that intersection. Increased traffic is an extreme danger for the children coming to and from school. With 99 new apartments with 16,000 square feet of retail space. There will be 165 parking stalls with 48 of those for retail. That leaves 117 for the residents and all the employees of the businesses. Most of those apartments will have 2 cars. Imagine the increase in traffic for the kids walking to and from school! And where will people park?

I know that all the apartment space is important to the developer to maximize his profit, but this is being built in the middle of a residential neighborhood that will cause permanent harm for all of the residents. Please say no !!!!!

**Trevor wordpress@www.sugarhousecouncil.org via sendgrid.net** 8:09 AM (8 hours ago)

to me

From: Trevor <[trevor@soletreadmills.com](mailto:trevor@soletreadmills.com)>  
Subject: Twenty Ones Feedback

It seems that there is not nearly enough parking for the needs of the project. There is one stall per apartment, plus the additional for retail space. Many of the apartments, if not most, will have 2 cars and add that to the retail customers, and one wonders where the employees of the businesses will park. Will they be parking along the streets that are closest to the project? The neighborhood streets seems like the likely spot for overflow. I don't like the idea of lots of people and cars on our neighborhood streets to support this new

development. Would it become a situation where the residents need a permit to park here? I really don't like that idea. I already now avoid anything below 2100 S 1300 E due to all the congestion. I hope you have thought through how the Dilworth Elementary children will navigate this congestion.

**Philip C Pugsley and Margaret W.**

8:17 AM (8 hours ago)

**Pugsley wordpress@www.sugarhousecouncil.org via sendgrid.net**

to me

From: Philip C Pugsley and Margaret W. Pugsley <[pugsleypc@gmail.com](mailto:pugsleypc@gmail.com)>  
Subject: Twenty Ones Feedback

We are opposed to this huge development in a location through which school children from south of 21st East have to pass on their way to school. It also appears to us that the proposed parking for residents of the apartments and employees of the retail establishments is inadequate. Having too little parking will inevitably result in parking "spilling over" into the surrounding residential neighborhoods. We look with envy at the tasteful, low impact development in the area of 13th South and 17th East as an example of what might be done in this location.

**Amy Rigby wordpress@www.sugarhousecouncil.org via sendgrid.net** 8:40 AM (8 hours ago)

to me

From: Amy Rigby <[iamamyrigby@hotmail.com](mailto:iamamyrigby@hotmail.com)>  
Subject: Twenty Ones Feedback

Hello. I am so happy for the 2100 block to be redeveloped. It has been dilapidated for my entire life. I am very concerned about the Limited number of parking stalls for 99 apartments, employees for 16,000 square feet of retail, and its customers. That isn't quite near enough parking. My concern is that parking overflow would be into the neighborhood south of 2100 south, where I live. The increased traffic would endanger our children. I live on Wilmington and don't even have sidewalks. The kids walk up and down the street at all hours of the day, and the increased traffic would be so dangerous for our neighborhood. Also, I'm concerned about increased traffic and parking on our streets because the crime rate in our neighborhood is high already. I have had a car and several

Bikes stolen from our garage. My next door neighbor walked in on a break in at 7:30 in her home. Although an increase in parking doesn't mean the people parking will be thieves, but bringing more people and traffic into our neighborhood may increase the risk. Could you please consider requiring MANY more parking stalls on site, and/decreasing the number of apartments so that there is a more realistic amount of parking for the area. Also, and most importantly, please address the walking route for children walking from my neighborhood (south of 2100) to Dilworth. It's already a dangerous spot for our children to cross such a busy street, but putting in a busy, high density area will affect the visibility of the children walking and may affect thier safety. Thank you so much for considering these important items as you approve the building of this area.

**Alicia**

8:54 AM (7 hours ago)

**Richardson wordpress@www.sugarhousecouncil.org via sendgrid.net**

to me

From: Alicia Richardson <[richardson.slicia@comcast.net](mailto:richardson.slicia@comcast.net)>  
Subject: Twenty Ones Feedback



Have you considered the extent to which this will impose negative influence on the children that cross at 21st & 21st? Congestion, traffic, safety! This is a big concern for many families with young children going to Dilworth School. What about parking for not only residents, patrons but customers. Please,, let's not turn this part of the Country Club area into the mess it is In Sugarhouse!

**Logan**

9:02 AM (7 hours ago)

**Cannon** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via sendgrid.net](https://sendgrid.net)

to me

From: Logan Cannon <[logan@littleyogins.com](mailto:logan@littleyogins.com)>

Subject: Twenty Ones Feedback

I'm pro development BUT Child Safety should be the number one concern here. That intersection is already a very scary obstacle for kids (and parents) and if it weren't for our excellent and aggressive crossing guard I'm sure there would be an unfortunate accident. One of the problems is the lack of distance from the road that these kids have to wait and they are easily covered by utility boxes and traffic signal poles. Turning traffic is a challenge and something needs to be done to improve the overall safety of this intersection and the two major crosswalks on 2100 E south of 2100 S. I've seen cars go around stopped cars and nearly killed kids. We need flashing lights and raised sidewalks.

For the Twenty Ones project this is a great opportunity to improve that intersection and give the kids more buffer between the road. I am very concerned that this will add additional traffic that makes it more unsafe especially the exit onto 2100 E. That is one more potential accident waiting to happen. I would advise that that exit is removed or that the site lines are broad enough to give ample awareness of presence of small kids in the sidewalk. There should also be a De-cel lane for traffic turning into the development.

Ideally I would like to see a traffic signal that emptied into 2100 S for the entire project.

Those 45 degree parking spots directly on 2100 S are a mistake in my opinion too. Having used the existing slanted parking on 2100 I find them very dangerous and with traffic increases expected this will only get worse. Backing out is often a blind reverse into oncoming traffic. If a parked car is on your right it's impossible to see the traffic that you are backing into. There needs to be a buffer for cars to reverse into that isn't part of the lane of traffic. Additionally these spots narrow the sidewalk and potential cafe like seating which is part of the neighborhood plan that was approved. I would like to see more of that.

Our neighborhood likes to walk around and we should encourage that but the way this is setup it only encourages driving because of the safety concerns. Please fix this safety issue and you'll have my support.

[gmail.com](mailto:gmail.com)>

Subject: Twenty Ones Feedback

I am completely against this building going into my neighborhood. They only have 77 parking spots for 99 apartments! Where else will they park? In my neighborhood?? No thank you. I do not want that,

They need to make the top floor retail space and eliminate the 22 additional apartments that don't have parking. This would be a win win for everyone because retailers will not want their open parking to be taken up by the 22 residents nor does the residents want to pay money without a confirmed parking spot and our community doesn't want the overflow parking down their streets either.

I have children who will be walking to and from Dilworth (across 2100 south) and we do not need even more traffic making it MORE dangerous for them crossing to and from school.



Please take into consideration the families who are already living here. We do not need more apartments to crowd this area.

From: Grace Glenn <[gracievw@live.com](mailto:gracievw@live.com)>  
Subject: Twenty Ones Feedback

NO. NO. NO. NO. Way too crowded for this area. What about the kids walking home from Dilworth?! This isn't the right area. Please reconsider.

From: Scott Wood <[swoodut@comcast.net](mailto:swoodut@comcast.net)>  
Subject: Twenty Ones Feedback

I'm certainly in favor of a better looking retail space, but added apartments in not on my list.

ook <[cookamn@hotmail.com](mailto:cookamn@hotmail.com)>  
Subject: Twenty Ones Feedback

I am not opposed to change. Change helps people stretch and grow in ways that are unexpected.  
I am happy to see that their talk about the the 21 and 21.  
I love the idea of retail space and restaurants. But I DO NOT like the idea of more apartments. We already have 2 apartments in the same area.  
We do not need more.  
We have lived the area for 24 years.  
It concerns me with the high volume of apartments, it will increase the amount of cars going in and out of the parking. That will put the children at a higher risk for accidents on the way to and from school.  
The plan also shows that there will not be enough parking . What happens to the over flow?  
The school and the church will become over flow. . Not to mention the neighborhood streets that will have take on the over flow.

I could keep going but won't.

- safety
- traffic flow
- retail space and restaurants

These are my top concerns. I understand the way developers make the most money is by apartments. Please no!

Thank you for your time of service and hearing our concerns.

Please consider what is best for the community. This can be a win/ win for both community and developer.

**rdpress@www.sugarhousecouncil.org via sendgrid.net**

9:34 AM (7 hours ago)

to me

From: Maegan Orchard <[maeganorchard@gmail.com](mailto:maeganorchard@gmail.com)>  
Subject: Twenty Ones Feedback

I am sick to my stomach and horrified while reading this proposal. There is already such a terrible problem of traffic at this intersection and as a mother of 4 kids who will be attending Dilworth over the years I am awestruck that such a proposal was even approved. 2100 East is already a disaster at any time of traffic.

There are so many people driving through the gully or using 2100 South as a short cut to the University of Utah that the traffic is horrible in the mornings, in the afternoons at school pick up, and continuing throughout the entire evening. The builders must not have a clue what a problem this is and more apartments would just make this problem unbearable.

I live 2 minutes away from Dilworth Elementary and yet it takes me upwards of 13 minutes to get there in the mornings, and I fear too much with the traffic to send my kindergartener walking. The traffic backs up for blocks beyond the intersection. It is a dangerous mess as it is. Increased traffic is an extreme danger for the children coming to and from school.

I understand the need for an update to this area. I am all for progress and agree that this area needs to be developed and made more functional for the community. However, in no way is it functional, safe, nor does it provide any sort of betterment to our community to add hundreds of people to 99 more apartments which would only multiply the problem that already exists.

**Kathryn Van**

9:40 AM (7 hours ago)

**Wagoner** [wordpress@www.sugarhousecouncil.org](mailto:kathrynvawagoner@gmail.com) [via](#) [sendgrid.net](#)

to me

From: Kathryn Van Wagoner <[kathrynvawagoner@gmail.com](mailto:kathrynvawagoner@gmail.com)>

Subject: Twenty Ones Feedback

I wish our neighborhood would have heard about this project sooner than later. I have lived in the neighborhood for 35 years. Granted, it is blighted on 21st east on 21st south. I would welcome a new development but this seems excessive. Excessive for traffic with Dilworth Elementary being north of the project and a residential neighborhood being south of the project. Too many cars, too many people. A lovely strip center with retail shops and restaurants would be welcome. Something like what they have done in Holladay. The over development of Sugar House in the 21st south and 11th east Corridor is just too much. This will move it east and we will have a serious problem with cars, air quality and a quality of life.. I seriously hope the sugarhouse community Council will listen to the residents who live in all directions of this proposed project. This is a disaster..

**Sandra**

9:43 AM (7 hours ago)

**Marsh** [wordpress@www.sugarhousecouncil.org](mailto:sandrasmarsh@gmail.com) [via](#) [sendgrid.net](#)

to me

From: Sandra Marsh <[sandrasmarsh@gmail.com](mailto:sandrasmarsh@gmail.com)>

Subject: Twenty Ones Feedback

Dear Sugar House Community Council and Land Use and Zoning Committee members,

I attended the Feb 10 meeting, where the petitioner presented their proposed plan and I have grave concerns about the lack of concern, if you will, for the residents surrounding their proposed building plan. I live right across the street on Oneida Street and I am very concerned about what this development (as it is currently proposed) will mean for our family and our neighbors and our community. The first issue is the noise that restaurants will bring. There are a significant number of restaurants that operate until 11:30 or midnight in Salt Lake City and I am extremely worried how the noise will impact our family. We used to live close to Sea Salt (now OneOEight) restaurant in Harvard Yale and had to move because of the late night noise which made it impossible for my kids to go to sleep. So now I am to deal with this all over again?! I know that the petitioner kept referring to Holladay development in his presentation, but this is not Holladay and there are real people with real children who live in very close proximity and will be negatively impacted by this proposed plan. I realize that not all restaurants are open late, however, there are no guarantees that we will not end up with one



of those across the street from us. In addition, I am extremely worried about the lack of parking spaces in the plan. Again, since I live right across on Oneida, I worry about coming home and not being able to park in front of my house because restaurant goes and likely residents of the two apartment buildings will park there. I worry about my elderly parents not having anywhere to park when they visit. I worry about the safety of my children having strangers parking in front of our house. I worry about how this will impact children's play on our street and in our neighborhood. It is what makes our neighborhood great, that our children play outside with neighborhood friends, that they can freely ride their bikes as there is very little traffic and it is safe. I find it completely unrealistic in today's society that the petitioner hopes that residents will have one car per apartment only and that they plan on encouraging them to take public transportation. Trust me, I come from Europe so I am a great supporter of public transportation and as much as I see Salt Lake City making strides toward a more public transportation friendly city, and I commend them on it, we are nowhere near there. The proposed bus stop addition is a complete disaster. Do you know how many kids walk there all the time? How many cars go there all the time? Having buses stop there will only slow down traffic that is already so congested in this intersection. The added traffic coming from the two buildings will slow down the firefighters who go down 21st South all the time (I should know, I hear them all the time). That has got to be a safety concern, particularly as at the same time cars will be backing onto 21st South (from their designated slanted parking spots). I realize we already have those slanted parking spots now, but I observe it daily since I am across the street and I know that those parking spots get used very infrequently (mostly just for the barber shop customers). So right now, that is not an issue, but when there is not enough parking spots with the petitioner's proposed plan, those slanted parking spots and backing onto 21st South will become a danger on the road. I was appalled by the petitioner's suggestion on Monday night that when the retail stores close at 9 pm or later, THEN the residents will be able to park. It shows complete lack of understanding and care for our community and neighborhood. Residents expect to come home at any time of the day and being able to park. They will have visitors. There will be employees of said retail stores who will need to park somewhere. So the numbers that the petitioner has proposed are completely outside reality. 77 parking spots for a building with 77 units. According to Experian Automotive study, an average American family owns 2.28 cars with 66% percent owning more than two cars. Let's say that, for the sake of argument, we suppose that only 66% of the residents will own 2 cars, that already means additional 65-66 cars for residents only, increasing the resident parking need from 99 to 165 spots, which is exactly the amount of parking spots the petitioner proposes to provide. What will happen to all the employees, visitors, retail store customers? According to American Planning Association, with retail stores, the standard ratio of retail space to parking spots is 3:1, meaning for every 1000 sq. ft of retail space, there needs to be 3 parking spaces. That means that for the petitioner's proposed plan on 16,000 sq. ft of retail, there needs to be 53-54 parking spaces for retail customers only and that number only increases if said retail space are restaurants. That brings the number to 219 needed spots minimal. Residents and customers will try to park across the street at the cleaners but they are already wanting to put up signs for customer only parking and they will park on our streets, in front of our houses. The neighbors, we are already discussing application process for permit parking in order to block this inevitable overflow. That is obviously not the direction that any of us want to go down, no one wants permit parking, but if we are left with no other choice, we will have to do it. And then the apartments will end up sitting half empty and retailers won't want to rent and we will end up with another half empty development instead of a great enhancement to our Sugarhouse Community. Lastly, our children who walk to school. We are all gravely concerned about the increased traffic right where our children walk to school. I realize that the petitioner has their own "ideal" scenario of traffic flow onto 21st South instead of 21st East, but that is again completely separated from reality because drivers enter and exit traffic as is most convenient and not how it is suggested to them in theory. Because 21st South will be so congested, cars will automatically start exiting onto 21st East, whether it's against the law or not. That's just reality. I think this proposed plan needs to be significantly decreased to truly provide a symbiotic relationship with the neighborhood. It is evident from the current plan that the petitioner is in fact not interested in enhancing our area and have the neighbors happy, they are interested in maximum financial gain only, come what may for the surrounding residents, otherwise they would be more considerate in their planning and they would scale this project to what the site size can actually accommodate (including parking). But they are showing complete disregard to the consequences their development will bring to those who live here as long as they can build max number of apartments and collect the money. Saying so casually "when is parking not an issue" shows complete lack of regard for our community and for those of us who reside here and call this are our home, who truly care about the feel and the future of our wonderful neighborhood. This is not a financial investment for any of us, this is our home and we care about what happens to it in the future. I am also alarmed that the petitioner did not inform residents of this meeting. In this day and age, for the whole

neighborhood to NOT GET their postcards? C'mon, that was on purpose so that they can claim that they offered this meeting without the neighbors actually having the opportunity to show up and ruffle any feathers. I truly question the legality of the meeting itself when we were not notified of it.  
Thank you for your time and reading about my concerns and I truly hope that you will consider them carefully and seriously as you proceed with this approval process.  
Sandra Marsh, Oneida Street

**Becky**

10:29 AM (6 hours ago)

**Burbidge** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via](#) [sendgrid.net](#)

to me

From: Becky Burbidge <[beckyburb@yahoo.com](mailto:beckyburb@yahoo.com)>

Subject: Twenty Ones Feedback

I am writing in regard to the high density development proposed for 2100 South. I am a member of your district and would like to express my concern regarding the number of units. This is a school zone and the inevitable increase in traffic will certainly negatively impact our area and most importantly elementary school children.

Please consider other options to lower the high density of this proposal.

**Annie**

10:34 AM (6 hours ago)

**Lindsley** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via](#) [sendgrid.net](#)

to me

From: Annie Lindsley <[lindsley.annie@gmail.com](mailto:lindsley.annie@gmail.com)>

Subject: Twenty Ones Feedback

I'm all for a 21 and 21 revamp— it's long overdue. But with this many units and each resident having 1-2 cars is going to be a nightmare. Not only for general traffic and the local neighborhoods but for all of the kids that have to cross 2100 south and 2100 East to get to and from school. The number of units needs to be reduced to at least half of the proposed number. Seeing how these things go, I'm sure nothing with change. But I think the council should prioritize the local neighborhood and school children before builders who's interest is strictly revenue.

**Angie**

Wed, Feb 12, 11:54 AM (4 days ago)

**Boren** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) [via](#) [sendgrid.net](#)

to me

From: Angie Boren <[angie.boren@comcast.net](mailto:angie.boren@comcast.net)>

Subject: Twenty Ones Feedback

I appreciate that you are trying to make the neighborhood better but if you were actually concerned about the neighborhood and not making money you would consider the incredible strain this is going to put on our community. The traffic increase is a huge concern. The parking is an issue and most importantly the safety of the kids walking to and from school and walking in the neighborhood in general. Please reconsider the amount of apartments and establishments you are allowing into our neighborhood. Lower Sugarhouse is a



total disaster please don't do the same to us.  
Thanks for listening!!!

**Jacob**

**Webber** wordpress@www.sugarhousecouncil.org via sendgrid.net

to me

Wed, Feb 12, 12:07 PM (4 days ago)

From: Jacob Webber <jakwebber11@gmail.com>

Subject: Twenty Ones Feedback

I live directly south of the planned development, near the corner of Country Club Dr. and 2300 East. I grew up in the area on Parleys Terrace and moved back to the area with my wife once I could afford a house in the area.

The planned proposal is extremely disappointing. Part of what makes this area so desirable is the comfortable, close knit community. The streets are quiet, and there are rarely ever cars parked on the streets. After living in Los Angeles for several years, I have grown to greatly appreciate this aspect of our community.

There are several reasons why I am completely against the proposed development.

1. I currently have two daughters, both of whom will be attending Dilworth Elementary School. Children in the neighborhood walk to school every morning. It is already a little scary having them cross 2100 South to get to school, and the planned development only makes it worse. The planned development will greatly increase the traffic, the number of people, and the danger for children walking to school. I attended Rosslyn Heights Elementary School, but two of my siblings were forced to move to Dilworth when Rosslyn Heights was shut down. This was a big deal at the time because it meant they would have to cross 2100 South. It was a big deal before any oversized, overpopulated development went in place. This just makes it worse.

2. The area of 2100 South, directly west of the planned development, is a total disaster with traffic and the number of people. I avoid that area at all costs. This is all due to the developments that have gone in over there. I am afraid that this planned development will have the same negative impact on our community and area of 2100 South.

3. In the proposal it states that there will be 99 apartments and 77 parking spots. Residents and their guests will be forced to park on the streets in our neighborhood - completely changing the feel of our neighborhood that makes it so desirable.

I am not supportive of the planned development. Not at all. If the proposal is somehow approved and construction actually begins, the developers need to make the top floor retail space and eliminate the 22 additional apartments that do not have parking. The retailers that move into the area will not want their parking to be taken by residents in those 22 apartments. People purchasing the apartments will not want to purchase the apartment without confirmed parking spaces. Our neighborhood doesn't want to overlook parking on the streets.

The proposed development is not what is best for our community. The developers do not have our community interest in mind. It is an opportunity for them to capitalize on the strong real estate market and to make a little money - all at the expense of our community.

**Nancy**

**Warr** wordpress@www.sugarhousecouncil.org via send

Wed, Feb 12, 12:09 PM (4 days ago)

**grid.net**

to me

From: Nancy Warr <[nancywarr@q.com](mailto:nancywarr@q.com)>

Subject: Twenty Ones Feedback

Thank you for providing us the opportunity for feedback. We have lived in this neighborhood (1 min from 2100 south & 2100 east). My input is as follows:

1. Very pleased that entrance will be on 2100 south due to the school crossing going to Dilworth Elementary.
2. There needs to be a parking spot for each tenant, not just 77 out of the 99. Having retail space on the upper floor instead of the 22 housing would be a win win for the neighborhood. Retailers will not want to share their limited parking space with the 22 tenants. The adjoining neighbors do NOT want the overflow of the 22 tenants that cannot find parking. This will end up with a battle for residential parking permits along the streets. Finally, the 22 tenants will not want to pay high rent knowing they don't have a secured place to park.

A neighborhood such as ours went through this overflow parking disaster on 2100 east and 1300 south when the DoDo Restaurant resided there. There was not adequate parking and it was such a battle that neighbors insisted on signage and residential parking permits or people would be towed. The DoDo eventually moved because of the pushback from neighbors.

We want this to be positive from the beginning.

Sincerely,  
Keith & Nancy Warr  
2153 East Parkway Avenue  
SLC, UT 84109  
Phone: 801-870-9718

**Laurie**  
**Cannob** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via se**  
**ndgrid.net**  
to me

Wed, Feb 12, 12:54 PM (4  
days ago)

From: Laurie Cannob <[laurie.cannon@mstar.net](mailto:laurie.cannon@mstar.net)>  
Subject: Twenty Ones Feedback

I live on Oneida. I think one of the biggest concerns the neighbors have will be lack of parking for the apartment residents. What can we do to change the city ordinance that allows less parking than apartment residents?

Thanks!

**Mark**  
**McDonald** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) **via s**  
**endgrid.net**  
to me

Thu, Feb 13, 12:42 PM (3  
days ago)

From: Mark McDonald <[mortgage@xmission.com](mailto:mortgage@xmission.com)>  
Subject: Twenty Ones Feedback



I have two issues with the plan. 1- the height of the north building. and 2- parking availability.

1- The fact that the taller building is located off of the street and completely separate from the 21st south building does help mitigate the problem. But it opens the door for other nearby properties to argue for similar exemptions and it does nothing to minimize the impact along 21st east of the north building.

2- The underground tenant parking does not appear to be adequate. These being "higher-end" apartments, most units will likely have 2 vehicles. This development needs to have adequate parking on-site to eliminate tenant and tenant guest parking from spreading into the adjoining neighborhoods.

**Kent**

Sun, Feb 16, 6:41 PM (5 days ago)

**Cannon wordpress@www.sugarhousecouncil.org via sen  
dgrid.net**

to me

From: Kent Cannon <[kent.h.cannon@gmail.com](mailto:kent.h.cannon@gmail.com)>

Subject: Twenty Ones Feedback

I am a longtime resident of the neighborhood residing at 2300 Oneida Street. We are grateful for an effort to redevelop this corner of 21st East and 21st South. An update is seriously needed. We also appreciate the developer limiting the height to 2-3 stories and attempting to create something consistent with the surrounding neighborhood.

I do have two concerns:

1. We need to make certain that the construction is done in such a way to protect the safety of many children who use 21st East to walk to Dillworth Elementary from this neighborhood. Parking entrances and exits need to be designed to protect their safety.

2. While it appears that the proposed parking may meet the city required amounts - overall it appears to be totally inadequate. Since mass transit is limited in this area and most will use easy freeway access to commute to work, we can expect many two vehicle drivers per bedroom unit which is well in excess of the planned one per bedroom. In addition, the inadequate retail parking will put many cars on the street and increase the parking in the adjoining neighborhoods. We respectfully request the the required parking be increased significantly.

Thank you for considering this request.

**Karie**

Sat, Feb 15, 4:14 PM (6 days ago)

**Klarich wordpress@www.sugarhousecouncil.org via sen  
dgrid.net**

to me

From: Karie Klarich <[kklarich@ksl.com](mailto:kklarich@ksl.com)>

Subject: Twenty Ones Feedback

I am not favor of the development! This is a very busy intersection as it is. The area can not handle high volume housing. The proposed development is too commercialized and does not fit in with Sugarhouse values!

Brandon Hill brandon.douglas.hill@gmail.com

f I recall correctly they wanted most of the commercial spaces to be restaurants, which will have a huge footprint in terms of number of employees. There is not enough parking provided.

Sue Watson -

TwentyOnes: proposed construction will be an improvement to existing dilapidated and unused structures. I am not a fan of the architecture of the planned building; think it looks dated. My biggest concern is related to parking because it appears that the Blue Plate currently uses the existing empty lot for their business parking and I strongly feel that On-street parking should not be considered into the plan as parking spots for businesses of residents. My second concern is with the approval for changes to height restrictions; seems like all projects requesting review have some type of exception request.

Regarding the TwentyOnes:

My only consideration is that the north building not block the sun from the existing condos to the north. I can't tell from the plans how close the buildings are, and I'm not in SLC so I can't run down there are look at it. If there is adequate space between the buildings so that the existing condos are not just looking straight across at another building and still have adequate light between the buildings, I'm find with the plans. It will definitely be a big improvement over what's there now. I'm glad to see this project moving forward. Jan Brittain

**Thea**

Thu, Mar 26, 1:53 PM (10 days ago)

**Brannon** wordpress@www.sugarhousecouncil.org via sendgrid.net

to me

From: Thea Brannon <[theabrannon@yahoo.com](mailto:theabrannon@yahoo.com)>

Subject: Twenty Ones Feedback

It is definitely excellent that they have provided for underground parking--whether it is enough is questionable. There is little other place to park close to there on the busy streets.

I wish they could have designed it in order to leave the big trees that are there, but the plan eliminates them for the driveway. Not good. They will provide a few puny little trees and call it good. WE NEED TO HAVE REGULATIONS PROTECTING ALL MATURE TREES unless there's an extremely good reason (and a variance given).! What was perpetrated at the Traces site on 11th East, taking down the beautiful huge trees on the corner is a tragedy and should never have been allowed. They could have spared those at least! The Planning Commission ought to take a lead on this!

**From:** Stephen Dibble <[sdibble@xmission.com](mailto:sdibble@xmission.com)>

**Subject:** 21sts project

**Date:** March 2, 2020 at 7:34:21 PM MST

**To:** [Kristina.Gilmore@slcgov.com](mailto:Kristina.Gilmore@slcgov.com)

Ms. Gilmore,

I noticed that the developer for the *21sts project* has had the plans approved by the community council. This is in spite of several really obvious areas where the proposed project does not comply with the master plan developed for this intersection.



1. The **parking** seems to be totally inadequate for a site not located near mass transit stops. Most of the units will probably have more than one vehicle. The proposal to have 2/1000 spaces for commercial seems almost ludicrous and could limit who could lease the spaces. This will not even provide parking for the employees, much less patrons. It is most likely that the tenants and patrons will overflow into the adjacent neighborhoods. This is already happening each day with the Blue Plate Diner but they are able to use the parking along both sides of 21st East and the spaces of the adjacent vacant buildings.

2. **On-street parking** is clearly discouraged in the planning guidelines. This seems to have been a direction the city planners have tried to develop since the successful construction on the south east corner of 11th east and 21st South. This has greatly improved that intersection. (The new credit Union building across the street near the southwest corner of 21st and 21st seems to have complied). The parking proposed for this new development together with the volume of traffic on 21st South could create a traffic problem. There does not seem to be any effort to try and encourage pedestrian traffic along 21st South. There are no gathering spots as encouraged by the masterplan.

3. The SLC master plan for this area calls for urban **landscaping** particularly along the street edges, and it includes numerous examples of pedestrian friendly urban landscaping. Green spaces, public gathering areas etc should be a requirement for new developments. The only landscaping in this proposal seems to be (with the exception of a very small private court at the end of one building that will undoubtedly be used exclusively by that commercial space) limited to a row of trees along the north property line between the apartment buildings. None of these trees would be visible nor contribute anything to the community. This is not consistent with the masterplanning guidelines. We were lead to believe that pedestrian accessible outdoor spaces could be created similar to the very successful pedestrian spaces fronting businesses along 15th East.

4. The old Chevron gas station on the intersection corner (now a defunct coffee shop) along with the Blue Plate Diner building will likely, because of the property size, never be replaced. This important corner should have been included in the planning and approval for this project. If this corner is not considered at this time and the proposed project is constructed, it will probably never be possible to **"define" the corner of the intersection** such as the Barnes and Noble building in Sugarhouse.

I have greatly appreciated the time and money spent by Salt Lake City to develop the architectural guidelines for this intersection. As we worked with the planners and consultants, the neighbors all have had the confidence this would help improve our neighborhood. I hate to see a non-complying project like this be approved and constructed. I know this will undoubtedly frustrate the many neighbors who contributed a lot of time hoping their work could have a positive impact on this important intersection.

Thank you for your consideration.

Stephen Dibble  
2049 E Wilmington Avenue  
[sdibble@xmission.com](mailto:sdibble@xmission.com),

**Bob Busico** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net) Mon, Mar 26, 8:38 AM (10 days ago)

to me

From: Bob Busico <[bbusico54@gmail.com](mailto:bbusico54@gmail.com)>  
Subject: Twenty Ones Feedback

A huge concern is traffic and congestion. The roads will not be wider but traffic will definitely increase.  
How will you address that problem??

**Ken**

**Wheadon** [wordpress@www.sugarhousecouncil.org](mailto:wordpress@www.sugarhousecouncil.org) via [sendgrid.net](https://sendgrid.net) Mon, Mar 30, 5:05 PM (7 days ago)

to me



From: Ken Wheadon <[1954vespa@gmail.com](mailto:1954vespa@gmail.com)>  
Subject: Twenty Ones Feedback

It is sad that the designers cannot think of creating a unique facade treatment instead of tired budget driven seen everywhere in the valley look. There is nothing appealing in the treatment. It has been since before, it is just a repeat of ordinary and beige. Create a neighbor feel not copy.

**Eric Kraan <[ekraan@yahoo.com](mailto:ekraan@yahoo.com)>**

Sat, Mar 7, 12:33  
PM

to minnesotaute76@gmail.com, me, kocherwill@gmail.com, amy.fowler@slcgov.com, charlie.luke@slcgo  
v.com, CIUDistrict7@slcgov.com, ldmigliaccio@gmail.com

Dear Sugar House Community Council,

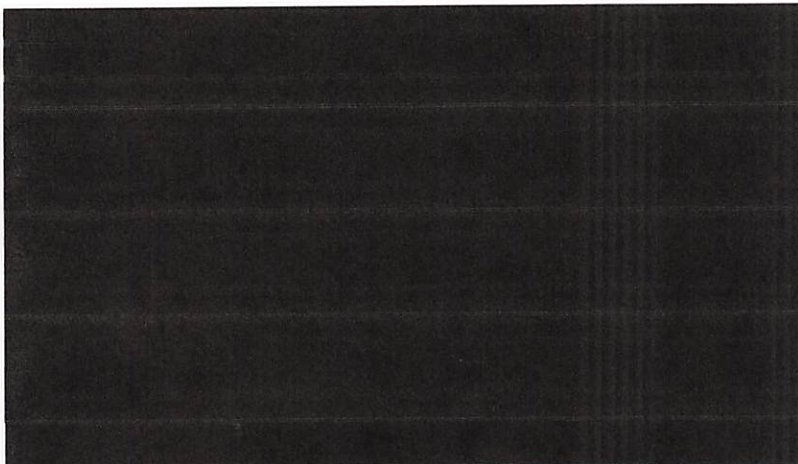
I am the owner of a small business south of the intersection in question. I commute from outside city boundaries, and I am always in a constant state of amazement at the changes this part of our community has undergone in the almost 10 years I have operated in Sugar House.

I am always reminded at the council's mission to "involve citizens in identifying issues, plans, and projects that enhance the beauty, safety, vibrancy, and human-scale character of Sugar House..." when I drive, walk, bike, skate, from my shop to destination in and around the intersection of 2100s. and Highland dr. I cannot help but think that this is absolutely out of place. Cars are on top of each other, people are crossing the streets at mid-block, there is no space for cyclists to safely navigate this area, and most of the sidewalks are in such state of disrepair that even walking can be tricky. I know it is a place in flux, changes always bring a period of adaptation and can be hard for people to adapt. But are we actually planning on doing something about this area? this is the heart of the community, it should be a focal point for people to gather, live, and for commerce to flourish; a place that invites people to have a pleasant stay, rather than frustrated, concerned for safety, and willing to flee. It should be packed shoulder to shoulder with pedestrians, but it isn't. It should be moving people on bikes from the light-rail station to the plazas, parks, businesses, in mass quantities. But all we see is cars on top of each other - especially within this intersection and 1 block around it.

What can we do to change this?

I have thought for years about this problem as the area continued to increase its residential density. We need to close the intersection to car traffic, in style of Market St. in San Francisco.

[No 'carnageddon' on auto-free Market Street. Study shows bikes and buses benefit](#)





No 'carmageddon' on auto-free Market Street.  
Study shows bikes and buses...

Banning cars on Market Street had very little impact on the side streets. But more people are biking, and buses ...

Allow only alternative modes of transportation to cross the intersection and deviate car traffic around this busy area. When the city closed 1300 e. There was no traffic Armageddon in Sugar House, people found ways around it, or moved in a different manner. Today, LOS of cars in this intersection is dismal, but the alternatives to car use is neither convenient or safe for people to engage in. We can change that.

Obviously I expect some, or most of you, to be unconvinced that such idea might work. I understand. But I expect all of you to agree that the current conditions are terrible and they will only get worse as all those housing units start to fill up. For this reason, I want to start a conversation with you about the possibility of engaging in tactical urbanism. To do a limited short-term test, call it a "Open Street" or "Sugar House Festival" or something similar that can showcase to residents, businesses, and leaders that such a concept would a) highlight the livability of our city, and; b) be a boost to business. If it proves to not be a boost to the community, if it fails to bring about a "Human-scale" to the area. Then we can move on to something new. But if it is successful, then we can start to think about making more permanent changes.

I hope you find this information helpful, and please let me know if we can make this a reality.

Thank you,

Eric Kraan  
The SkateNOW Shop  
2682 Highland Drive, Suite 104  
Salt Lake City, UT 84106

[www.theskatenowshop.com](http://www.theskatenowshop.com)  
(801)879-4882

## COMMENT CARD

Name Sarah Dale

Issue/Land Use Topic 21st and 21st

Email Address sarahjdale@gmail.com



☐ Sign me up for email newsletter to be informed of future issues and meeting dates

As someone who works at the University of Utah and already  
spends too much time sitting in traffic, I do not support  
this project and think that it will make a negative impact  
on the community. Please rethink these plans and listen  
to the neighborhood members.

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)





COMMENT CARD

Name Sue Ann Jones

Issue/Land Use Topic 21 & 21

Email Address parkwayjones@mac.com



☐ Sign me up for email newsletter to be informed of future issues and meeting dates

a little more character on the front  
bigger side walks  
don't go to modern  
I like the exterior materials  
thanks!

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)





COMMENT CARD

Name Julia Hopkins

Issue/Land Use Topic Simplify the project

Email Address juliahopkins@gmail.com



☐ Sign me up for email newsletter to be informed of future issues and meeting dates

I feel you are trying to put twice as  
many units in that fits the property. Consider  
40 units - 1 bedroom apartments don't work -  
More parking They have a large turnover  
is needed

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)





COMMENT CARD

Name Melinda Smith

Issue/Land Use Topic 21 - ones - Apartments

Email Address Windy.smith@comcast.net



☒ Sign me up for email newsletter to be informed of future issues and meeting dates

We are packed in this area. We  
do not need one more car! I  
support the retail but less  
apartment units.

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)



## COMMENT CARD

Name Merrilee Gottfredson

Issue/Land Use Topic Twenty Ones

Email Address \_\_\_\_\_



☐ Sign me up for email newsletter to be informed of future issues and meeting dates

I'm quite concerned about the number of apartment units proposed. We have elementary students, a family community, we would prefer to bring more families not just studios & 1 bedroom apt. We'd love some retail with green space, with walking area & less density traffic, parking & congestion have not been adequately addressed in this plan.

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

COMMENT CARD

Name Paul Oblad

Issue/Land Use Topic 21<sup>st</sup> + 21<sup>st</sup> Apt.

Email Address Paul.Oblad@gmail.com



☐ Sign me up for email newsletter to be informed of future issues and meeting dates

I am concerned about the number of units in  
the apartment complex. Fewer units will reduce congestion  
and improve traffic and sidewalk safety.

[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)



## COMMENT CARD

Name Andrew Dale

Issue/Land Use Topic 21st ; 21st

Email Address andrewdale@gmail.com



☐ Sign me up for email newsletter to be informed of future issues and meeting dates

PARKING WILL BE A NIGHTMARE. TRAFFIC IS ALREADY A NIGHTMARE  
? THIS IS GOING TO MAKE IT MUCH WORSE. THIS PROJECT IS TOO INTENSE  
FOR THAT SMALL OF A LOT. THIS PROJECT IS NOT BENEFITTING  
THE COMMUNITY ? IT IS DOING MUCH HARM. I DO  
NOT SUPPORT THE PROPOSED PLAN ? ADVISE THEM  
TO REDUCE THE # OF UNITS BUILT BY OVER 50%!!!  
[www.sugarhousecouncil.org](http://www.sugarhousecouncil.org)

