

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sizzler location -- Lets Develop It  
**Date:** Wednesday, February 9, 2022 11:51:06 AM

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Council Woman:

I wrote you as I am in favor of a gas station or any other business on the location of the old Sizzler on 2100 S 1300 E – I feel anything done tastefully will clean up the corner and be better then what we have today.

I live not far away up near [REDACTED] and drive by this location on a daily basis; with a gas station the traffic will not change much (it will stop all the U Turns to get to the current Chevron).

Regards  
Eric Povilus

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum n Go - Petition Number: PLNPCM2022-00053  
**Date:** Tuesday, December 13, 2022 4:31:49 PM

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Hi Diana,

Beyond my subjective concerns, in regards to negative impacts to the sugarhouse community character this gas station will have, I would like to point out a few objective concerns as to why this project does not benefit the community and this conditional use permit should be denied.

It is known that gas stations, like the Kum & Go being proposed, release volatile aromatic hydrocarbons, including benzene, toluene, ethylbenzene, and xylene (BTEX). The placement of a gas station is within the vicinity of several active areas in the park where these gasses will reach and in turn poses an objective health hazard with known adverse health impacts.

In the Salt Lake County 2015 Parks & Recreation Facilities Master Plan, (Approved 09.01.15) (<https://slco.org/globalassets/2-parks--rec/facilities/umbrella/planning/parks-rec-master-plan.pdf>) health in regards to physical and mental health is also mentioned 7 times in this master plan. Placing a gas station that would release harmful gasses to people using the park is in direct conflict with the Master Plan seen above.

Below is an excerpt from the [site linked here](#) that cites several studies showing the adverse impacts of gas stations.

In summary, a park is a place where the community seeks health and wellness. To place a gas station inside this park not only goes against our master plan but is negligent and will have adverse health impacts to our community. Please do not approve this conditional use permit for the sake of the men, women and children who use this park to better their life and not allow it to be a place where they are inadvertently exposed to harmful airborne chemicals.

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According to the [World Health Organization Guidelines for Indoor Air Quality](#) there is *no safe level for benzene*. The following research documents the extent of benzene releases from gas stations as well as adverse health effects:

- A [1993 study](#) published by the Canadian petroleum industry found average benzene concentrations of 146 and 461 parts per billion (ppb) at the gas station property boundary in summer and winter, respectively.
- A [2001 study](#) noted median ambient benzene levels of 1.9 ppb in houses up to 328 feet from a service station.
- A [2003-2004 study](#) conducted in France documented a significant relationship between childhood leukemia and living near a gas station.
- A [2010 study](#) conducted in Spain documented elevated air pollution within 100 meters (328 feet) of a gas station.
- In [2012](#), [Brazilian researchers](#) found that air quality was significantly degraded up to 150 meters (492 feet) from gas stations.

In 2005, the California Air Resources Board probably became the first in the U.S. to recommend a minimum public health safety zone between new gas stations and “sensitive land uses.”

## Norris, Nick

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**From:** Nathalia Alvarez [REDACTED]  
**Sent:** Saturday, September 24, 2022 10:53 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Sugarhouse is filled beautiful and historic areas, showcasing the rich history of our city. The move to make a gas station may not be detrimental to the pockets of whoever is in charge, but it will be detrimental to the residents of the city, I guarantee. Considering there is another gas station across the street, the traffic this will cause will be not only inconvenient to the busy people in this area, but also incredibly dangerous. As a student of the university of Utah, I commute down 13th nearly every day to get to school. I've seen about a dozen car crashes on 13th east in my 3 years I've commuted to the U. Do you know how many people were killed in Salt Lake City due to vehicle accidents in 2020? 248. 248 people. Lawmakers put signs up and change speed limits to decrease the risk of car accidents. But there's no one to keep the people in power in check. You want to decrease the risk of car accidents? Maybe the politicians in charge should think outside their pockets for once and consider the risks their constant money grabs put on the people of the city.

Plus, this may just be the naïve opinion of a girl in her 20s, but I personally think a business to show off the view of that area (a cafe, bar, etc), would add to the rich life and culture of sugarhouse and downtown salt lake!

I got a little heated while typing this, I apologize, but thank you for taking the time to read this. If you did get through this whole thing, that shows that you actually care what the people around you have to say and I admire that.

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Thank you!

[REDACTED]



## Norris, Nick

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**From:** Emily Anderson [REDACTED]  
**Sent:** Saturday, September 24, 2022 8:04 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go Gas Station

Hi Nick,

I am inquiring surrounding the potential of the implementation of another gas station at the corner of 1300 E. 2100 S. I drive this 1300 East every day on my way to school and frequently run and spend time in sugarhouse Park. I feel like introducing a gas station at this location would not complement the area, cause more traffic and not utilize the wonderful aspects of the park.

I am opposed to this!

Thanks,  
Emily Anderson

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## Norris, Nick

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**From:** Storri Bain [REDACTED]  
**Sent:** Saturday, September 24, 2022 7:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Of all things... a Kum & Go???

This empty plot that has been sitting as a vacant eye sore for I don't even know how long is the PERFECT spot for a locally owned restaurant, coffee shop, boutique, ANYTHING but another gas station. I live smack dab on 2100 S just down the street from Sugarhouse Park and my gas station is the Chevron. I have never once in my 2 years living here, had to wait for a gas pump, wait in line inside the Chevron for more than 5 minutes, or felt like it was overcrowded in the slightest. ANOTHER GAS STATION IS NOT NEEDED. You people BEG Utah residents to drive less, electronic signs over the interstate, billboards, radio ads, and you want to add a gas station to corner of one of the most beautiful parks in Salt Lake County?? SO many people lost their businesses during Covid and all we could use right now is a locally owned business with that amazing park and mountain view. It is insanely disappointing to hear that the city planners of Salt Lake City are dense enough to do something like this to our beautiful park. You people must have some neurological disorder causing brain disfunction to think this is what Sugarhouse and Salt Lake City residents need or want at all in the slightest. I suggest taking a trip to our great University of Utah Hospital to get this issue checked out immediately, as i have genuine worry for you all. Make Salt Lake City beautiful again.

- A very concerned resident

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## Norris, Nick

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**From:** Lola Ward [REDACTED]  
**Sent:** Saturday, September 24, 2022 7:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK.

Hello,

As a mother who visits this park regularly with her children, The corner should be utilized in a much different way. We just don't need another gas station. A cafe, coffee shop, or even a stash pad. Would enrich the community rather than making an eye sore. Please reconsider the decision that was made.

Thank you

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## Norris, Nick

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**From:** Samara Newell [REDACTED]  
**Sent:** Saturday, September 24, 2022 7:33 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KEEP UR KUM AND GO OUT OF OUR PARK

We do not want this gas station built in sugarhouse park! This is already such a congested, dangerous intersection. Not only will it be a potential danger, it will ruin our beautiful park. Please reconsider!

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## Norris, Nick

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**From:** Kin Blandford [REDACTED]  
**Sent:** Saturday, September 24, 2022 2:59 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GO? REALLY?

Mr. Norris,

We can do better than this. Sugarhouse park is an icon of Salt Lake City. Let us not taint it with a gas station whose name is going to be treated as an innuendo for decades to 'KUM'.

-- A resident of Salt Lake City

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## Norris, Nick

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**From:** Ben Oveson [REDACTED]  
**Sent:** Saturday, September 24, 2022 2:53 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No to the Kum and go

Hi nick, I'm writing to express my concern for the proposed plan for a kum and go. This site should not get a conditional use permit as the qualifications of demonstrating no traffic impact and environmental damage are not met.

Gas stations are the largest cause of soil contamination in this country with over 90% of brownfield sites being caused by underground gas tanks. We should not allow this next to a protected water resource.

Traffic will be effected in an adverse way. This also allows for the city to deny a conditional use permit.

Best,

Ben Oveson

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## Norris, Nick

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**From:** Nancy Chisholm [REDACTED]  
**Sent:** Saturday, September 24, 2022 2:40 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Re: Concerns about proposed Kum and Go

Hi Nick:

I thought of another idea. What if SLC buys the property and then leases it back to a nice restaurant or something else that can preserve the view?

Thanks for truly considering other options.

Nancy Chisholm  
[REDACTED]

Sent from my iPhone

On Sep 23, 2022, at 5:38 PM, Nancy Chisholm [REDACTED]

Hello Nick:

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I am writing because I am very concerned about the proposed construction of the kum and go gas station on the corner of sugarhouse park. These are my concerns:

1. The traffic is already intense at this intersection. Adding more traffic that will need to make a U turn or continue east on 2100 South to get back to I-80 will add traffic to a neighborhood that is already overwhelmed.
2. Don't waste the unobstructed breathtaking view of Mt Olympus.
3. I know the lot is expensive at nearly \$8 million but can't we create greenspace and get donors or use some of the city preservation funds?
4. It would be such a waste to add another gas station here as well as more traffic to 1300 East.
5. Why add more blithe to Sugar House when it could be so beautiful?

Thank you for your consideration. If I can help please let me know.

Nancy Chisholm  
[REDACTED]

## Norris, Nick

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**From:** AJ Casper [REDACTED]  
**Sent:** Saturday, September 24, 2022 2:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

We have nothing if not our earth. Every step of the way us humans have destroyed one beautiful thing after another. Please preserve this piece of nature, this is not okay!

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## Norris, Nick

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**From:** kendelle mapstone [REDACTED]  
**Sent:** Saturday, September 24, 2022 2:20 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) IMPORTANT MESSAGE FOR NICK NORRIS.

Dear Nick Norris, or whomever this message may concern,

My name is Kendell Mapstone, and I have lived in Salt Lake City for 24 years, and plan to raise a family here. That being said, I am utterly disgusted and frankly offended our city is considering putting a 'Kum & Go' across the street from Sugarhouse Park.

The vacant lot 'Sizzler' once inhabited has amazing potential, with views of the pond and close enough to walk to the park. I thought perhaps a small convenience store, cafe, or eatery would thrive there, but alas, our dear city landed on 'KUM & GO'. You have to be joking, right?

I would genuinely love to hear a reasonable explanation for this act, as there is a gas station not even 500 feet away. Litter and loitering in the area will undoubtedly increase, making the area feel unsafe to walk alone and contribute to Utah's air pollution.

Imagine a city that actually cares about the people who live there and work hard to bring resources that can increase quality of life.

Why can't you be creative and create spaces that make people inspired?

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I understand a lot of locals are upset, and rightfully so.

As a member of our government, Nick, it is your job and duty to serve the community and listen to our complaints. When will Utah step to the plate and start to look at our city as not a money grab, but actually a fun place to live.

Stop ruining our city with apartments and gas stations.

Sincerely, and on behalf of our young community,

Kendell Mapstone

[REDACTED]

Please call if you would like me to explain my case further.

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## Norris, Nick

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**From:** Erin Mortensen [REDACTED]  
**Sent:** Saturday, September 24, 2022 1:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT IF OUR PARK

i have lived in the sugarhouse area of salt lake most of my life and putting a gas station (right across the street from another one) is a waste of time, money, and resources. why not do something for the community? a cafe, a restaurant and bar? something that will add to the culture, not distract from the parks beauty, create pollution, and even more traffic problems than there already are (and there are A LOT- especially in that area).

please consider what the people want. I don't care if it's "inconvenient" for you because frankly it's not about you.

get that gas station out of our park.

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## Norris, Nick

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**From:** olivia radcliffe [REDACTED]  
**Sent:** Saturday, September 24, 2022 1:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park Kum and Go

Hello, my name is Olivia Radcliffe and I have been a resident of the Sugar House area my entire life. I am emailing you to oppose the new kum and go development. This will not only increase traffic but will be a terrible addition to the park. Sugar House is going downhill fast with these new developments and I am speaking behalf of my neighborhood when I say we don't want this to happen. Please take my voice into consideration.

Thank you,  
Olivia

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## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Saturday, September 24, 2022 1:11 PM  
**To:** Brandon Hill  
**Cc:** Norris, Nick; features@sltrib.com; letters@sltrib.com; Public Lands; Zoning; Mayor; Sugar House Community Council  
**Subject:** (EXTERNAL) Re: Sugarhouse Park Development

If UDOT were still involved with 1300 East they would absolutely never allow a "right in right out" that close to the intersection of 1300 & 2100. I also highly doubt they would approve of an entrance/exit on 2100 South because of its proximity to the same intersection.

[Sent from the all new AOL app for iOS](#)

On Saturday, September 24, 2022, 12:40 PM, Brandon Hill <brandon.douglas.hill@gmail.com> wrote:

Thanks for your comments, Mike! I think you share concerns that most of us in the community agree with. Hopefully, we can put a stop to this development!  
Brandon

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Co-Chair Sugar House Chamber  
Sugar House Community Council Trustee

On Fri, Sep 23, 2022 at 12:59 PM <[mpete007@aol.com](mailto:mpete007@aol.com)> wrote:

Mr. Norris,

I was more than surprised that the city would be considering to permit a new Convenience Store on the corner of 1300 East and 2100 South in Sugarhouse. Sugarhouse and Sugarhouse Park is the envy of every other city along the Wasatch Front. Building a Kum & Go with fuel I think would be the last of a very long list of things to use the property. I watched the last Zoom call with the Sugarhouse Community Council. I found it ironic that the person on the agenda before Kum & Go was talking about the Brand of Sugarhouse. Things he thought they could possibly do to showcase the history and uniqueness of the area. Kum & Go then followed with their updated design. None of which comes close to fitting in with the Sugarhouse Brand. Kum & Go had stock answers to all the Council's questions with the exception of one, What are they bringing to the area that is either needed or currently missing. To that question they had no answer. There is a gas station directly across the street and another one on 1700 South (both locally owned) plus a new CVS across the corner. There is not a single thing they bring new to the area. The traffic issue alone should be enough to rethink the permit. In speaking with the Utah Petroleum Dealers Association the average store does 1,200 transactions per day with most of those sales occurring during the busiest traffic hours. Not to mention the daily delivery trucks of fuel, Groceries, Beer, Coke, Pepsi and all the other items needed. In watching the station across the street there is hardly a time when they don't have some kind of delivery truck there. They also mentioned on the Zoom call they are installing Diesel which then makes it even more of a problem as they become a mini Truck Stop. I ask the Chevron why they did not offer Diesel and their answer was most diesel vehicles are either pulling a trailer or are much larger in size and they can't handle the traffic even

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though that property is 4 times larger. This would become as bad if not worse than the Chick Fillet problem down the street as 1300 East has 2 to 3 times the traffic than 2100 South, plus Chick Fillet is not on an already busy intersection.. In making a list of the pros and cons of a Kum & Go on that site I can't think of a single pro. There are much better fits for that area and ones that don't create the problems. Something like a bank, an office building, a small strip mall with retail. The best use would be for the city to purchase it while it is available and add it to the park. I am sure the Park people could think of a hundred ways to use it to make the park better.. I think the neighbors and surrounding businesses could even help raise the money. There has not been a single person I have talked to about this site that thinks another gas station on that site is a good idea. I have had an office on 1300 East for over 20 years and love everything about Sugarhouse. The very last thing we need is a High Traffic business to add to our ever increasing traffic problems. I hope the city will help prevent Sugarhouse from becoming "gasoline alley" and losing the feel of the local Community it is.

Mike Peterson

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## Norris, Nick

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**From:** Michael Claflin [REDACTED]  
**Sent:** Saturday, September 24, 2022 1:01 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go degrades recreation space in SLC

Hi Nick,

Just putting in my two cents on the gas station plan for Sugar House park.

My thoughts are that we have a really unique and thriving community but there a growing problem.

Any open land for development is being turned into gas stations and car washes.

While I understand the need for fuel stations I think the location of this particular Kum and Go is inappropriate and detracting from the current ambiance and richness of our neighborhood.

Please reconsider the location and protect our recreational spaces.

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## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Saturday, September 24, 2022 12:57 PM  
**To:** Brandon Hill  
**Cc:** Norris, Nick; features@sltrib.com; letters@sltrib.com; Public Lands; Zoning; Mayor; Sugar House Community Council  
**Subject:** (EXTERNAL) Re: Sugarhouse Park Development

As you know it is almost impossible to get anyone in the neighborhood to agree on anything. This permit is the exception. I have yet to hear a single person for the project. Causing quite an outcry. It will definitely change the face of Sugarhouse. I don't think turning us into "Gasoline Alley" is good for Sugarhouse's image.

[REDACTED]

[REDACTED]

Thanks for your comments, Mike! I think you share concerns that most of us in the community agree with. Hopefully, we can put a stop to this development!  
Brandon

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Co-Chair Sugar House Chamber  
Sugar House Community Council Trustee

On Fri, Sep 23, 2022 at 12:59 PM <[mpete007@aol.com](mailto:mpete007@aol.com)> wrote:  
Mr. Norris,

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Mike Peterson

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## Norris, Nick

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**From:** Tyson Jensen [REDACTED]  
**Sent:** Saturday, September 24, 2022 12:55 PM  
**To:** nick.norris@slc.gov; Norris, Nick  
**Subject:** (EXTERNAL) Kum & Get this gas station out of our park!

As a resident of the Sugarhouse area, I really enjoy Sugar House Park and its beautiful scenery. The new *Kum & Go* gas station is neither beautiful, nor practical. In fact, it's quite redundant. There is already an existing *Chevron* gas station across the street from where this new *Kum & Go* will be placed. In addition, this new gas station will create much, much more traffic in that area. This gas station will be an ugly addition to the Sugar House Park area with no real benefits. I think that a new restaurant with stunning views onto the park would be wonderful! Maybe even with rooftop access with even more views. This restaurant would be beneficial in many ways, the first being that there are no other restaurants like it. Second, this would bring more life to the area, as there is an abandoned *Sizzler* there now. Third, this restaurant would actually take advantage of the park's beautiful natural scenery and use it to benefit other people with the views while dining!

Thank you!  
Best regards.  
-Tyson Jensen, resident of Sugar House area

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## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Saturday, September 24, 2022 12:48 PM  
**To:** Brandon Hill  
**Cc:** Norris, Nick; features@sltrib.com; letters@sltrib.com; Public Lands; Zoning; Mayor; Sugar House Community Council  
**Subject:** (EXTERNAL) Re: Sugarhouse Park Development

I heard the neighbors are planning some kind of public function to protest at City Hall. Last I heard they were expecting over 500 people. I told them I would like to join and bring people from our office building. As I state in my email, out of all the uses for that area they are looking to permit the absolute worse one.

Thanks for your comments.

Mike

[REDACTED]

[REDACTED]

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Thanks for your comments, Mike! I think you share concerns that most of us in the community agree with. Hopefully, we can put a stop to this development!

Brandon

Co-Chair Sugar House Chamber  
Sugar House Community Council Trustee

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Mike Peterson

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## Norris, Nick

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**From:** Ashan Mendis [REDACTED]  
**Sent:** Saturday, September 24, 2022 12:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GO NO THANK YOU

We don't not want this eye sore next to our park. You guys have a chance to make this land a spot for the community to indulge in beautiful views but you are in support of a gas station instead. The community does not want this. Use your power properly!

Thank you,  
Concerned citizen

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## Norris, Nick

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**From:** Brandon Hill [REDACTED]  
**Sent:** Saturday, September 24, 2022 12:41 PM  
**To:** [REDACTED]  
**Cc:** Norris, Nick; features@sltrib.com; letters@sltrib.com; Public Lands; Zoning; Mayor; Sugar House Community Council  
**Subject:** (EXTERNAL) Re: Sugarhouse Park Development

Thanks for your comments, Mike! I think you share concerns that most of us in the community agree with. Hopefully, we can put a stop to this development!  
Brandon

Co-Chair Sugar House Chamber  
Sugar House Community Council Trustee

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I was more than surprised that he city would be considering to permit a new Convenience Store on the corner of 1300 East and 2100 South in Sugarhouse. Sugarhouse and Sugarhouse Park is the envy of every other city along the Wasatch Front. Building a Kum & Go with fuel I think would be the last of a very long list of things to use the property. I

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watched the last Zoom call with the Sugarhouse Community Council. I found it ironic that the person on the agenda before Kum & Go was talking about the Brand of Sugarhouse. Things he thought they could possibly do to showcase the history and uniqueness of the area. Kum & Go then followed with their updated design. None of which comes close to fitting in with the Sugarhouse Brand. Kum & Go had stock answers to all the Councils questions with the exception of one, What are they bringing to the area that is either needed or currently missing. To that question they had no answer. There is a gas station directly across the street and another one on 1700 South (both locally owned) plus a new CVS across the corner. There is not a single thing they bring new to the area. The traffic issue alone should be enough to rethink the permit. In speaking with the Utah Petroleum Dealers Association the average store does 1,200 transactions per day with most of those sales occurring during the busiest traffic hours. Not to mention the daily delivery trucks of fuel, Groceries, Beer, Coke, Pepsi and all the other items needed. In watching the station across the street there is hardly a time when they don't have some kind of delivery truck there. They also mentioned on the Zoom call they are installing Diesel which then makes it even more of a problem as they become a mini Truck Stop. I ask the Chevron why they did not offer Diesel and their answer was most diesel vehicles are either pulling a trailer or are much larger in size and they can't handle the traffic even though that property is 4 times larger. This would become as bad if not worse than the Chick Fillet problem down the street as 1300 east has 2 to 3 times the traffic than 2100 south, plus Chick Fillet is not on a already busy intersection.. In making a list of the pros and cons of a Kum & Go on that site I can't think of a single pro. There are much better fits for that area and ones that don't create the problems. Something like a bank, an office building, a small strip mall with retail. The best use would be for the city to purchase it while it is available and add it to the park. I am sure the Park people could think of a hundred ways to use it to make the park better.. I think the neighbors and surrounding businesses could even help raise the money. There has not been a single person I have talked to about this site that think another gas station on that site is a good idea. I have had an office on 1300 East for over 20 years and love everything about Sugarhouse. The very last thing we need is a High Traffic business to add to our ever increasing traffic problems. I hope the city will help prevent Sugarhouse from becoming "gasoline alley" and losing the feel of the local Community it is.

Mike Peterson

## Norris, Nick

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**From:** Maura Monson [REDACTED]  
**Sent:** Saturday, September 24, 2022 12:19 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

As a resident of Sugarhouse, I am disappointed to learn that a gas station will be put into the empty lot in the corner of sugarhouse park. There is one directly across the street from that location, and I feel that there are much better uses for the space. Consider putting in a restaurant or cafe or something less likely to cause traffic and pollution.

Sincerely,  
Maura Monson

31

## Norris, Nick

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**From:** Ethan Heyns [REDACTED]  
**Sent:** Saturday, September 24, 2022 12:01 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state. Please reconsider.

Thank you,  
Ethan Heyns

32

## Norris, Nick

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**From:** Emmi Koszinowski [REDACTED]  
**Sent:** Saturday, September 24, 2022 11:57 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GO MUST GO!!!

Hello there!

As someone who has lived here for most of the duration of her life, it's been difficult watching my city change so much and I believe our voices as locals should be heard. Utah is wonderful, growing and changing, but I do expect that there's more YOU can do for us and this city than a Kum and Go!

Sugar house park has been a gem for years and I hope it continues to flourish and that we continue to protect it. The location for your proposed gas station currently has some of the best views of the Wasatch Mountains. I would've hoped for something to be developed that takes that into consideration..... There is also a chevron right across the street. As much as two gas stations on the same intersection seems constructive all I consider is the traffic. The traffic is already heavy and chaotic on that end of sugar house and this would add to that immensely. The added pollution in that area is also a concern of mine and others. I propose we consider supporting a local vendor, a local cafe or even adding this space to the park itself as a community garden for everyone to enjoy the nature and views this space so graciously provides us.

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I say no to Kum and Go and I know many others do as well. Let's keep Utah growing and gorgeous but without travesties such as this proposed gas station. Do better Mr. Norris I know you can. Keep Utah clean and green. I'm begging you.

Sincerely,  
Paris Hilton  
[REDACTED]

Sent from my iPhone

34



## Norris, Nick

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**From:** Chris Santucci [REDACTED]  
**Sent:** Saturday, September 24, 2022 11:15 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Re: Kum & get this gas station out of our park.

Please do not allow the planned Kum & Go gas station placement at the corner of Sugarhouse Park. It in no way serves the best interests of the SLC public.

Regards,

Chris Santucci  
[REDACTED]

35

## Norris, Nick

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**From:** Brittany Bartholomew [REDACTED]  
**Sent:** Saturday, September 24, 2022 9:33 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n go has GOT TO GO

Hi Nick,

Hope you're doing well. I'm a resident of Salt Lake City and work at the sugarhouse clinic. We do not need another gas station at that corner, it will cause traffic congestion and really, why can't utilize the space to enjoy the views of the park and our beautiful city?

Thank you,

Brittany Bartholomew

36

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Saturday, September 24, 2022 8:36 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM&GO at 1300 So. by Sugarhouse Park

Nick –

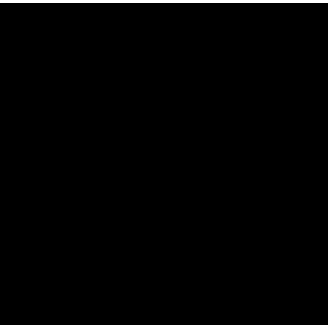
Please don't allow this space to be used for a gas station/mini market. A gas station would make an already busy intersection chaotic. Besides, this is a very ecstatically pleasing view of Mt. Olympus and Sugarhouse Park. Why waste this view on a gas station?

Thanks,

--Max

Maxim Holloway

[REDACTED]



## Norris, Nick

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**From:** Ben Engel [REDACTED]  
**Sent:** Saturday, September 24, 2022 3:32 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park

Don't put a gas station, if anything do an electric car charger with a place to eat or something. People will play at the park while their car charges, it'll help the air quality and get more people to the park. This worked for liberty park, I charge there all the time and go for a walk.

39

## Norris, Nick

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**From:** Tina Nguyen [REDACTED]  
**Sent:** Saturday, September 24, 2022 3:31 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello Mr. Norris. I'm sure you know what this email is about from the subject line, but it seems that a new gas station is just an absolutely terrible idea to put in that beautiful park, and I'm sure a lot of men will be making mega bank from this whole situation, but that's stupid. Money isn't everything. that view from those windows is everything. The people who will have to walk past TWO ugly gas stations everyday is. The air that you are further polluting is everything.

Also! Kum and Go?? Are you kidding me how is that still allowed to be a name of an actual company. It's absolutely hilarious so I'm not complaining but definitely doesn't belong in the park.

Anyway, I offer solutions,

- a cafe
- a bistro
- a family run diner
- a permanent snow cone shack
- a duck pond featuring duck water slides •a Weezer Memorial •a fully funded coffee shop ran by me.

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- an amphitheater for the sole use of Homeless Shakespeare entertainers.
- a giant ball of yarn.
- an adult sized bouncy castle
- Art gallery full of pictures/sculptures of Jim Carey.
- a fruit snack fruit stand.
- a doggy day spa

There are other options use them.

## Norris, Nick

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**From:** Lindsey Cullimore [REDACTED]  
**Sent:** Saturday, September 24, 2022 1:46 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

This is not an ideal spot to put a gas station! Literally not a respectable place to bring more people around this area to be putting gas in their car. It's a great time to spend our time but no way it will be a benefit for anyone!!!

## Norris, Nick

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**From:** flor sandoval [REDACTED]  
**Sent:** Saturday, September 24, 2022 1:07 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THE GAS STATION OUT OFF OUR PARK

hello please for the love of god don't put that stuff gas station there. there is a million other spots to put one. come on.

## Norris, Nick

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**From:** Anthony D'Eustachio [REDACTED]  
**Sent:** Sunday, October 9, 2022 7:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

No thanks. No thanks. No thanks. No thanks. No thanks. No thanks. No thanks. No thanks. No thanks. No thanks. No thanks. No thanks.

No Kum and Go.  
No moneygrab.

How bout, a bar?

1

## Norris, Nick

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**From:** Tori Papiernik [REDACTED]  
**Sent:** Friday, October 7, 2022 6:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go in Sugarhouse Park

As a resident of SLC, I am pleading with you to please not allow the Kum & Go to be put up by the Sugarhouse Park.

Not only would be it a waste of such amazing, beautiful space, it's not good for the economy. There is another gas station across the street. The views at this park are beautiful. Please don't allow another gas station to pollute our beautiful town.

--

-Victoria Papiernik

2

## Norris, Nick

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**From:** Michael Morrise [REDACTED]  
**Sent:** Wednesday, October 5, 2022 2:04 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Re: KUM & GET THIS GAS STATION OUT OF OUR PARK  
**Attachments:** icymi.jpg

in case you missed it: I saw your comments on TikTok, sorry for getting riled up. I sent the email as written anyway, strong wording and all, so you can show it to the property owner! Thank you for your service.

Michael Morrise

On Wed, Oct 5, 2022 at 1:47 PM Michael Morrise <[REDACTED]>  
Mr. Norris,

As a former resident of Sugar House, I'm very disappointed to hear about the Kum & Go gas station slated for development on the corner lot adjoining Sugar House Park. In your capacity as the SLC planning director, you have an ethical responsibility to make decisions that benefit the whole community, not economic elites. A gas station in that lot, right across the street from a perfectly functional Chevron, serves no tangible benefit other than the bottom lines of people who have plenty of money already. Please repent and find a better use for this space.

3

Thanks,  
Michael Morrise

4

## Norris, Nick

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**From:** Michael Morrise [REDACTED]  
**Sent:** Wednesday, October 5, 2022 1:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Mr. Norris,

As a former resident of Sugar House, I'm very disappointed to hear about the Kum & Go gas station slated for development on the corner lot adjoining Sugar House Park. In your capacity as the SLC planning director, you have an ethical responsibility to make decisions that benefit the whole community, not economic elites. A gas station in that lot, right across the street from a perfectly functional Chevron, serves no tangible benefit other than the bottom lines of people who have plenty of money already. Please repent and find a better use for this space.

Thanks,  
Michael Morrise

5

## Norris, Nick

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**From:** ashton [REDACTED]  
**Sent:** Tuesday, October 4, 2022 10:20 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM AND GO

Hello,

As a resident of Salt Lake City for the past five years, the decision to use the vacant space on the north east corner of sugarhouse park for a Kum and Go is genuinely beyond my understanding. I'm a homeowner, I work here, I went to college here, I'm building a life here. We live in a beautiful state, a beautiful area, and one of the most beautiful spots is going to now house a gas station. Bonus - right across from another gas station. This is an obvious money ploy to every resident here. Do your job and do right by the community, not your wallet.

The area would be much better utilized as a restaurant, cafe, or some community centered business, not another environmentally draining business in our already dying state.

Reconsider the Kum and Go.

6



## Norris, Nick

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**From:** A G [REDACTED]  
**Sent:** Monday, October 3, 2022 3:07 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Gas station park

Dear nick

Don't be dumb don't put a ugly gas station in a beautiful park there literally one across the street.

Abby

7

## Norris, Nick

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**From:** Calvin Lassiter [REDACTED]  
**Sent:** Sunday, October 2, 2022 5:18 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

8

## Norris, Nick

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**From:** Gillian Dalessandro [REDACTED]  
**Sent:** Sunday, October 2, 2022 10:04 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No gas station on the corner or 13th and 21st south

Dear Nick,

As a resident of SLC I would like to voice my strong opposition to another gas station/convenience store going into the northwest corner of Sugarhouse park. It is such a beautiful view, area and it should be used for a restaurant, bar, coffee shop. There is plenty of parking and beautiful views and it saddens me that the city would even consider something that is not needed or wanted in such a beautiful space.

Thanks for your consideration,  
Gillian D'Alessandro

Sent from my iPhone

9

## Norris, Nick

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**From:** Nuura Al-daraji [REDACTED]  
**Sent:** Saturday, October 1, 2022 6:37 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

If you won't listen to me, listen to all of her comments, no one wants this.

<https://www.tiktok.com/t/ZTRmXVf6j/>

Thank you,

Duuumbass

## Norris, Nick

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**From:** Nuura Al-daraji [REDACTED]  
**Sent:** Saturday, October 1, 2022 6:34 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse Salt Lake City..... I will not stand to let another park further pollute the air and ruin on of the greatest public parks in the state. Not to mention the traffic, and there's a gas station right across the street, I do not understand the need for it. Open a coffee shop or something, for the people who are hanging out at the park or around it.

11

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Friday, September 30, 2022 5:30 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Northwest corner Sugarhouse park

Please do not put a gas station at the beautiful northwest corner Sugarhouse park. The site is perfect for a restaurant with a outdoor patio facing Mt. Olympus.

- Deanna

Sent from my iPhone

12

## Norris, Nick

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**From:** Heather Archuleta [REDACTED]  
**Sent:** Thursday, September 29, 2022 9:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

I am a resident of Sugarhouse for over 20 years now.

Please stop ruining our neighborhood!

We DO NOT need another gas station in Sugarhouse!

Thanks

Heather Archuleta

13

## Norris, Nick

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**From:** Sam Harker [REDACTED]  
**Sent:** Thursday, September 29, 2022 8:18 PM  
**To:** diana.martinez@slc.gov; Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park

As a resident of Cottonwood Heights, and frequent visitor of Sugarhouse Park it is appalling to hear of another gas station being built on such a beautiful space that would be better suited for almost anything else. Literally anything else.

The traffic at this intersection is already horrendous especially around rush hour and another gas station will make it even worse. Also, there is already a Chevron right across the street so there is no need for another gas station.

Furthermore, the idea of not being able to have a restaurant because of the liquor law - that it's too close to the park is ridiculous as the gas station will sell glassed and canned beer and seltzer's which is much more likely to make its way into the park. At least with a beverage at a restaurant customers are legally not allowed to leave with said alcoholic beverage.

Another gas station even closer to the park is going to pollute the air in the park and destroy the opportunity to have a beautiful landmark for the city.

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Kum & Go is truly an eyesore that will ruin such a beautiful piece of land that could be used to highlight the beautiful views and the city/state as a whole. It's sat vacant for so many years, I'm sure we can do better than a gas station.

Respectfully,

Samantha Harker

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## Norris, Nick

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**From:** Joy Hartmann [REDACTED]  
**Sent:** Thursday, September 29, 2022 7:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO gas station on former Sizzler site.

This can be a very busy intersection....poor choice for another gas station.  
The Chick Filet down the street 1/2 block already causes vehicles backed up on the road.

Please sign me NO, NO, NO!!!

Joy Hartmann  
[REDACTED]

16

## Norris, Nick

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**From:** Kiera Layne [REDACTED]  
**Sent:** Thursday, September 29, 2022 5:36 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park Corner

Hi Nick,

I'm a resident of Salt Lake City, and frequently visit sugar house park. I've heard that there are plans for another gas station to be added to the vacant sizzler lot by sugar house park, and I wanted to add my thought, along with many other SLC residents, that this land could be used for something much more beneficial to the community. A social gathering space such as a cafe, bar, bookstore, etc. If you could pass along this message to whoever may have a say in this decision, it would be greatly appreciated. We do not need another gas station, especially directly across from an already existing gas station in an already crowded intersection. New spaces in the city for growth are hard to come by, so I hope that whoever makes this decision does so with more care for the community in mind.

Thank you,

Kiera Layne  
An SLC resident

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## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Thursday, September 29, 2022 4:01 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park

Dear Mr Norris

Respectfully, as a resident of Sugarhouse and SLC, i do not support the current plan to build a Kum and Go gas station at the NW corner of Sugarhouse Park. The city and the local community deserve better than this...you are missing out on a great opportunity for a creative and site-specific design to take the place of the Sizzler.

Please pay attention to this great opportunity and don't waste it by placing a quick mart gas station on this very very precious corner lot!

Sincerely,

Mary Eddy

18

Sugarhouse resident since 2006

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**Norris, Nick**

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**From:** Colette Litster [REDACTED]  
**Sent:** Thursday, September 29, 2022 1:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go location overlooking Sugarhouse Park

Mr. Norris,

The location overlooking Sugarhouse park that was vacated by Sizzler has one of the best views in the valley. The fact that Cum & Go is slated to take that space is literally a travesty. There is not a dearth of gas stations in that area. There is however a dearth of lovely places left in the valley to add something that would utilize such a fantastic view and lift the community. A beautiful restaurant, art school, community center, library extension, wedding or event center, would all be superior options to yet another gas station.

Please reconsider this approval.

Sincerely,  
Colette Litster

[REDACTED]

20

## Norris, Nick

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**From:** Natalie Thorpe [REDACTED]  
**Sent:** Thursday, September 29, 2022 1:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Our green spaces don't need gas stations

Respectfully, as a resident of Sugarhouse and Salt lake City, I will not stand to let another money-grab further pollute our air and ruin one of the greatest public parks in the state.

The intersection of 2100 S and 1300 E is busy enough without adding yet another traffic-heavy business.

Please do better.

Sincerely,  
Natalie

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## Norris, Nick

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**From:** Rich Judge [REDACTED]  
**Sent:** Thursday, September 29, 2022 10:55 AM  
**To:** Norris, Nick  
**Cc:** nick.norris@slc.gov  
**Subject:** (EXTERNAL) Sugarhouse park

Stop the gas station from going in where Sizzler used to be. How about a breakfast cafe? Nice views, etc.

The traffic will be a nightmare at that intersection as it is always bad now. No gas station is needed!

RJ  
Sugarhouse

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## Norris, Nick

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**From:** Megan Tovar [REDACTED]  
**Sent:** Wednesday, September 28, 2022 11:51 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK!

Hello

As a resident and realtor of Salt Lake City & Sugar House being one of my most FAVORITE areas there-in.. I cannot begin to imagine the chaos that this gas station will cause to the already overloaded flow of traffic that street and intersection has.

Please consider making further decisions that will truly benefit our community rather than do the opposite. The last thing that area needs is ANOTHER gas station.

Sincerely, Megan

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## Norris, Nick

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**From:** Hanna Thistle [REDACTED]  
**Sent:** Wednesday, September 28, 2022 11:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

Hello my name is Hanna Thistle. I am a SLC resident and deciding to put this gas station up is a disgusting decision.. I do not support it. Do not put up a gas station in sugar house park in that location. Do something sustainable for once. Good god. Also if you are the SLC planner, start planting HEMP in our city. Hemp sequesters (captures) carbon out of our dirty polluted air FOUR TIMES FASTER THAN TREES. Our lungs cannot take this. GROW HEMP IN SLC. Please email me back with your individual responses to both of these issues.

-Hanna Thistle

Get [Outlook for iOS](#)

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## Norris, Nick

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**From:** Reilly M [REDACTED]  
**Sent:** Wednesday, September 28, 2022 10:03 PM  
**To:** Norris, Nick  
**Subject:** Re: (EXTERNAL) Please no Kum & Go in Sugarhouse Park

Thank you, this is very helpful information!

Sent from my iPhone

> On Sep 26, 2022, at 11:34 AM, Norris, Nick <Nick.Norris@slcgov.com> wrote:

>

> Thank you for your comments. We appreciate your passion for Sugar House Park, your neighborhood, and our city. This proposal was submitted by Kum and Go, with the consent of the property owner. The property is privately owned. It is not a city proposal, but the city is required to process the application. You can find out more information about the project here: <https://www.slc.gov/planning/2022/02/07/kum-go-gas-station-conditional-use/> (sorry about all the links, our email system wont let me insert shorter links).

>

> The zoning of the property does allow a gas station at this location as a conditional use. A conditional use is a category of land use that requires a public process to identify potential impacts that the use may create and find ways to reduce

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the impacts. Under Utah law, a conditional use is required to be approved if the impacts created by the use can be reduced. The role of the Planning Division is to take public input on the potential impacts and analyze the impacts to determine if the impacts can be reduced. The Planning Commission is the body that will make a decision regarding the proposed gas station. The Planning Commission is required to base their decision on the standards adopted by the city, which can be found here: [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-70835](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-70835). We agree that there are far better uses for the property. However, the Planning Division and the Planning Commission have to analyze this specific proposal.

>

> Your comments will be made available to the Planning Commission prior

> to the decision being made so they are aware of the issues being

> identified by the community. The Planning Commission will hold a

> public hearing before making their decision. That public hearing has

> not been scheduled yet. If you would like to receive email

> notification of this public hearing or other public hearings held by

> the Planning Commission, you can join our email list here:

> <https://visitor.r20.constantcontact.com/manage/optin?v=001DY8jcNcrjp7L>

> XM-ZmKWAd5xRLH-fKMdggNZLYfv8I--IGTm\_2FRB4Jl1Tgl1D1a6QDLvBLR2Zb39-kdC2K

> RGvgmLq6eC\_J9rBfrIIkK5Fuo%3D

>

> We love to see more people engaged about the development of the city. If you are interested in helping shape the zoning and development of the city, here are several ways that you can:

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- > 1. Sign up for the email list noted above. You can pick and choose the topics you are interested in and will receive an email about projects related to your interests and how to provide feedback on the work that the Planning Division does.
- > 2. Bookmark the list of projects that the city is seeking your input on. The list of projects includes private development applications and changes to zoning that the city is considering. These projects can be found on our open house page of our website: <https://www.sl.gov/planning/category/online-open-house/>
- > 3. Participate in your local community organizations, such as a community council. Community organizations that are registered with the city receive notification of all zoning related issues that may impact their neighborhood. A list of all active community councils can be found here: <https://www.sl.gov/attorney/recorder/recognized-community-organizations/>
- > 4. Join the Planning Commission. There are currently vacancies on the Planning Commission. Planning Commissioners are residents of the city who make decisions on development proposals and recommend zoning changes to the City Council. While they do not represent specific districts or neighborhoods, the intent is to have as many neighborhoods from all over the city as possible represented. If you are interested, you can learn more here: <https://slc.gov.force.com/slccrm/s/Request?rt=a0F5G00000JZD1AUAX&category=Admin>
- >
- > Finally, if you want to provide more input on the proposed gas station at the site of the former Sizzler site, please contact Diana Martinez at [diana@martinez@slcgov.com](mailto:diana@martinez@slcgov.com) Diana is the planner assigned to process the application and is best suited to answer any follow up questions that you may have.
- >
- > NICK NORRIS
- > Director
- > Planning Division

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- >
- > DEPARTMENT of COMMUNITY and NEIGHBORHOODS SALT LAKE CITY CORPORATION
- >
- > TEL 801-535-6173
- > CELL 801-641-1728
- > Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)
- >
- > WWW.SLC.GOV/PLANNING
- > Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.
- >
- >
- >
- > -----Original Message-----
- > From: Reilly M [REDACTED]
- > Sent: Thursday, September 22, 2022 8:50 PM
- > To: Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>
- > Subject: (EXTERNAL) Please no Kum & Go in Sugarhouse Park
- >

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> Please don't put a gas station by the beautiful park in the city! There are children who play there, and it'll increase traffic, compromising the safety of the kids.

>

> Sent from my iPhone

29

## Norris, Nick

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**From:** Samantha Branch [REDACTED]  
**Sent:** Wednesday, September 28, 2022 5:56 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & go (pls forward to decision makers)

Hello!

As a resident of SLC and a long time user of Sugar House Park I want to add my input on the proposed kum & go at the intersection next to sugar house park. I would LOVE to see something more useful and enriching for the community go there (local restaurant/bar, cafe, local shop of some sort..). Something that would take advantage of the gorgeous views and access to the park wold be great! With the gas station directly across the street and the heavy traffic in the area, a second gas station will be a detriment to the community. There are tons of options for gas in sugar house and the surrounding area, but there are not a ton of lots with such great park access and views!

I understand you didn't propose this, but if you could forward my thoughts to the decision makers I would really appreciate it.

Thank you for your time,

30

**Norris, Nick**

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**From:** elsie sullivan [REDACTED]  
**Sent:** Wednesday, September 28, 2022 4:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Come and get this gas station out off our park

Respectfully, as a resident of sugarhouse Salt Lake City..... I will not stand and let another money grab further pollute our air and ruin one of the greatest parks in our state.

## Norris, Nick

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**From:** Isabela Chatwin [REDACTED]  
**Sent:** Wednesday, September 28, 2022 3:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

I am a resident of Salt Lake City and I take my kids to sugar house park every day, rather than Liberty Park. That is because it is peaceful, quiet, safe, and beautiful. Not only is the Kum & Go gas station completely unnecessary, it will attract loitering adults that do not make me, as a parent, feel safe. If there was a cafe or ice cream shop there, I'm sure the families that actually use Sugar House Park, will be regular customers! Please don't pollute our air, traffic, and sight with this gas station!

33

## Norris, Nick

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**From:** Tanner W [REDACTED]  
**Sent:** Wednesday, September 28, 2022 3:16 PM  
**To:** Norris, Nick  
**Subject:** Re: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Thank you!

Sent from my iPhone

> On Sep 26, 2022, at 11:39 AM, Norris, Nick <Nick.Norris@slcgov.com> wrote:

>

> Thank you for your comments. We appreciate your passion for Sugar House Park, your neighborhood, and our city. This proposal was submitted by Kum and Go, with the consent of the property owner. The property is privately owned. It is not a city proposal, but the city is required to process the application. You can find out more information about the project here: <https://www.slc.gov/planning/2022/02/07/kum-go-gas-station-conditional-use/> (sorry about all the links, our email system wont let me insert shorter links).

>

> The zoning of the property does allow a gas station at this location as a conditional use. A conditional use is a category of land use that requires a public process to identify potential impacts that the use may create and find ways to reduce

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the impacts. Under Utah law, a conditional use is required to be approved if the impacts created by the use can be reduced. The role of the Planning Division is to take public input on the potential impacts and analyze the impacts to determine if the impacts can be reduced. The Planning Commission is the body that will make a decision regarding the proposed gas station. The Planning Commission is required to base their decision on the standards adopted by the city, which can be found here: [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-70835](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-70835). We agree that there are far better uses for the property. However, the Planning Division and the Planning Commission have to analyze this specific proposal.

>

> Your comments will be made available to the Planning Commission prior

> to the decision being made so they are aware of the issues being

> identified by the community. The Planning Commission will hold a

> public hearing before making their decision. That public hearing has

> not been scheduled yet. If you would like to receive email

> notification of this public hearing or other public hearings held by

> the Planning Commission, you can join our email list here:

> <https://visitor.r20.constantcontact.com/manage/optin?v=001DY8jcNcrjp7L>

> XM-ZmKWAd5xRLH-fKMdggNZLYfv8I--lGTm\_2FRB4Jl1Tgl1D1a6QDLvBLR2Zb39-kdC2K

> RGvgmLq6eC\_J9rBfrllkK5Fuo%3D

> .

> We love to see more people engaged about the development of the city. If you are interested in helping shape the zoning and development of the city, here are several ways that you can:

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> 1. Sign up for the email list noted above. You can pick and choose the topics you are interested in and will receive an email about projects related to your interests and how to provide feedback on the work that the Planning Division does.

> 2. Bookmark the list of projects that the city is seeking your input on. The list of projects includes private development applications and changes to zoning that the city is considering. These projects can be found on our open house page of our website: <https://www.slcc.gov/planning/category/online-open-house/>

> 3. Participate in your local community organizations, such as a community council. Community organizations that are registered with the city receive notification of all zoning related issues that may impact their neighborhood. A list of all active community councils can be found here: <https://www.slcc.gov/attorney/recorder/recognized-community-organizations/>

> 4. Join the Planning Commission. There are currently vacancies on the Planning Commission. Planning Commissioners are residents of the city who make decisions on development proposals and recommend zoning changes to the City Council. While they do not represent specific districts or neighborhoods, the intent is to have as many neighborhoods from all over the city as possible represented. If you are interested, you can learn more here: <https://slcc.gov/force.com/slccrm/s/Request?rt=a0F5G00000JZD1AUAX&category=Admin>

>

> Finally, if you want to provide more input on the proposed gas station at the site of the former Sizzler site, please contact Diana Martinez at [diana@martinez@slccgov.com](mailto:diana@martinez@slccgov.com). Diana is the planner assigned to process the application and is best suited to answer any follow up questions that you may have.

>

> NICK NORRIS

> Director

> Planning Division

36

>  
> DEPARTMENT of COMMUNITY and NEIGHBORHOODS SALT LAKE CITY CORPORATION  
>  
> TEL 801-535-6173  
> CELL 801-641-1728  
> Email nick.norris@slcgov.com  
>  
> WWW.SLC.GOV/PLANNING  
> Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.  
>  
>  
>  
> -----Original Message-----  
> From: Tanner W [REDACTED]  
> Sent: Thursday, September 22, 2022 10:08 PM  
> To: Norris, Nick <Nick.Norris@slcgov.com>  
> Subject: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK  
>

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> Literally the worst decision that could be made. You know what I'm referring to. I truly hope you think about this a little more.  
>  
> Sincerely... everyone.  
>  
> Thank you.  
>  
> - Tanner Winnie  
>  
> Sent from my iPhone

38



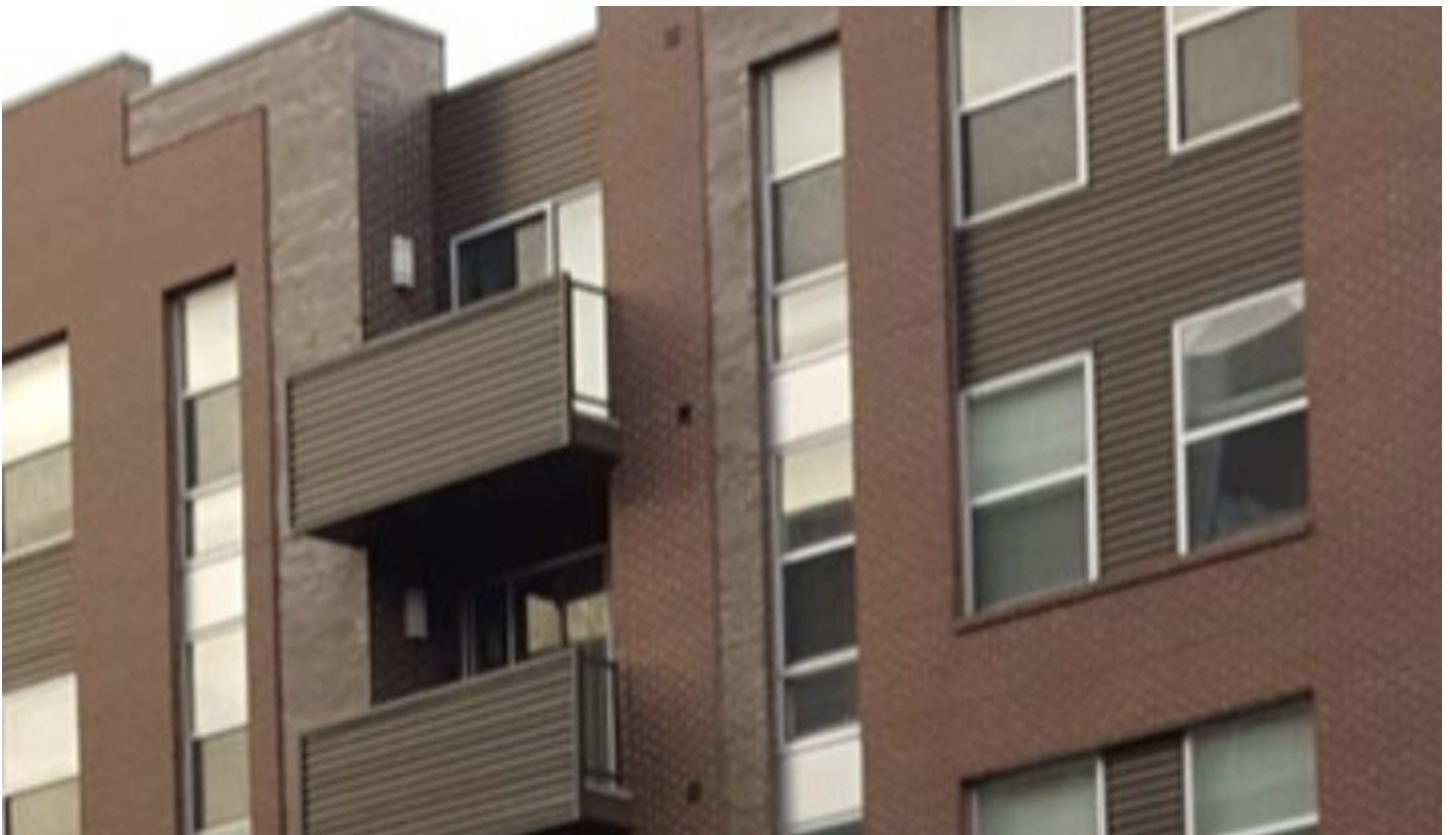
## Norris, Nick

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**From:** Roddy Clark [REDACTED]  
**Sent:** Wednesday, September 28, 2022 2:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Cum and go this gas station out of our park 🐔🐔🐔

As a resident of Subaru house, and Salt Lake City, I will not allow another money grab to pollute our air, and ruin one of the greatest parks in our state. You've already constructed a statue of a penis, and a vagina in the same corner. Please see attached photos. This is pathetic for sugar house. I, and my entire 5 block radius near 1700 east and 2100 south never to patronize this gas's station, and will do everything in our power to run it out of business.

39



40



41



42

Sent from my iPhone

43

**Norris, Nick**

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**From:** Jarrod Jennings [REDACTED]  
**Sent:** Wednesday, September 28, 2022 1:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO to the Kum and go cottonwood heights

<https://www.tiktok.com/t/ZTRas1jQW/>

I do NOT want this Kum and go put in here. We have enough gas stations/ convenience stores and could use some more small, quaint shops or a nice restaurant in that spot.

I am a cottonwood heights resident.

44



**Jarrold H. Jennings, Esq.**

[Redacted]  
[Redacted]  
[Redacted]

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This transmission (including any attachments) may contain confidential information, privileged material (including material protected by the attorney-client or other applicable privilege), or constitute non-public information. Any use of this information by anyone other than the intended recipient is prohibited. If you have received this transmission in error, please immediately reply to the sender and delete this information from your system. Use, dissemination, distribution, or reproduction of this transmission by unintended recipients is not authorized and may be unlawful.

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## Norris, Nick

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**From:** Katie Goeckeritz [REDACTED]  
**Sent:** Wednesday, September 28, 2022 9:16 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Gas Station

Hello Nick,

I wanted to reach out to you about the old Sizzler building on the corner of 2100 S and Highland Ave. I have heard rumors that the plan is to put a gas station in that spot. I urge you to pick something more reflective of the community there. It is a beautiful spot to view Sugarhouse park, I personally would love to see a new bar or restaurant there. I know other residents of Sugarhouse would agree with me that a gas station would be a disappointment and a waste of the prime spot.

Thank you for your time,  
Katie

47

## Norris, Nick

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**From:** Nate Packer [REDACTED]  
**Sent:** Wednesday, September 28, 2022 8:45 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n go

Nick,

I live in Sugarhouse. We have gas stations galore along 21st. Sdding one next to the park is a waste of a good piece of property

That land has sat dormant for years, let's wait a little longer if thats what it takes to get something better there, not a gas station.

As a resident who lives there I reject this planning decision and hold you to a higher standard.

Nate Packer

48

## Norris, Nick

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**From:** Mary Allen [REDACTED]  
**Sent:** Wednesday, September 28, 2022 1:33 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go...or please don't.

Hello Mr. Norris,

My name is Mary Allen, and I am a long-time resident of Salt Lake City and current student.

I'm messaging you in regards to the plans to put in a Kum & Go gas station on the corner of 13th East and 21st South, and urge you to do what you can to halt this decision.

Sugarhouse Park has been a little piece of tranquility that I and many Salt Lake residents like myself have had the privilege of enjoying for several years. I believe another gas station this close in proximity to the boundaries of the park would severely degrade its overall quality and would, in my eyes, be something of a tragedy to the people of Salt Lake City...not to mention the nightmare of traffic this will cause in an area that is already oversaturated beyond all infrastructural help.

In a world where it feels like city walls are, quite literally, closing in, it can be disheartening when the few pieces of calm and beauty within the city are disrespected and taken for granted. I believe it is our job as citizens to support officials

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like yourself in your duties, but also to speak out when we feel strongly about something like the livelihood of place as special as Sugarhouse Park.

I believe there are other options for this piece of land that will be of greater use to leverage the beauty that surrounds it, while simultaneously being better for our air quality and city infrastructure. Simply put: this area doesn't need another gas station, and we as citizens of Salt Lake City don't want one. If this is a "money grab", then I am severely disappointed in our city's leadership and am among many who can't respect officials that don't truly know a good thing when they have it.

I appreciate your service to our beloved city, and hope that you will strongly consider the contents of this email when taking the next steps in deciding what to do with this land.

Best regards,  
Mary Allen

## Norris, Nick

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**From:** Ben Benson [REDACTED]  
**Sent:** Wednesday, September 28, 2022 12:25 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO GAS STATION IN OUR PARK

As a citizen of Salt Lake City, I will not stand for another money grab to further pollute our air and ruin a beautiful green space of our city. Plans need to immediately change to reflect the sustainability goals of the city and delegates.

B.B.

51

## Norris, Nick

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**From:** Cassie Heminway [REDACTED]  
**Sent:** Tuesday, September 27, 2022 10:56 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

As an emerging architect, weekly Sugarhouse park goer, and resident of Salt Lake City, it would be a tragedy to not let the northwest corner live to its fullest potential that would be beneficial to the health and wellness of its neighbors. Please don't let money sway the city's decision on its use of this vital space. Please give the northwest corner back to the residents of SLC!

52

## Norris, Nick

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**From:** Savanna Powers [REDACTED]  
**Sent:** Tuesday, September 27, 2022 5:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK.

Not it man.

53

## Norris, Nick

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**From:** Lavvynder Rose [REDACTED]  
**Sent:** Tuesday, September 27, 2022 4:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Salt Lake I am formally requesting that the plan to place a Kum & Go gas station at the corner of 2100 S and 1300 E be reconsidered.

We, the citizens of Salt Lake, will not allow another money grab to further pollute our air and ruin a treasured piece of our city.

Let's get that gas station plan gone and see something that will benefit the community (i.e. a beer garden, local coffee shop, etc.)

We don't want another gas station, we don't want another chain store. We want a community building space.

We want community focused leadership in Salt Lake.

I hope you consider how this will negatively impact your community and make the change necessary.

54



Thank you,

--

Lav Rose (they/them)

55

## Norris, Nick

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**From:** Kendall Richards [REDACTED]  
**Sent:** Tuesday, September 27, 2022 4:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park

Hi Nick,

As a resident of Salt Lake City and someone who lives right by Sugarhouse Park I am super disappointed in the choice to put a Kum & Go where Sizzler once was. The intersection at 2100 and 1300 is already hectic enough, adding Kum & Go to this area would make it even more dangerous and less pedestrian friendly. This is an opportunity to choose the city and residents over money.

Hope you will reconsider,  
Kendall

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## Norris, Nick

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**From:** J.M. Carlile [REDACTED]  
**Sent:** Tuesday, September 27, 2022 4:27 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Gas Station at Sugarhouse Park!!

Please do *not* put a gas station where the old Sizzler currently stands next to Sugarhouse Park. This is one of the best parks in the city and a gas station would be an unnecessary eyesore, especially given that there's already one across the street, and another only a couple of blocks away. Please consider other options like a cafe, a restaurant/bar, or an addition to the park.

John-Mikael Carlile [REDACTED]

57

## Norris, Nick

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**From:** Roney, Michael [REDACTED]  
**Sent:** Tuesday, September 27, 2022 4:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park.

Nick, I would like to make a few comments and suggestions about this space on 13<sup>th</sup>/21<sup>st</sup>.

- 1) As a resident of Sugar House for over 30 years I beg you not to put a gas station in the space.
  - Due to poor negotiation by Salt Lake in re-zoning Sugar House we have already over crowded and over built this area.
  - With a gas station with not only car access, but also truck access the traffic will be untenable.
- 2) Better options.
  - First not to support a local business as an possibility goes against the desires of the residence of Salt Lake/Sugar house.
    - How many local businesses were allowed to participate?
  - A non-alcoholic restaurant did quite well there for over 40 years.
    - Not all restaurants need to have alcohol to be profitable.
    - I do drink but I would not advocate for the statute to be overridden by any park.

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- A well designed restaurant and large patio overlooking Mount Olympus would more than compensate traffic over alcohol.
  - A coop of local businesses that fit the application of the park?
    - Dog wash
    - Outdoor game store.
      - a. Kites, inner tubes, sleds and the like.
    - Bike rentals
    - Local coffee house. NO DRIVE THROUGH.
    - NOTHING NATIONAL only local.
- 3) As I have been told KUM and GO is not written in stone yet I would request those who are in charge of finding a business/businesses for the space ramp up their efforts to thwart a major mistake in allowing a GAS station to be placed there.
- Pollution
  - Contamination of ground water
  - Infrastructure
  - Flow of traffic creating a dangerous mixture of walkers, runners, bikers and all park enthusiast.

I hope you can take the time to consider my email and work to keep a gas station or any other business that does not enhance the park out of that space. We already have too much of that in Sugar House.

Thank you for your consideration.

Best regards,

Mike Roney

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Sugar House Resident

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Premier Truck Group and its subsidiaries will never sell or rent your email address in violation of applicable law.

This email and any files transmitted with it are confidential and intended solely for use of the individual or entity to whom they are addressed. Please delete all copies if you are not the intended recipient.

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## Norris, Nick

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**From:** Avery Dainton [REDACTED]  
**Sent:** Tuesday, September 27, 2022 3:59 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OUR PARK!!!!

As a resident of Salt Lake City. I don't want the most beautiful park in the state to be ruined by this gas station called KUM and go. Pls what is that 😞😞 kindly think that is the dumbest idea. Isn't there a gas station RIGHT THERE. Queens come on, let's put a nice restaurant! Think smarter not harder.

Xoxo  
Avery Dainton

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## Norris, Nick

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**From:** Leah Cedeno [REDACTED]  
**Sent:** Tuesday, September 27, 2022 3:17 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GO

As a resident of SLC who loves and appreciates the beauty of the park, DO NOT BUILD THE KUM AND GO. It will ruin the nature and cause a lot of traffic.

62

## Norris, Nick

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**From:** Samantha Dunaway [REDACTED]  
**Sent:** Tuesday, September 27, 2022 12:53 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Good afternoon.

I do not support the placement of another gas station at the intersection of 1300 E and 2100 S. It would increase the already horrible traffic, in addition to contributing even further to the pollution and inversion crisis that SLC already struggles so much with. Please reconsider.

Sincerely,  
Sammy Dunaway

63

## Norris, Nick

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**From:** Braxton Lenker [REDACTED]  
**Sent:** Tuesday, September 27, 2022 12:40 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

We do not need another gas station polluting our air. Respectfully, please do not put another gas station destroying our beautiful views and air of this park. Do literally anything else. Please for the love of god.

64

## Norris, Nick

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**From:** lina m [REDACTED]  
**Sent:** Tuesday, September 27, 2022 12:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

As a resident in Salt Lake City, it would be horrible to see a beautiful plot of land in Sugar House go towards more useless spots that cause pollution and ruin our beautiful state even further. The people want something that supports our land and keeps it beautiful. Please reconsider and have a great day!

Thank you,  
A member of the community

65

## Norris, Nick

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**From:** Melissa Urban [REDACTED]  
**Sent:** Tuesday, September 27, 2022 11:01 AM  
**To:** Norris, Nick  
**Subject:** RE: (EXTERNAL) No Kum, no Go at Sugarhouse park

RAD. Thanks so much for all of this info--just signed up for the mailing list and I love the idea of joining the planning committee--I'll look into that when my book tour winds down in November. Appreciate the response.

MU

**Melissa  
Urban** *(she/her)*

66



On Mon, Sep 26, 2022 at 11:31 AM, Nick Norris <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)> wrote:

Thank you for your comments. We appreciate your passion for Sugar House Park, your neighborhood, and our city. This proposal was submitted by Kum and Go, with the consent of the property owner. The property is privately owned. It is not a city proposal, but the city is required to process the application. You can find out more information about the project here: <https://www.slc.gov/planning/2022/02/07/kum-go-gas-station-conditional-use/> (sorry about all the links, our email system wont let me insert shorter links).

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which can be found here: [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-70835](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-70835). We agree that there are far better uses for the property. However, the Planning Division and the Planning Commission have to analyze this specific proposal.

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2. Bookmark the list of projects that the city is seeking your input on. The list of projects includes private development applications and changes to zoning that the city is considering. These projects can be found on our open house page of our website: <https://www.sl.gov/planning/category/online-open-house/>
3. Participate in your local community organizations, such as a community council. Community organizations that are registered with the city receive notification of all zoning related issues that may impact their neighborhood. A list of all active community councils can be found here: <https://www.sl.gov/attorney/recorder/recognized-community-organizations/>
4. Join the Planning Commission. There are currently vacancies on the Planning Commission. Planning Commissioners are residents of the city who make decisions on development proposals and recommend zoning changes to the City Council. While they do not represent specific districts or neighborhoods, the intent is to have as many neighborhoods from all over the city as possible represented. If you are interested, you can learn more here: <https://slc-gov.force.com/slccrm/s/Request?rt=a0F5G00000JZD1AUAX&category=Admin>

Finally, if you want to provide more input on the proposed gas station at the site of the former Sizzler site, please contact Diana Martinez at [diana@martinez@slcgov.com](mailto:diana@martinez@slcgov.com). Diana is the planner assigned to process the application and is best suited to answer any follow up questions that you may have.

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## **NICK NORRIS**

Director

Planning Division

### **DEPARTMENT of COMMUNITY and NEIGHBORHOODS**

SALT LAKE CITY CORPORATION

TEL 801-535-6173

CELL 801-641-1728

Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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**From:** Melissa Urban [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:02 PM  
**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Subject:** (EXTERNAL) No Kum, no Go at Sugarhouse park

Mr. Norris,

71

As a 12 year resident of Salt Lake City and a frequent visitor of Sugar House Park, I am dismayed to hear that the city is considering a Kum & Go gas station to settle into the most valuable piece of real estate adjacent the park. This is a location that could truly serve the neighborhood and park visitors with a restaurant, coffee shop, independent bookstore, or other gathering place, further enhancing the community energy of this park and allowing patrons to enjoy its beauty unfettered.

Instead, you are proposing yet another gas station, which is only going to add tremendous traffic, noise, and pollution to an already overcrowded and traffic-jammed block. This neighborhood does not require another gas station. There is literally a gas station *right across the street*. Sugarhouse and Salt Lake as a whole does not want this, and you are doing the park, the community, and the neighborhood a grave disservice by even considering it.

Please listen to your constituents and the residents of this neighborhood and do not approve this plot of land for this usage. We can do better, and a Kum & Go should not be your City Planning legacy.

Best,

72

Melissa Urban

Salt Lake City

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73

74

## Norris, Nick

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**From:** Alexa A [REDACTED]  
**Sent:** Tuesday, September 27, 2022 10:47 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO

Please reconsider putting a Kum & Go in that beautiful spot near the park!! WE DONT NEED ANOTHER GAS STATION. This decision looks greedy & completely tone deaf to our already critical environmental crisis. PLEASE PLEASE PLEASE RECONSIDER.

75

## Norris, Nick

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**From:** Alix Tobias [REDACTED]  
**Sent:** Tuesday, September 27, 2022 7:46 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No kum n go over sugar house park.

Dear Nick Norris as lifelong residents of sugarhouse my mother and I are appalled at the money grab to put yet another high traffic gas station right across the street from another gas station over one of the most arguably beautiful views of sugar house park. This wonderful little nook of slc is already being ruined by high rises. We used to be able to see sky and trees and mountains and now we're literally surrounded by high rises. It's disgusting to see a historic part of utah be gutted so blatantly. I want you to know as residents my mother and I both are against putting a kum n go over the park. Kum and get it it out.

[Sent from Yahoo Mail for iPhone](#)

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## Norris, Nick

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**From:** Ashley Kinney [REDACTED]  
**Sent:** Tuesday, September 27, 2022 7:15 AM  
**To:** Norris, Nick  
**Cc:** martinez@slcgov.com  
**Subject:** (EXTERNAL) Old Sizzler by Sugar House Park

Hi Nick,

My name is Ashley Kinney. I am the owner of a non-profit that serves our community and owner of a home in Highland Park.

I recently discovered that there may be a gas station replacing the old Sizzler by Sugar House Park and want to voice my opposition. We do not need a second gas station in that area. Traffic flow is already terrible in downtown Sugar House and that location would be prime for a cafe, bike shop, community center, etc.

Please let me know if there is a better forum to voice my opinion and concerns.

Best,  
--

77

**Ashley Kinney**  
[REDACTED]

78

## Norris, Nick

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**From:** megan maher [REDACTED]  
**Sent:** Tuesday, September 27, 2022 1:21 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM&GO in the park

Please I beg of you please do not put that gas station there I BEG NICK 🙏 PLEASE. from the bottom of my soul don't do this to us nick DONT DO IT ☐

thanks,

A very kind woman from salt lake

## Norris, Nick

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**From:** Jamie Schooley [REDACTED]  
**Sent:** Monday, September 26, 2022 11:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Respectfully as a resident of Salt Lake, I will not stand for a KUM and Go to go on one of the most beautiful valuable lands in the area. This is a typical Utah move I will not put up with it. Not only Sugar House traffic and infrastructure is already a chaotic nightmare; but an eye sore to the community.

Sincerely  
Jamie Schooley

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Sent from Gmail Mobile

1

## Norris, Nick

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**From:** Biatrix Cebotari [REDACTED]  
**Sent:** Monday, September 26, 2022 10:53 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and go gas station

Respectfully as a resident of Salt Lake City, I will not stand to allow another beautiful location, and one of the greatest parks in the state be ruined by a gas station.

Sent from my iPhone

2

## Norris, Nick

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**From:** greg jorgenson [REDACTED]  
**Sent:** Monday, September 26, 2022 10:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sizzler for a gas station?

I really hope the rumors that Sugarhouse Park is getting a gas station? This is a once in a lifetime opportunity to put in a really cool concert venue or restaurant or something unique, please not another gas station.

Greg Jorgenson  
[REDACTED]

3

## Norris, Nick

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**From:** Lacy Gill [REDACTED]  
**Sent:** Monday, September 26, 2022 9:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) no gas statin

Dear Sirs,

Please, Please don't allow a gas station to be put on the corner of 1300 east on the corner of sugar house park. That is an eye sore and feels so terrible to introduce another gas station into this area. There is a gas station already across the street.

Thanks  
Lacy Gill

4

## Norris, Nick

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**From:** Tonya Astorga [REDACTED]  
**Sent:** Monday, September 26, 2022 9:31 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) There is already a gas station on the corner, put something else that has something to do with SugarHouse part. You put a gas station there it is going to look ghetto in Sugar House Park is a very nice place for family and kids to enjoy

Sent from my iPhone

5

## Norris, Nick

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**From:** Blue Pearl [REDACTED]  
**Sent:** Monday, September 26, 2022 5:27 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park

You want to put a gas station, not only right next to another gas station, but in Sugarhouse park? Nah, hell nah, keep that shit outta here.

-A concerned citizen of Salt Lake City

6



## Norris, Nick

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**From:** Tristan Bowler [REDACTED]  
**Sent:** Monday, September 26, 2022 5:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Get this gas station out of the park

Greetings Nick,

I hope you are well. I am writing to inform of my displeasure about the future plans to put a Kum&Go in the old Sizzler lot near Sugarhouse park. An additional petrol station on the 2100S corridor is the last thing we need. I'd love to see this site go to a small business or become an electric charging station for people visiting the park or mall across the street.

Sincerely,  
A concerned SLC resident  
Tristan Bowler

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**Tristan Bowler**  
(*She/Her*)

7

## Norris, Nick

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**From:** Rafaela Bergoo [REDACTED]  
**Sent:** Monday, September 26, 2022 2:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUT PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City, I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

**Rafaela Bergoo**

8

## Norris, Nick

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**From:** Suzi Montgomery [REDACTED]  
**Sent:** Monday, September 26, 2022 2:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM and get this gas station out of our park please!

Nick,  
Please do not go through with putting a Kum & Go gas station where the Sizzler once was at Sugarhouse park. That spot would be so perfect as a restaurant or cafe where the community can convene. Do not let economics drive all of your urban planning decisions. This one is an obvious one I fee.

Respectfully,  
Suzi

“We don’t see things as they are. We see things as we are.” -- Anais Nin  
Suzi Montgomery

9

[REDACTED]

## Norris, Nick

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**From:** Sydney Grossman [REDACTED]  
**Sent:** Monday, September 26, 2022 12:48 PM  
**To:** Norris, Nick  
**Subject:** Re: (EXTERNAL) Please don't put a Kum & Go in Sugarhouse Park

These resources are extremely helpful! Thank you so much!

On Mon, Sep 26, 2022 at 12:06 PM Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)> wrote:

Thank you for your comments. We appreciate your passion for Sugar House Park, your neighborhood, and our city. This proposal was submitted by Kum and Go, with the consent of the property owner. The property is privately owned. It is not a city proposal, but the city is required to process the application. You can find out more information about the project here: <https://www.slc.gov/planning/2022/02/07/kum-go-gas-station-conditional-use/> (sorry about all the links, our email system wont let me insert shorter links).

The zoning of the property does allow a gas station at this location as a conditional use. A conditional use is a category of land use that requires a public process to identify potential impacts that the use may create and find ways to reduce

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the impacts. Under Utah law, a conditional use is required to be approved if the impacts created by the use can be reduced. The role of the Planning Division is to take public input on the potential impacts and analyze the impacts to determine if the impacts can be reduced. The Planning Commission is the body that will make a decision regarding the proposed gas station. The Planning Commission is required to base their decision on the standards adopted by the city, which can be found here: [https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-70835](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-70835). We agree that there are far better uses for the property. However, the Planning Division and the Planning Commission have to analyze this specific proposal.

Your comments will be made available to the Planning Commission prior to the decision being made so they are aware of the issues being identified by the community. The Planning Commission will hold a public hearing before making their decision. That public hearing has not been scheduled yet. If you would like to receive email notification of this public hearing or other public hearings held by the Planning Commission, you can join our email list here: [https://visitor.r20.constantcontact.com/manage/optin?v=001DY8jcNcrip7LXM-ZmKWAd5xRLH-fKMdggNZLYfv8l--IGTm\\_2FRB4Jl1Tgl1D1a6QDLvBLR2Zb39-kdC2KRGvgmLq6eC\\_J9rBfrllkK5Fuo%3D](https://visitor.r20.constantcontact.com/manage/optin?v=001DY8jcNcrip7LXM-ZmKWAd5xRLH-fKMdggNZLYfv8l--IGTm_2FRB4Jl1Tgl1D1a6QDLvBLR2Zb39-kdC2KRGvgmLq6eC_J9rBfrllkK5Fuo%3D)

We love to see more people engaged about the development of the city. If you are interested in helping shape the zoning and development of the city, here are several ways that you can:

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1. Sign up for the email list noted above. You can pick and choose the topics you are interested in and will receive an email about projects related to your interests and how to provide feedback on the work that the Planning Division does.
2. Bookmark the list of projects that the city is seeking your input on. The list of projects includes private development applications and changes to zoning that the city is considering. These projects can be found on our open house page of our website: <https://www.sl.gov/planning/category/online-open-house/>
3. Participate in your local community organizations, such as a community council. Community organizations that are registered with the city receive notification of all zoning related issues that may impact their neighborhood. A list of all active community councils can be found here: <https://www.sl.gov/attorney/recorder/recognized-community-organizations/>
4. Join the Planning Commission. There are currently vacancies on the Planning Commission. Planning Commissioners are residents of the city who make decisions on development proposals and recommend zoning changes to the City Council. While they do not represent specific districts or neighborhoods, the intent is to have as many neighborhoods from all over the city as possible represented. If you are interested, you can learn more here: <https://slc-gov.force.com/slccrm/s/Request?rt=a0F5G00000JZD1AUAX&category=Admin>

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Finally, if you want to provide more input on the proposed gas station at the site of the former Sizzler site, please contact Diana Martinez at [diana@martinez@slcgov.com](mailto:diana@martinez@slcgov.com) Diana is the planner assigned to process the application and is best suited to answer any follow up questions that you may have.

**NICK NORRIS**

Director

Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**

SALT LAKE CITY CORPORATION

TEL 801-535-6173

CELL 801-641-1728

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Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** Sydney Grossman [REDACTED]  
**Sent:** Friday, September 23, 2022 3:29 PM  
**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Subject:** (EXTERNAL) Please don't put a Kum & Go in Sugarhouse Park

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Hi Mr Norris,

I recently learned that a Kum & Go is planned to be built at the 1300 E/2111 South corner of Sugarhouse Park. As a frequent park visitor and city resident I am disappointed in the decision to put a gas station in this prime spot of real estate that could be better served for the community. Sugarhouse already deals with traffic problems, and adding another gas station will only exacerbate those issues. Additionally, with prime views of the Wasatch range, the land could better be used as a community gathering space such as a restaurant, cafe, or garden to enjoy the natural beauty that Salt Lake offers.

Let me know if there is another party to reach out to about this decision, as I hope the city reconsiders how best to use the land.

Best,

16

**Norris, Nick**

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**From:** Anthony Moncur [REDACTED]  
**Sent:** Monday, September 26, 2022 12:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House gas station

Nick- Please block the gas station planned at the corner of Sugar House park. There are enough gas stations in the area, and this will ruin the potential for something awesome that benefits the community & park better.

Thanks,

Anthony.

## Norris, Nick

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**From:** Emma Christopherson [REDACTED]  
**Sent:** Sunday, September 25, 2022 3:13 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a 21+ year old resident of Sugarhouse and Salt Lake City, I will not stand by and let another money grab further pollute our air and ruin one of the greatest public parks in the state.

xoxo  
gossip girl

(but actually Emma)

(and this decision ^ is actually gross)  
(don't be gross)  
(don't do it)

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## Norris, Nick

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**From:** Mia Pieper [REDACTED]  
**Sent:** Monday, September 26, 2022 11:48 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Get This Gas Station Out of Our Park

Dear Nick,

As a resident of Sugarhouse and Salt Lake City I am frustrated and saddened by your decision to allow a Kum and Go to be built on the corner of Sugarhouse Park. Not only will this create more traffic in an already dense area, but it will be an unnecessary eyesore to the parkgoers and the public as a whole. I respectfully ask that you reconsider your zoning rules for this space so that a small business or café may move in.

Thank you for your time,

Mia Haws • [REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

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[REDACTED]

[REDACTED]

■

**Norris, Nick**

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**From:** Vanessa [REDACTED]  
**Sent:** Monday, September 26, 2022 11:32 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO

Good morning,

I'm writing to you today to share my disgust for the planned Kum & Go in the former Sizzler location. It is clear that this choice is solely based on money. What is arguably one of the best locations and has the potential to benefit and give back to the Sugarhouse Community, is being wasted on another gas station. Additionally, traffic on that corner is already heavy, and adding a gas station will definitely not help. I'm so disappointed with city planning allowing yet another chain business to build in Sugarhouse. It is really sad.

Sincerely,

A concerned resident,  
Vanessa Gregory



## Norris, Nick

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**From:** Alta Swapp [REDACTED]  
**Sent:** Monday, September 26, 2022 11:09 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) The gas station plan in sugar house

Hello,

I am a resident in sugar house and I love sugar house park it is one of the best places in the city, with so much greenery and fun for everyone, rivers, playgrounds, big hills. Now my problem is simply that I do not want to see a giant gas station towering over the lovely park when there is a gas station literally right next to it. First off putting a gas station there will cause a TREMENDOUS amount of traffic in that area and that will affect a lot of people. Secondly there is no use for a gas station in that particular area there is already one close by that gets the job done. Thirdly if you would like to build something there other things may be better for the community a cafe for example not a Starbucks a local cafe, it would be amazing for the park the local business and it would be a great place and a safe place for students of highland Highschool to go during lunch, after school if needing to wait for parents, to study, and to hangout with friends. So In conclusion putting a gas station in where sizzlers used to be is practically useless traffic will increase, the views of the park will decrease, and there will not be a place for the community. The park has made a perfect place for community throwing a gas station in will take apart of that community a cafe or a good small business will be loved by many people and increase the community and the love for sugar house.

23

Thank you for understanding and taking the time to read  
- Rosie :)

24

## Norris, Nick

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**From:** Phoebe Taylor [REDACTED]  
**Sent:** Monday, September 26, 2022 11:04 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO get this gas station out of the park!

Hello!

Respectfully as a born and raised Utahn and avid Sugarhouse and Salt Lake City resident I would be incredibly saddened to see one of our greatest parks be polluted with a gas station when a gas station is already on the opposite side of the road. Not only will this pollute the surrounding area, it will bring in a mass amount of traffic to the already incredibly busy area. I realize this is only beneficial for the purposes of bringing in more money but there are other solutions and I'd say even better options for bringing in money to serve the state and community.

Do not be the person who destroys one of the most loved parks and pollutes our already toxic and poisonous air. Be apart of the solution not part of Utah's demise!

With hope for a better future,  
Phoebe T.

25

## Norris, Nick

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**From:** Madison E Malmgren [REDACTED]  
**Sent:** Monday, September 26, 2022 10:46 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go in Sugarhouse Park

As a resident of salt lake city it saddens me to see a gas station being put in this location. This corner overlooks the scenic park and is a perfect location for a cute cafe or something that will enhance the experience and compliment sugarhouse park. but a gas station is a money grabber, ugly, and will cause horrible traffic in that area. I cannot stand for this.

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## Norris, Nick

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**From:** Joan Brown [REDACTED]  
**Sent:** Monday, September 26, 2022 10:24 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sizzles property

In regards to the Sizzler property and the apparent upcoming Kum and Go gas station....I have the same concerns as everyone else. I am most definitely against it! So there's nothing new that I can add that you haven't already heard over and over.

Now having said that, whats my biggest concern? The voice of the people is being ignored once again! That's inexcusable and frustrating!

Please, let's keep the quaintness and appeal of Sugarhouse!! It has changed! Some good improvements and some...well, quite frankly, terrible!!!!

We love our home and our neighborhood and Sugarhouse! It's a desirable place to live. Let's keep it that way and say no to a gas station!

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Listen to the residents!  
Thank you for your time.  
Joan Brown



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## Norris, Nick

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**From:** Laura McDonough [REDACTED]  
**Sent:** Monday, September 26, 2022 10:20 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park

Hi Nick, please reconsider the Kum & Go gas station at Sugarhouse Park. I was devastated to hear of this planned use of a piece of land bordering the park. Not only is there a gas station right across the street, it will further pollute our air and it's also a sad waste of beautiful space overlooking the park that could be a restaurant, cafe, anything else to compliment our gorgeous Sugarhouse Park and be a meaningful gathering place for Salt Lake City residents. Please please reconsider the Kum & Go.

Thank you!  
Laura

--  
**Laura McDonough, MHSA**

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## Norris, Nick

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**From:** Grant Valentine [REDACTED]  
**Sent:** Monday, September 26, 2022 9:54 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Nick,

Please don't put a gas station right next to the park.

Best

Grant

30

## Norris, Nick

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**From:** Mary Neville [REDACTED]  
**Sent:** Monday, September 26, 2022 9:12 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Against KUM&GO In Sugarhouse

Hi Mr. Norris,

I would like to say in the most respectful way possible, that I am very against a Kum&Go gas station going into that empty slot in Sugarhouse Park. I am a resident of Sugarhouse and I think this is the worst possible business to go there. I think it would be better as a cafe or rooftop bar or something that doesn't contribute to polluting our air and ruining sugarhouse's glorious views. Please do not put a Kum&Go there.

Thanks! Have a great day.

--

**Mary Catherine Neville**

*"Joy is not made to be a crumb." - Mary Oliver*

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## Norris, Nick

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**From:** Grant Hardy [REDACTED]  
**Sent:** Monday, September 26, 2022 9:00 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Sugarhouse park is a beautiful park known for its incredible views towards the mountains. Nobody wants another gas station that further pollutes the environment when there is literally one across the street. A restaurant with rooftop access or something would be fantastic. The traffic on that intersection is already bad enough with the Chick-Fil-A near among other very popular places.

Best regards,  
Grant

32

## Norris, Nick

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**From:** Gabrielle Barton [REDACTED]  
**Sent:** Monday, September 26, 2022 8:28 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a citizen of Sugar House and Salt Lake City... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks of our state.

33

## Norris, Nick

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**From:** Joseph Mashburn [REDACTED]  
**Sent:** Monday, September 26, 2022 8:19 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Please reconsider what is going on such a precious piece of land within sugar house park

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## Norris, Nick

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**From:** Eden Garland [REDACTED]  
**Sent:** Monday, September 26, 2022 7:51 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Decision to put gas station in sugarhouse park.

Dear Mr. Norris,

I was just informed of the decision to put in a place a gas station at the hill above sugarhouse park. This not only will severely negatively affect the environment of the park, harming the animals and the ecosystem. But it also will cause lots of traffic hazards as there is a gas station right across the street. Instead, putting in a cafe or restaurant to bring in the community, would be a much better option. We will not stand for this gas station that could harm the environment of one of our biggest parks! Please take this into consideration.

Thanks,

Eden Garland

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## Norris, Nick

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**From:** Noah Pettit [REDACTED]  
**Sent:** Monday, September 26, 2022 7:17 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Get this get gas station out of our park!

Respectfully, as a resident of sugarhouse and SLC... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Sincerely, Noa

Sent from my iPhone

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## Norris, Nick

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**From:** Sheila O'Driscoll [REDACTED]  
**Sent:** Monday, September 26, 2022 6:10 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sizzler property

Mr. Norris

I'm writing you in an effort to again request that those who have been elected and appointed to serve the community listen to those who have a vested interest in the sustainability of the neighborhood and quality of life in the area adjacent to the property at 2100 South and 1300 East in Sugar House. (old Sizzler location) We do not want another oversized "mixed use" development or a gas station convenience store to occupy this space.

Sugar House Business District has been turned into a slot canyon of concrete, cinderblock and mortar over the last decade.

2100 South Street in the business district is a nightmare to use.

What could have been a unique and eclectic revitalized business area with local shops and businesses and affordable housing is now just over priced condos, apartments, brewpubs and eateries. Most of which have employees who work in the businesses and can't afford to live the housing available.

There is no need to continue this kind of development.

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The added traffic, and density of people coming and going from this already busy intersection is certainly NOT going to enhance the safety, mitigate pollution, contribute to sustaining the quality of life in this well established neighborhood and the amenities that currently exist.

I can just see that it will be like the mess created when the Chik fil A was give a conditional use to add a drive thru.

While I may like the food provided at that particular eatery, I never stop in that location because of the mess the traffic is.

I can just see the same thing happening with a gas station and convenience store at the old Sizzler location.

This particular business is not going contribute in a positive way to the community adjacent to it.

I believe your first responsibility as a public servant, the planning commission and city council is to benefit the community that exists and is well established.

There is a gas station at 1300 East and 1700 South. Gas stations at 2100 east and 2100 South, at 2100 South and 2300 East.

Another gas station located close to Wilmington Ave on 1100 East.

It simply is not necessary. It will add to the the congestion, pollution and create a bigger safety hazard to pedestrians and others headed to and from the park. Not to mention the mess people wanting to return to the freeway trying to make left hand turns onto 2100 South and getting onto 1300 East and making U turns.

This proposal is NOT in the long term best interest for the area or community adjacent to it.

I sincerely encourage those tasked with making a decision regarding this location to deny the the proposal to build the gas station/ convenience store regardless of the changes the company has made to try to address the community concerns.

Sincerely,

Sheila O'Driscoll  
[REDACTED]

38



[REDACTED]

[REDACTED]

**Norris, Nick**

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**From:** lemon smith [REDACTED]  
**Sent:** Monday, September 26, 2022 1:13 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & NO! Gas station there

Hello Nick,

I live near SugarHouse Park and I am very disturbed by this proposal to put the Kum & Go near the park. I live next door to Robin Davis who is a retired environmental engineer for Salt Lake. She handled gas stations and knows the underground spills and leakage that occur.

This could be irreversible to the ecosystem at the park and the natural green space beauty that we have in a city area! We need that green space, so we must protect it and not allow dollars to cloud our judgement.

Please do not let this Kum & Go be put near the park. Do not let this be the next 1100 East. Sugar House does not have the same feel now as years past - with those Giant high rise apartments practically touching the sidewalk. It was so charming and cute before!

Let's protect the park!! Do not jeopardize it with the potential traffic, the AWFUL name plastered on it, but most of all the negative environmental impacts it could have. Those could be irreversible. Do not allow the chance of the ground water or the pond to be contaminated! Don't make the mistake - protect Sugar House Park! Save the remaining charm of Sugar House, please.

Thank you,  
Starr Smith

Sent from my iPhone

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## Norris, Nick

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**From:** Eve Nelson [REDACTED]  
**Sent:** Sunday, September 25, 2022 9:52 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION, OUT OF OUR PARK.

Hi! I live in Holladay, UT and, can see absolutely NO benefit to the gas station going next sugar house park. Especially when there is a gas station across the street. I drive through sugar house all the time and it's already a high traffic area. Putting another gas station right there will only worsen that causing more accidents. In Utah gas stations are like Mormon churches. They're around every corner! We do not NEED another one. Our air quality already SUCKS. Don't be the reason it gets worse.

Sugar house park is a well beloved park in the slc community. Please be mindful that you could put something there that would benefit us as a community. Read and consider:)

Sarah Eve Nelson

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## Norris, Nick

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**From:** Suzannah Woodward [REDACTED]  
**Sent:** Sunday, September 25, 2022 9:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park gas station

Hello Nick,

I am writing to you in regards to the Kum & Go gas station that is proposed to be built on the empty lot in the corner of Sugarhouse Park. As a Salt Lake resident who has briefly lived in other major cities throughout the years, I can say with absolute certainty that this gas station will only take away from the natural beauty of Sugarhouse Park and further congest traffic in this area. There is little practical utility to be gained, especially when there are over 5 gas stations within a 2 mile radius of the area.

In my experience, the best cities to live in are those with local businesses and pristine parks within a walkable distance from residential areas. With the salt lake valley's air quality reaching unprecedented levels of pollution in recent years, I would hope a city planner with the citizens' best interest at heart would feel the need to invest in infrastructure that makes our city more walkable, and divest from the automobile industry. Please reconsider the placement of a gas station in this lot.

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I ask that you look towards the future when making these decisions, even if it is something as seemingly inconsequential as an empty lot.

Thank you for taking the time to read my email.

Best,  
Suzannah

Sent from my iPhone

44

## Norris, Nick

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**From:** Baylee Larson [REDACTED]  
**Sent:** Sunday, September 25, 2022 8:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Park Gas Station

Hello,

My name is Baylee Larson. I have gone to multiple parks around Utah, and Sugarhouse park is one of the best I've been to. As a resident of Utah, I was disappointed to hear that there is going to be a gas station near the park when there is one right across the street. I think that this is a mistake and would cause many problems such as pollution, unnecessary traffic, etc. I hope that this vacant building will be used as something more than just a gas station, and be used as something like a rooftop access restaurant, cafe, something that would compliment the park and the people that visit very frequently. Please take this into consideration and think of the other people that are angered over this situation.

Thank you  
Baylee Larson

45

## Norris, Nick

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**From:** Lina Boyer [REDACTED]  
**Sent:** Saturday, September 24, 2022 11:17 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & go by sugarhouse park

Hi,

I am writing to share that I do not feel another gas station on the corner of 1300 e and 2100 s is the right move for the community, it will cause increased traffic in an already busy intersection and does not benefit the community or fit the park in the way that a restaurant, cafe, etc would.

Thank you,  
Lina Boyer

46

## Norris, Nick

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**From:** Camille Pace [REDACTED]  
**Sent:** Sunday, September 25, 2022 5:30 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Enable our community to stay healthy -

As a resident of sugar house & slc this is not a project I will support.

To me ... Sugar house park is a place where I go to find peace. Its a place where I feel safe to go alone. Its a landmark that represents the heart of the sugar house community. People go to get their daily burn in, kids walking to and back from school, dogs playing, families BBQ, friends gather etc.

why add a gas station? What will it bring our community? Short term and long term benefits? Does it really make sense to put a gas station into a community park?

As a member of this community I feel like we are well suited with gas stations. I am fully satisfied with my gas station resources.

47

As the planner for my community I urge you to think about what you're doing for us before you pull the trigger to add a Kum & go. What community are you building & how does it benefit the people in it? What legacy are you going to build and how do you want it to be represented?

[https://www.google.com/search?q=redevelopment+projects+next+to+community+parks+that+have+a+positive+impact+on+community&rlz=1CDGOYI\\_enUS783US827&oq=redevelopment+projects+next+to+community+parks+that+have+a+positive+impact+on+community&aqs=chrome..69i57.26899j0j4&hl=en-US&sourceid=chrome-mobile&ie=UTF-8#ip=1](https://www.google.com/search?q=redevelopment+projects+next+to+community+parks+that+have+a+positive+impact+on+community&rlz=1CDGOYI_enUS783US827&oq=redevelopment+projects+next+to+community+parks+that+have+a+positive+impact+on+community&aqs=chrome..69i57.26899j0j4&hl=en-US&sourceid=chrome-mobile&ie=UTF-8#ip=1)

48

5:06

🔒 google.com

← how many gas stations are

49

## Norris, Nick

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**From:** Paige St. Jeor [REDACTED]  
**Sent:** Sunday, September 25, 2022 4:56 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

We do not need another gas station in Salt Lake City. Fossil fuel vehicles will soon be a thing of the past. Please make a decision for our future and work to improve Sugarhouse Park rather than spoil it with a gas station.

Thanks,  
Paige St. Jeor

51

## Norris, Nick

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**From:** Lucy Hawes [REDACTED]  
**Sent:** Sunday, September 25, 2022 4:34 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum&Go on 2100 S 1300 E

Dear Mr. Norris,  
The possibility of this gas station operating on one of the most beautiful sites in Salt Lake City is frustrating. This corner welcomes visitors to our city, to a high traffic shopping area and to Westminster campus. It is not what Utahns are. It would be a lost opportunity for a great site if Maverik acquired the site but at least Maverik represents Utah values.

Thanks,  
Lucy Moreton Hawes

Lucy Hawes

Sent from my iPhone

52

## Norris, Nick

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**From:** rachel wright [REDACTED]  
**Sent:** Sunday, September 25, 2022 4:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Issue

Hi Mr. Norris,

I am reaching out, as are others, with major concerns regarding the Kum n Go planned for the northwest corner of Sugarhouse Park. My concerns can be summed up in three points: safety, public opinion, and neighborhood charm.

**Safety:** I walk at that intersection almost every day and it is already unsafe for pedestrians. I indicated this on the 2100 S redesign survey and, based on the results, so did many others. The addition of a gas station will inevitably create more traffic and diminish the already abysmal safety for anyone not in a car.

**Public Opinion:** When the gas station plan was initially unveiled, residents in the neighborhood spoke out in force. People responded to the redesign survey indicating concerns about that intersection and a desire for a more pedestrian- and bike-friendly neighborhood. The proposal moving forward goes against everything the public asked for, and makes the survey seem like a hoax designed simply to make us think we have a voice in our neighborhood. Why ask for input if it will be ignored?

53

**Neighborhood Charm:** residents of Sugarhouse have been asking for neighborhood charm to be maintained as the area is developed. Years ago, there was a survey on what residents wanted as the Sugarhouse Commons area was redeveloped. We indicated a desire for public art, green space, and local businesses. Again, nothing in that survey response indicated any support for a gas station at one of the most beautiful spots in our city.

I often tell people to be more civically engaged and reach out to officials when they have issues. This experience is making me realize just how useless it is to tell decision-makers what residents want for the area in which they live. It's heartbreaking and frustrating, and I hope someone at city steps in to protect the neighborhood and people they claim to love.

- Rachel Wright  
[REDACTED]

54



## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Sunday, September 25, 2022 3:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Nobody wants this gas station here and it is ruining the beauty of the park. respectfully do NOT put this here.

Sincerely,  
a utah resident

55

## Norris, Nick

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**From:** Becca Cackler [REDACTED]  
**Sent:** Friday, September 23, 2022 12:03 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, a gas station across from another station is entirely unnecessary. This will bring in more traffic & crime to this beautiful park. Not to mention a gas station would be a terrible waste of the beautiful views and only further contribute to our pollution problem. No thank you. Let's keep this park family friendly and beautiful.

Sincerely,  
B

56

## Norris, Nick

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**From:** Dr Father [REDACTED]  
**Sent:** Sunday, September 25, 2022 3:11 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park

“Oh jeez I have an idea let’s put a gas station right across the street from another gas station” I genuinely cannot believe you’re in charge of city planning it blows my mind. I am a resident of Salt Lake City, and you’re idea to put a kum and go gas station on 2100 south in sugar house park is not thought out well. You’re going to create more traffic in a already congested area, we don’t need more gas stations and pollution. We could however use things the community actually wants and will enjoy.

Sincerely,  
A concerned citizen.

57

## Norris, Nick

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**From:** Richard Kofford [REDACTED]  
**Sent:** Sunday, September 25, 2022 2:45 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go in Sugarhouse

I am a Sugarhouse resident and I would like to voice my objection to the Kum and Go being purposed in at 2100 s 1300 e.

The gas station that is across the street already causes congestion. We don't need another.

Find a better choice please.

Rich Kofford [REDACTED]

58

## Norris, Nick

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**From:** Cinchia Croxford [REDACTED]  
**Sent:** Sunday, September 25, 2022 1:34 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Park

Don't put a gas station by the park pleaseeeeeee! There's already a chevron! Come on man no more Polluting the air!

From,  
Cc

59

## Norris, Nick

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**From:** Autumn Rivas [REDACTED]  
**Sent:** Sunday, September 25, 2022 1:07 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully as a resident of SLC the need another another gas station in that location is unnecessary and going to ruin the entire aesthetic of the park. Think of the pollution and traffic it's going to bring. Be apart of the movement to keep SLC beautiful, it was be a shame to do anything different. Add a restaurant or cafe- something for the community.

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Sent from Gmail Mobile

60

## Norris, Nick

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**From:** gary lacock [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & get this gas station out of our park

Respectfully as a resident of Salt Lake City, I want the values of our city to be represented with the shops and stores that are the thread that build our city into a cohesive blanket. KUM & Go would be a sore if built on the corner of sugar house park. Respectfully it think this build is a money grab that doesn't add to Sugarhouse or Salt Lake City. I hope you can find a way to appeal this built in hopes of creating a more beautiful Salt Lake City and Sugarhouse!

Sincerely  
Gary A. Lacock  
[REDACTED]

61

## Norris, Nick

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**From:** Ryanne Crosby [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello Mr. Norris,

I am reaching out after hearing of the plans to replace the old Sizzler on 1300 E 2100 S with a Kum & Go gas station. As a resident of Salt Lake City, I ask that you reconsider and instead use the property to take advantage of the views and add to the park ambiance and experience, perhaps a restaurant or coffee shop with a patio to enjoy the scenery. We do not need another gas station, since there's a Chevron across the street and traffic can already get congested in that area.

Best,  
Ryanne Crosby

62

## Norris, Nick

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**From:** Phenix White [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Don't put a gas station bruh

I saw that one lady's TikTok and I think she's right. You already got a gas station right by it. Put like a open roof restaurant or sum.

63

## Norris, Nick

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**From:** Caroline Keller [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:22 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Dear Nick,

I am a long time resident of the Sugarhouse neighborhood of Salt Lake City and I do not support the decision to put a Kum & Go in the vacant lot where Sizzler used to be.

The reasons I do not support this decision are as follows:

- There is already a gas station across the street from the Sizzler lot, why do we need another one?
- A Kum & Go does not utilize the BEAUTY of Sugarhouse Park and the views of the Wasatch front. A nice restaurant would be considerably better, as you could put in a patio that over looks the park with a gorgeous view of the Wasatch. Why would you not want that?
- Putting in another convenience store/gas station will drastically increase the traffic in that already congested area. WHY would we choose to make traffic worse than it already is?

64

I am curious to hear from your office's response to why a Kum & Go is the best decision for my neighborhood, because I certainly feel that you could do MUCH better.

Best regards,

Caroline Keller  
Local Sugarhouse Resident

65

## Norris, Nick

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**From:** Bryan Jones [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:16 PM  
**To:** Norris, Nick  
**Cc:** Bryan Jones  
**Subject:** (EXTERNAL) Gas station on the corner of Sugarhouse Park

Mr. Norris,

I'm writing to add my voice to those residents of Sugarhouse who most definitely do not want another gas station at that corner. A cafe, or even just the city expanding the park to the corner would be infinitely better than another gas station that will increase traffic and pollution there.

Best regards,

Bryan

66

[REDACTED]

**Norris, Nick**

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**From:** William Jewkes [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station hit of the park

Gas station bad park hood

## Norris, Nick

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**From:** Salty Snowflake [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:13 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go, ARE YOU SERIOUS?!?!?

As much fun as a Kum and Go experience is watching porn, I don't want a gas station overlooking Sugarhouse park. Stop with the nonsense!!! Perv

69

## Norris, Nick

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**From:** T Terry [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please stop the kum and go

The community doesn't want or need a gas station over looking sugarhouse park!

[Sent from Yahoo Mail for iPhone](#)

70



## Norris, Nick

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**From:** trey terry [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:07 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO NO NO Kum and Go

Mr Nick I grew up in Sugarhouse I utilize Sugarhouse park. Find something that adds value to the park. Not a gas station that only makes people joke about jizz on titties or up a butt. Yeah I went there.

Thanks, Trey

[Sent from Yahoo Mail for iPhone](#)

71

## Norris, Nick

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**From:** Cindy Davis [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:06 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THE GAS STATION AWAY FROM SUGARHOUSE PARK

Hi,

My name is Cindy Davis and I live in Sugarhouse very close to 2100 and Sugarhouse Park. I'd like my voice to be heard that I do NOT WANT a gas station across from the chevron and taking the vacant lot where the sizzler used to be. I'd love to see a library or a giant cafe/workspace go there for the public to enjoy the park and views of our beautiful wasatch :')

Thank you very much.  
Cindy Davis

72

## Norris, Nick

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**From:** Jack Dudley [REDACTED]  
**Sent:** Sunday, September 25, 2022 11:52 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please don't put that gas station there 😊

As a native and resident of Salt Lake City, and sugar house park being one of favorites to visit, I am extremely disappointed to see the decision to put a gas station in that empty lot. Please don't. It will make traffic even worse, and be a complete eye sore to anyone who visits.

Thanks,

Jack Dudley

73

## Norris, Nick

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**From:** Stacey Byrd [REDACTED]  
**Sent:** Sunday, September 25, 2022 11:25 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

do it lol

74

## Norris, Nick

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**From:** Ellie Sandstrom [REDACTED]  
**Sent:** Sunday, September 25, 2022 11:22 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello,

Respectfully, no resident of Salt Lake wants to see this beautiful spot wasted on a gas station. There is one right across the street if people need gas. Please consider putting in a community and scenery friendly place. I do not want to see homeless camped outside of a gas station at one of the most beautiful parks in the city. The traffic is already so difficult to manage over there and this would not aid the situation in any way. Don't ruin sugarhouse park with a gas station, especially one named "Kum & Go."

Sincerely,  
Ellie

75

## Norris, Nick

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**From:** Liberty Rohbock [REDACTED]  
**Sent:** Sunday, September 25, 2022 11:21 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go gas station

As a resident of Suagarhouse and Salt Lake City.. please reconsider putting another gas station in one of the prettiest parks in our state, it's so beautiful and I would hate for it to be ruined.

Xoxo,  
Libby

76

## Norris, Nick

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**From:** M Franco [REDACTED]  
**Sent:** Sunday, September 25, 2022 11:19 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & No

Hello Nick,

as someone who works for our government, I believe it should be in your best moral interest to listen to your local community, versus give into monetary persuasion.

The Kum&Go planned to replace the sizzlers in sugarhouse will not only be an unnecessary eyesore, but it will create more congestion in an already very busy environment.

Sugarhouse park has been a special places for utahns for years, and the last thing is residents want is for it to be money mongered by a gas station.

Please reconsider the decision to place another gas station next to a beautiful park, and opt for something that will cultivate community.

## Norris, Nick

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**From:** ? H a n n a h Oakley [REDACTED]  
**Sent:** Sunday, September 25, 2022 11:14 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

As a salt lake city resident I cannot stand to have a kum and go taking up space in our beautiful park

79

## Norris, Nick

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**From:** Joseph Andrews [REDACTED]  
**Sent:** Sunday, September 25, 2022 10:58 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go Gas Station at Sugar House Park is Unacceptable

I moved to SLC from Syracuse, New York 3 years ago. I grew up in Syracuse, and one growing discussion there is urban sprawl. How there is a lack of nature. Decades and decades of urban sprawl has resulted in road after road, street after street, and shopping plaza after shopping plaza. Where are the human-centered communities? This is one reason as to why I was so attracted to SLC- because there is a heightened balance between urban and nature here. Like the University Campus' many gardens and viewpoints. Or, Sugar House's walkable shops and parks.

I say this to ask- please do not put a Kum & Go Gas Station in this plot of land. Turn it into a viewpoint, or a cafe, or something else that would better respect Sugar House Park: not another gas station/convenience store that would be constructed across the street from an *already existing* Chevron.

We have seen this happen again and again. America has seen too much urban sprawl. For a country known for our natural beauty, we need to remember that natural beauty exists beyond our national parks. Natural beauty can be as much as a nice path to walk on; a hill to sit on, a cozy street with trees, etc.. Natural beauty can and *should* exist within our towns and cities too.

80

Related, we fail to see any practicality or long term importance to adding another gas station when there is already one.

So please, hear the community and understand that placing a Kum & Go on that plot of land will enact a “butterfly effect” of further traffic, pollution, and urban sprawl for Sugar House Park.

Please consider something that would better honor Sugar House, Sugar House Park, and the nature of the Salt Lake Valley that drew in so many people like myself to your city.

Thank you for your time and I hope you can help us make a difference in this.

81

## Norris, Nick

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**From:** Charlie Huelskamp [REDACTED]  
**Sent:** Sunday, September 25, 2022 10:44 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL)

The kum & go gas station in next to sugarhouse park is not needed! build a restaurant or something the people actually want.

82

## Norris, Nick

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**From:** Daeton M [REDACTED]  
**Sent:** Sunday, September 25, 2022 9:51 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Old sizzler location

Dear Mr. Norris,

I believe the current plan to put a gas station in the location of the old sizzler by sugar house part is not in the best interest of the people of Salt Lake City. Worsening traffic and wasting the potential of the real estate is not the right idea and I believe you should consider other options.

Thank you

83

## Norris, Nick

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**From:** Bobbi Garcia [REDACTED]  
**Sent:** Sunday, September 25, 2022 6:54 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

Good Morning, as a resident of Salt Lake City and home owner in sugarhouse where we pay a very high property tax we would like to petition the kum and go gas station. It's unnecessary. I can think of hundreds of other amazing things that would be great for the community on that land. What can we do to change the plans for this space?

Best!  
Bobbi Garcia

Sent from my iPhone

84

## Norris, Nick

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**From:** Victoria Veit [REDACTED]  
**Sent:** Sunday, September 25, 2022 2:45 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Come and go is a mistake

Please please do what you can in your control to stop yet another gas station from being put on the edge of sugar house park where the old Red Lobster was. The space would be much more fit and more more beautiful with a restaurant overlooking the park. It also promotes the walkability which has been a focus in the area in recent years - as evidenced by the beautiful (and expensive) landscaping in the adjacent area, and also in consideration of the apartment complexes which have been built in several lots close by too.

85

## Norris, Nick

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**From:** Michael Bautner [REDACTED]  
**Sent:** Sunday, September 25, 2022 12:49 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK please

Hello Nick

I would like to protest a GAS STATION in 2022 in on the corner of one of the most amazing parks in the state in sugar house. As a resident of Millcreek, and Utah native, can we please have something here for the community?

Michael

86



## Norris, Nick

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**From:** olivia brown [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:52 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM & GO IN OUR PARKS

Hello Mr. Norris,

I would like to suggest that the Kum & Go gas station is an awful idea in Sugarhouse Park. The only thing kuming is traffic and it won't be going anytime soon. Better to evolve the space by adding a cute little cafe that sells pastries or a local restaurant. Hope you take these suggestions into full effect.

Kind regards,  
Olivia Brown

1

## Norris, Nick

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**From:** Abi Eyre [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please don't put that Kum and Go in a no no zone

I recently viewed queen of slc's TikTok about the possibility of putting a kum and go in place of sizzler located near sugar house park and I must say I can think of a lot of ideas that would be much better suited for this space and traffic issues that already exist massively at this intersection one huge concern I have is safety! Getting through there is already very time consuming for most people with Westminster, the park, and most of the thriving business already situated there not to mention the gas station literally across the street I don't see the need for this as there's accidents there nearly every time I travel there. I understand business is business however when it has to do with a place that holds such a powerful presence it could be something amazing instead of a future problem shack in my eyes. I'm writing this in hopes you make a comment on why this is something up for consideration as convince of another entry to gas wouldn't cut it at such a valuable location. Something I'd personally love to see put there would be a workspace for college students something locally run rather than a big box coffee shop would definitely become a meeting point for lots of walking traffic as well. My friends at Westminster and even the U are constantly at sugar house park and complain they have to drive all over for a air conditioned space to just study and hang out and we all know the summers are getting hotter these days. Another idea would be a restaurant honestly not a drive through it's corner is close to other successful fine and regular sit in dining but it would have to be something with a better or cooler essence than a sizzler I

2

don't know anyone who lives in sugar house that regulars sizzler as it's quite frankly not been talked about much in 27 and below crowd which is who regulars this area the most. I obviously don't know the numbers but I do know this will cause massive headaches for me and a lot of others in the community. --

have an awesome day

3

## Norris, Nick

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**From:** Keara Ranck [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) CUM & GET THIS GAS STATION OIT OF OUR PARK

Hello!

My name is Keara and I grew up about a 10 minutes bike ride from sugar house park. I would frequently spend my days going to the firework show, sliding down the tube that goes under the bridge, feeding the ducks and geese, sledding, hammocking, building fairy houses, picnicking, swimming in the stream and just generally playing in the park. I also grew up going to Sizzlers (May she Rest In Peace) with my grandparents right there in the corner.

I was saddened to hear that the city was planning on putting a gas station on that now vacant corner. Sugar house is already densely crowded (in my opinion over crowded) which has led to much traffic, especially in that corner area and I don't think that a second gas station in that corner would benefit the community.

Suggestions I would make would be: a yummy cafe that serves good coffee and brunch, a gear shop where people could rent gear to use in the park, a fancy dinner place with views of the park and the mountains. Anything but a gas station.

4

Thanks for your consideration!

Keara

5

**Norris, Nick**

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**From:** Daniela Hartin [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:38 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) WE DONT WANT KUM AND GO

As a resident of sugarhouse and salt lake city, i do not think it is right to put a kum and go when there is one on the other side of the street. It WILL cause traffic to an intersection that doesn't need anymore. Respectfully, stop wasting tax payer money on nonsense.

Sincerely  
A Sugarhouse Resident

--  
**Dani Hartin**

[REDACTED]  
[REDACTED]

6

## Norris, Nick

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**From:** Katelyn Elizabeth [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) AGAINST KUM AND GO AT SUGARHOUSE PARK

As a resident of Sugarhouse and Salt Lake, I will not stand to let another money grab further pollute our air and ruin my favorite park!  
This park is such a beautiful place, do NOT RUIN IT !

7

## Norris, Nick

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**From:** Dresden Curtis [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:17 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go

Please don't put another gas station across from another gas station 😞 no need for 2 gas stations. Why not put a rad local restaurant or any restaurant for that matter there? I'm referring to sugar house park by the way. If you haven't gotten 1000 emails already about this. Bad idea man.

Thanks  
Dresden Curtis

8

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:14 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

As a proud citizen. I (and many people around me) WILL NOT stand for a KUM and GO to be placed in such a beautiful spot. Respectfully, there are so many other things that can benefit the city, and especially the park. like a cute cafe, a little donut shop. honestly, ANYTHING but a gas station would be wonderful. please and thank you

Respectfully, proud citizen

9

## Norris, Nick

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**From:** Jacob Moyers [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:06 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

hey man don't put that gas station there. its not cool. there's already gas station across the street, stop being a money sucking zombie and put something cool there instead.

regards, urbenlink

10

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:04 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) do not put another gas station at the intersection by sugarhouse park

I live near this intersection and it is an absolute nightmare. The worst thing that could possibly be done is adding another gas station. We have enough gas stations. Try adding something for people instead of cars maybe

11

## Norris, Nick

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**From:** Asim Hrvat [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:03 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Come & Go Gas Station Sugar House

As a resident of Sugarhouse and Salt Lake City,

I don't think building a gas station would be the best idea at the location you guys have chosen, being a marketing [REDACTED] I understand that you and the gas station owners are trying to make more money but you have to consider the idea of the traffic build that this will cause, also the view would be ruined.

--

**Asim Adi Hrvat**

[REDACTED]

12

## Norris, Nick

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**From:** Josie Dimick [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:59 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park!!!!

As a resident of Salt Lake City, this money grab is not tolerated nor the horrendous traffic this will cause. This idea needs to go as quickly as it came.

13

## Norris, Nick

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**From:** Spencer Gerritsen [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

I am a resident in Salt Lake City Utah and I would like to come forward and say in the nicest way possible, please do not allow the gas station to be built on this lot. The park is much too pretty to have a second gas station right next to it.

14

## Norris, Nick

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**From:** SLC [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:51 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go Sugar House

Nick,

Hope this email finds you well. It's recently come to my attention the city plans to approve the building of a Kum and Go gas station at Sugar House park.

This is a blatant failure of city planning. Residents of Sugar House and Utah more broadly need city planning that makes sense. We need city planning that emphasizes small businesses, enables public transportation, and helps our climate. Through the approval of this monstrosity you have somehow managed to fail all three conditions.

The people of this city will not stand for this monstrosity. Please implement a sustainable program that helps small businesses and Utahns alike.

Ryan Hamby

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15

Ryan Hamby



## Norris, Nick

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**From:** Kathryn Cunningham [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Get this gas station out of our park

Good evening Mr. Norris,

It's been brought to my attention the idea for a Kum and Go to be put in where Sizzler used to be by Sugarhouse Park.

Please know that this is a horrendous idea. The traffic on 1300 E is already horrendous especially as it bottle necks after 2100 S heading North.

There is already a Chevron on the corner of 1300 E and 2100 S and where it may be more inconvenient for drivers heading North bound it isn't too hard to take too lefts or get gas on the corner of 1300 E and 1700 S.

Other suggestions for this location would be:

- Cafe
- Add a small deck and a wall of windows and take in the view of Sugarhouse park
- A bar and grill

17

-Nothing says an afternoon out of the office like a beer and a view

Additionally either of these options would better compliment the vibe of the already existing establishments of the area. Even a cat cafe would give the area a unique charm.

Please don't ruin beauty Kum for the beauty, let Go of the gas station.

Respectfully,  
Kathryn Cunningham

18

## Norris, Nick

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**From:** Megan Stoker [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SUGAR HOUSE PARK LOT

<https://www.tiktok.com/t/ZTRasgnVJ/>

19

## Norris, Nick

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**From:** Michael Webster [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go

Hi Nick,

I just heard about the proposed Kum and Go slated to go into the spot on the corner of 21st and 13th and, as a resident of the area, I ask that you all reconsider this plan. There is an opportunity to add to an already beautiful park, in a spot with a beautiful view of the Wasatch front, and it would be a real shame to have a gas station there instead.

Truthfully, the focus should be on making Sugar House a pedestrian friendly, walkable part of our city anyway, and adding a gas station across from another gas station is the opposite of that.

Please consider alternatives.

Respectfully,  
Michael Webster

Sent from my iPhone

20

## Norris, Nick

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**From:** Taylor [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go at Park Corner

Nick,

As a frequent user of the park on the weekends, I would love to place a complaint and disagreement with the decision to place a gas station at the corner of the park.

Out of the all the uses we have for our property in this beautiful city, a gas station does nothing to support the motivation for our community to get outside to experience our city and it's beauty. If nothing, it attracts the bad and negative to the community and makes it unsafe for our children and families to safely play in and enjoy.

Please take into your consideration that the actual people who use this park are the ones who matter, not another commercial organization.

Thank you,

21

Taylor

## Norris, Nick

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**From:** Patrick Salas [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Do not build a kum and go by sugarhouse park

There's a gas station across the street, there is no good reason for this. Let it be a breakfast cafe, coffee shop, anything that actually brings life to the area.

23

## Norris, Nick

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**From:** Gabby B [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) kum & get this gas station out of our park -\_-

hello,

i am writing because i heard that y'all are trying to put a gas station on the corner of sugar house park where sizzler used to be. i am here to tell you why this is asinine, and, frankly, inappropriate.

can you imagine the traffic, accidents, and overcrowding that would ensue if a gas station was added to THAT intersection? one of the busiest intersections in sugar house?

there are MANY other ways to fill the space that could be beneficial to the community in healthier ways. i see it may be good for the economy, but i think people's livelihoods should be prioritized over profit. additionally, gas stations simply are not nice to look at. that space should be occupied by something pretty to match the vibe of sugarhouse park, not an eyesore. or maybe even just make it into another parking lot for park-goers to use?

i could go on, but you'd be less likely to read all that. so, i'll leave you with this final thought:

24

the demographic of people who live in sugar house do NOT deserve to be further robbed of its quaint charm. you've already stripped us of many local gems in favor of building brand-new housing developments we can't even afford. we're tired of it. please don't poison sugar house park by building a gas station.

thank you for your consideration.

yours most sincerely,  
gabrielle barker, a concerned citizen

25

## Norris, Nick

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**From:** Adam Bishop [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Summerhouse Park planning

Mr. Norris, As a long time resident of Salt Lake City born and raised in Sugarhouse. I consider Sugar House Park to be a pillar of pride for the community. I am deeply concerned about the development plans for the former Sizzler site. I would like to share my view about it. I would like it to be annexed into the park. It could be reserved for park improvement and not a gas station and or business. I'd like to have it used to make the area better for the people whom use it.

I recommend having it reserved for parking or a monument. I really needs further discussion on this matter.

26

## Norris, Nick

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**From:** maddison barney [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hi! I am a resident in sugar house i really don't think we need another gas station. I would love to see a restaurant/bar or a Dutch Bros/ cafe. Something to enjoy the view!!

27

## Norris, Nick

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**From:** Vilde King [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO SUGARHOUSE PARK

Hi Nick,

I'm a resident of sugarhouse a few blocks from the park. For the love of god, if you guys put in a Kum&Go (and I even love that gas station) in the lot where sizzler used to be in sugar house park, I will personally block the entrance every single day with my body and my dog. Even if you arrest me I will have someone else do it. That lot is so gorgeous and 13th is already clogged as it is. Protect that area. Do something for the community. There are so many options for you. A farm supply store, florist, cafe, a co-op, a visitors center for Christ sake! I don't want a gas station in that park. I don't need another one there are already 3 within a mile radius. Be better than that. Don't put a KUM and go there. I don't care about the money they'd (or hell you idk) would make. DON'T!

Thanks,  
Vilde King

[REDACTED]

28

**Norris, Nick**

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**From:** Abby McGowan [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house vacant lot

Hi Nick,

I've been hearing that there are plans to build a gas station in a lot with arguably the best views in salt lake. I'm referring to the lot that was previously a Sizzler. This would be a tragic use of land given that there is a gas station literally across the street. A cafe or restaurant would be a much better fit for that spot.

Thanks,  
Abby

## Norris, Nick

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**From:** natalie magliocchino [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:34 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Gas Station

Hello,

My name is Natalie Magliocchino and I'm a resident of Sugarhouse. I urge you not to put a gas station on the corner of 2100s and 1300e. There's already a chevron right by the park and it will cause more traffic. It also will be an eye sore in the park. Please reconsider putting a gas station there. I'm sure my neighbors agree.

Thank you,  
Natalie

31

## Norris, Nick

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**From:** Lia Christensen [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM and get this gas station out of our park

As a sugar house native I am so sad to hear that there is a plan to put an ugly gas station at this pristine corner of sugar house park. This would be the best place for literally anything else. It has the best views and there is already a nice chevron across the street. We don't need anymore traffic on this busy corner.

Sent from my iPhone

32



## Norris, Nick

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**From:** Ricky Baeza [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello Nick,

As a resident of Salt Lake City, I would love to see the abandoned lot near sugarhouse park to be a building that would serve the community. I feel as though Another gas station would result in further congestion of an already busy area. There are various other gas stations individuals can fuel their cars at including across the street. I hope the views and location of this area can be utilized for something other than a gas station.

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Best wishes,  
Ricardo

33

## Norris, Nick

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**From:** Rob Stod [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:25 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

You know the gas station is a terrible idea. You know that. Be better.

34

## Norris, Nick

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**From:** Elmira Sperling [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Say NO to Kum and GO

City Planners,

Really? Please don't put in a gas station. The right hand side of that intersection is already CRAZY and who has even heard of a Kum and Go these days? They must be paying big bucks. Please don't put another gas station in, I've seen so many monster trucks eat the curbs at Chevron and narrowly avoid everyone within a 10' radius.

E  
--

Elmira Sperling  
[REDACTED]

35

## Norris, Nick

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**From:** Kayla Savage [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:19 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM&GO Gas Station

Hi Nick,

I'd appreciate if you rethought the gas station in Sugarhouse. There seems to be no purpose for this gas station. If most of the residents are saying they don't want a gas station then it's probably for a valid reason.

- Kayla Savage,

36

## Norris, Nick

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**From:** Shannon Mayo [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:16 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) About the Most Recent Horrible Idea...

Hi,

I am a resident of the sugarhouse area and I am writing to officially disagree with the proposed "Kum and Go" gas station to be placed next to sugarhouse park. As you probably (or I guess \*should\*) know, this area is already extremely congested (thanks CFA). The line for the light at that intersection gets longer every single day I swear. And with this, comes an increased rate of safety and traffic concerns. Adding a gas station here is only going to amplify these concerns and issues. To be frank with you- this is probably one of the worst ideas/proposals I've ever seen... actually maybe second to the LCC gondola, but that's a conversation for another time.

For the love of God please don't allow this to happen. If there's even one iota of care for our community, shut this down, and propose a different use of that space and view.

Thanks for listening,  
SM

37

## Norris, Nick

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**From:** Zachary Bowman [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:16 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n get this gas station out of out park

Hello Nick,

My family (as well as many SLC families) have enjoyed sugarhouse park for years. We go sledding there every winter and have regularly made laps around its walkways. The traffic on 1300 east has always been beastly, around the park, but knowing that future plans of a gas station being placed across from an already existing chevron baffles me. The congestion this will cause is a major concern, honestly confuses me when sugarhouse is such a great place for many unique businesses that could use the space in a way that doesn't cheapen the natural beauty of the park.

Sent from my iPhone

38

## Norris, Nick

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**From:** LaRaine Harmsen [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:13 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) GAS STATION AT SUGARHOUSE PARK?? I THINK NOT SIR.

Hello Mr Sir Gentleman Nick Norris.

Please do not put a Kum and Go gas station at the lot near sugarhouse park. This is ugly and will make it look like a trash dump. If you let this happen I will cry. I will send you video evidence of me crying if you do not believe me.

Seriously. Please. You could seriously put a nice restaurant or something good for the community, but you're putting a gas station that will be ugly and promote traffic and pollution near the park. There is already a gas station near there, we do not need another one.

Let's do something there to bring awareness to pollution and preservation of the park.

I'm not joking, I will cry.  
-Raine

39

## Norris, Nick

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**From:** Trenton Stout [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:10 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum&go's gotta go

Instead of putting a gas station across the street from another gas station, how about a restaurant rebuild, an area for food trucks for the park, repurpose it for the park or anything else than a redundant service.

Thanks

40

## Norris, Nick

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**From:** Katherine Ness [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Urban Planning: Alternatives

Nick,  
A kum and go gas station is considered a low quality brand. You are actually lowering the appeal of the area by thinking of putting it in the sugar house park location. It is very short term thinking and in the long run it will diminish the economy and value of that area. Not to mention the number of people that have died from the traffic in that intersection already.

Adding a gas station across from a gas station is what people do on “small town” exits of the interstate. Sugarhouse park and a collage in that area indicate that it’s not a quick pit stop area for people driving through the interstate to quickly fill up.

If this is truly about finances, give the people of Salt Lake a chance to raise money or propose businesses that they support for that location. This would be a major disappointment to your people and you would probably get a lot of shame for it. Don’t do it- please think longer term and about the infrastructure for the area.  
Urban planning should support generations to come and this feels like it destroys the foundation for the area.

41

I rave to my friends and family about Salt Lake and how I think it has the best infrastructure and urban planning for any city I have been to. If you put a Kum and Go on that corner, it degrades and sexualizes the corner giving everyone an icky feel. I will no longer be proud of the slc government.

Nick, if you have the ability to redirect this path toward a more homely and endearing experience for the people of slc, please do so. You can make this right.

## Norris, Nick

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**From:** Tanner W [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:08 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Literally the worst decision that could be made. You know what I'm referring to. I truly hope you think about this a little more.

Sincerely... everyone.

Thank you.

- Tanner Winnie

Sent from my iPhone

43

## Norris, Nick

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**From:** Malynne Cottam [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:03 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) PLEASE do not put another gas station in Sugarhouse Park

As a resident of Salt Lake City and frequent visitor of the park, I was very disappointed to learn that the Sizzler on the corner in Sugarhouse park would be replaced with a gas station when there is another one right across the street. A local business, more places to gather and enjoy the views, or something else to foster community would be a much better use of the space. Please reconsider. Thank you.

A Citizen

44

## Norris, Nick

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**From:** Alany Romero [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:58 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Salt Lake City, I don't and will not support nor stand another gas station being built near Sugar House Park. We need to preserve the beauty that is already there. Plus the amount of traffic flow will not be good for the families that are visiting the park. I urge you to reevaluate this decision.

-Alany Romero

45

## Norris, Nick

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**From:** Lucas sena [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:57 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park gas station

Hey bro please don't let this terrible discussion actually happen. Can you guys pick something that will utilize that space properly, even if it's a chain put something nicer than a gas station.

46

## Norris, Nick

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**From:** Jake Kolu [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go station at Sugar House Park

I cannot begin to fathom how this is acceptable in your eyes. One of the most beloved parks in all of Salt Lake, and location anyone would kill for, and it's being used for ANOTHER gas station? JUST CROSS THE STREET. Do not ruin the opportunity to have a beautiful, park-friendly local business there by putting an ugly gas station. Compliment the park, don't give in to corporate funds. Be proud of your city not sold to the highest bidder. I am ashamed to be a SLC and Sugarhouse resident because of things like this. So the right thing, DO NOT build the gas station there.

Jake Kolu

47

## Norris, Nick

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**From:** Anna Mellor [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello Nick,

Please do not allow a kum & go to be built at the corner of Sugarhouse park. It would be great if that could be turned into a local shop/restaurant & we could support small businesses that way. Pretty much anything besides a gas station - particularly one with such a horrible name.

Let's not further add to the air pollution - particularly right next to the park where residents are trying to enjoy fresh air & exercise.

From your local Sugarhouse resident,  
Anna Mellor

48



**Norris, Nick**

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**From:** Max Strayer [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Solution

Good evening Nick,

My name is Max Strayer and I am one of your concerned constituents.

I am a local real estate agent who works in the notable Redman building on 2100 S and strive to build Salt Lake City into the best and most community oriented city it can possibly be.

I would greatly appreciate and support any new consideration for the business/ industry that is to inhabit the south/east corner of 1300 E and 2100 S.

The current plan of the Kum and Go gas station causes great discern and disappoint in local government.

With that being said, I completely understand your perspective on implementing an industry that can yield a profit from such an expensive plot of real estate.

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I do not intent to complain without a solution so I ask you to reconsider this decision and meet with me and my commercial real estate team to formulate a plan that is considerate of the community and focused on an alternative solution. A solution that will appease the local residents and created an iconic place in Sugar House that will be revered.

The infrastructure and cultural implications are too much for this community to bare.

I look forward to your response and wish you nothing but the best.

My best,

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**MAX STRAYER**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

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**Norris, Nick**

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**From:** Sierra Rankow [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) We do not want Kum & Go at Sugarhouse Park

Mr. Norris,  
As a resident of Sugarhouse and as someone who walks and brings my young children regularly to the park, I cannot stress how unwanted this ANOTHER gas station is. That spot could be better used for anything else. It does not serve the community, it will add dangerous and unnecessary traffic, and will be an eye sore for such a beautiful spot.  
-Sierra Rankow

## Norris, Nick

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**From:** Addison Trupp [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:47 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Kum & Go

Respectfully, as a resident of Sugar House and Salt Lake City I am strongly against the construction of another money grab that further pollutes the air and impacts the beauty of the park. I strongly urge the city to reconsider the plans for the site.

Addison

53

## Norris, Nick

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**From:** Sarah P [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park Gas Station??

Hi Mr. Norris,

As a resident of Sugarhouse, I'm pretty dumbfounded that the city is planning on replacing the empty Sizzler building on 1300 E and 2100 S with a gas station. There's a Chevron across the street! This could be a fantastic location for a restaurant or a coffee shop, maybe just an extension of the park with seating? Just something to engage all the young people who live in the area, ya know? I don't know why we'd want to bring more car traffic to an already congested intersection between the University and I-80.

I'm really curious why the city is going with another gas station, I'm not saying there's not a good reason, but myself and many of my peers can't figure out what it is.

Love to hear back if you have time.

Sarah Preece

54

## Norris, Nick

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**From:** Pam Spam [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Gas station in Sugarhouse Park... really?

Hello,

As a Utah local and resident of Sugarhouse, it's disappointing but unsurprising that once again my own government proves to me that they care more about money than the health, safety, and general wellness of their citizens and environment. Putting ANOTHER gas station on the corner of the Sugarhouse park shows a degradation of our local governments morals and we will not stand for it. Utah is suppose to be one of the most geographically diverse and naturally beautiful places in the world, but thanks to money grubbing people like you, it looks more like a truck side rest stop where one only stops to take a shit. What happened to promoting local busyness and a safe and environmentally clean walking environment? Keep you gas stations out of our parks.

Respectfully,  
Someone who actually cares about the people who live here

55

## Norris, Nick

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**From:** Jenika McCandless [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please Make the City Better

Hello,

Please don't put a nasty gas station at the corner of 13th and 21st. Like, seriously. Put a local business there. Or a spot for food trucks. That intersection already sucks enough.

Thank you

56

## Norris, Nick

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**From:** Jamie Heckert [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO Gas Station

Hello Nick,

I've recently heard that there are plans to put a Kum & Go gas station on the corner of 2100 S and 1300 E. As a resident of this area, I would be very disappointed to see this go into development. I believe that this would create even more congestion at this already busy intersection as well as detract from the beauty of this area. I also firmly believe this development would have a negative environmental impact. Please consider an establishment that would help enhance the community.

Kindly,

Jamie Heckert

57

## Norris, Nick

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**From:** Cory Inman [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:40 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please change decision to allow a Gas station next to sugar house park

Good evening Mr. Norris,

Please to not allow a gas station to be built on the corner of Sugar house park. Please continue to code this for a restaurant or public space. The views from this part of the park are a special aspect of what makes Salt Lake City great! My family uses this park regularly and this space could certainly be used better.

Thank you for your time and consideration!

Cory Inman

Cory Inman, PhD  
[REDACTED]

58

**Norris, Nick**

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**From:** RebekahRae Newman [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Let's improve SLC together yeah?

Hi there,

It's come to my attention that a beautiful piece of prime real estate that is a park to the gem that is sugar House park is about to go to waste on a gas station. While I do love a good kum-and-go, could we not find a different location that isn't stealing a prime opportunity to make SLC just a touch more iconic?

It is in the best interest of residents and visitors that this piece of real estate go to cafe or even art gallery. The possibilities are endless. Let's rethink this together. I'd love to help.

Thanks for your time.

Rebekah

## Norris, Nick

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**From:** Erin Thunell [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park proposal

Hi there,

As a resident of the Sugarhouse neighborhood and Salt Lake City, please understand: No one here wants another gas station on the corner of 1300e and 2100s. As a representative of this city, you should be embarrassed to even consider the proposition & should know that implementing this plan will reflect terribly on you directly. There is absolutely no infrastructure for the traffic, chaos & pollution another gas station will bring to that intersection. A terrible plan all around. Please on the citizens behalf, reconsider.

Thanks for your time,  
Erin Thunell

61

## Norris, Nick

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**From:** Wynter Mindnich [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:36 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SHP Gas station complaint

Howdy,

As a resident of sugar house SLC I am offended by the city's plan for a second gas station on 1300 e where the sizzler once was. A gas station is a lost opportunity to add something meaningful for the community, a cafe, restaurant, bike rental, ice cream, etc. A gas station will only take away from the parks positive essence. It also will just increase traffic in that area. At the end of the day a gas station is lame and would do more damage than good to the community of sugar house.

Regards,  
Wynter Mindnich  
Sugar House resident

62

## Norris, Nick

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**From:** Louisa Peterson [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:35 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse lot

Hi nick, my name is Louisa Peterson and i live in Salt Lake City.

The lot on 2100 south that has been empty for years is beautiful and has great potential. I was very sad to hear that the decision made for the lot was to put in another gas station. We have a Chevron across the street from this lot and I think it would be such a loss for the community to put another right across the street.

This lot has so much potential - especially with the view of the park. I'm sure you've had a lot of emailed concerns by now, but I thought I would email and give my thoughts in hope to see this lot live up to the potential it has to offer.

Thank you!

Louisa

63

--

Louisa Peterson

64



## Norris, Nick

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**From:** Ashley Kipps [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) DON'T RUIN SUGARHOUSE PARK

As a resident of Salt Lake City it's horrifying to see that local officials want to put a GAS STATION in a GREEN SPACE?! There are so many options that could actually benefit our community members and Sugarhouse Park and a random chain gas station is not one of them.

A community garden?  
A cafe?  
A stop n go coffee stand?  
An outdoor seating restaurant?

Please don't fail those you serve by doing this.

Ashley

65

## Norris, Nick

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**From:** Dallin Garber [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:31 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n' Go

I've lived in Sugar House for over seven years and during that time I've watched it really change and grow. That corner of 13th and 21st could be a lot of really cool things, but another gas station seems like the worst possible option. I'm hoping the city will consider anything but that.

Thank you!

66

## Norris, Nick

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**From:** Landon Guss [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM

Kum on man.

You're going to let Kum ruin our Sugarhouse Park? I don't know about you, but I don't want Kum anywhere near my park.

Respectfully, please don't let them Kum in our park.

--

With regards chock full of sincerity, Landon Guss

67

## Norris, Nick

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**From:** Sarajane George [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:27 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM N GO NO

As a resident of sugarhouse/Millcreek area I would like to express my concern and disgust of the plan for the gas station on 1300 east and 2100 south. We don't need it. Put a nice restaurant or cafe plz.

Respectfully,  
JANIE GEORGE

68

## Norris, Nick

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**From:** lita lasukau [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City. I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Thanks,  
Makalita

--

69

Best regards,

**MAKALITA LASUKAU**

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70

## Norris, Nick

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**From:** Jess Hansen [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO to KUM n GO!

Nick... how did you let this happen! A kum and go in one of the most valuable real estate spots in sugar house? Cmon you can do better than this! There needs to be a place for the community, a place where people can gather and enjoy beautiful sugar house park! Please please please reconsider this decision and choose a better company to have this beautiful lot! Kum n go is the scum between my toes!

Hope you make a new choice

71

## Norris, Nick

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**From:** Amelia Greenall [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go

As a resident of Salt Lake County who regularly enjoys Sugarhouse Park, I think that putting a Kum & Go gas station is an enormous waste of space that could be used for something to better beautify the area. There is already a gas station across the street, something like a restaurant or cafe or event center would be more beneficial to both the locals and the area's beauty and the economy. Please reconsider.

72

## Norris, Nick

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**From:** Karlie Place [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:05 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & Get this Gas Station out of our Park

Hello,

I am a SLC resident and I am appalled to hear there is a gas station being added to the sugar house park property. This is a disgusting use of a beautiful piece of property and I urge city planning to rethink this decision as an opportunity to enhance the space instead of turning it into a glorified parking lot.

City resident

73

## Norris, Nick

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**From:** Mathew Putzier [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:03 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin the Sugerhouse state park, so please do not put that kum an go in the vacant lot at Sugarhouse Park, that park means so much to so many people, and it will be doing that park a disservice to put that there.

Thank you for your time

74

## Norris, Nick

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**From:** Annika Machado [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House park

Hello Mr. Norris,

I am a resident of Salt Lake City who utilizes Sugarhouse Park frequently. It is an oasis of greenery and calm in the growing and crowded Sugarhouse neighborhood. I am writing to express my wish to NOT build another gas station in the empty Sizzler lot. I think something more related to the park would be better for the community and create less traffic. Please reconsider the Kum and Go.

Thank you!

75

## Norris, Nick

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**From:** Julane [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:00 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Land Development

Hello, I am a resident of Salt Lake City. I am respectfully disagreeing with any plans to have a gas station built in the northwest corner of Sugarhouse Park. We do not need it. I would support something like a cafe, seated area, etc. over a gas station with such a horrendous name.

Julane Machado

76

## Norris, Nick

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**From:** Callie Nielsen [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:59 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO TO KUM & GO GAS STATION

Respectfully as a resident of sugarhouse and Salt Lake City I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Thank you

77

## Norris, Nick

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**From:** Tori Alexander [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:58 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

Hello,

As a resident of Sugarhouse and Salt Lake City. I don't want such an amazing spot for the community to have a gas station built to pollute such an amazing park. Please consider this area for an extension to the park.

Thank you

78

## Norris, Nick

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**From:** Serg Rezanov [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park KUM and GO?

Can you please do something about this Kum and Go they are planning to put in sugarhouse park? What the hell? That is a terrible decision. Who lets this slide? Put something nice in there instead of a fucking gas station.

--

Serg Rezanov.

79

## Norris, Nick

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**From:** Andie Mace [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUR OF OUR PARK

As a resident of Salt Lake City, and a frequenter of Sugarhouse park, I am fervently against this gas station. It will further pollute our air and ruin one of the greatest parks in the state of Utah. Please reconsider.

80



## Norris, Nick

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**From:** Jordan Lopez [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Kum N Go Bad Idea

Dear Nick Norris,

Please don't ruin one of the most amazing views in SLC with a gas station. The vacant sizzler lot should be turned into something that would benefit the community in a greater way. We are all doing just fine going to the chevron for gas. AREN'T WE MOVING ELECTIC ANYWAY? Why another gas station? It isn't necessary. Please consider adding another restaurant or cafe into the area as a place for people to enjoy the beauty of the neighborhood that is Sugarhouse.

Thank you!

-Jordan Lopez

81

## Norris, Nick

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**From:** Reilly M [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please no Kum & Go in Sugarhouse Park

Please don't put a gas station by the beautiful park in the city! There are children who play there, and it'll increase traffic, compromising the safety of the kids.

Sent from my iPhone

82

## Norris, Nick

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**From:** michael de st. aubin [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

83

## Norris, Nick

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**From:** Tera Little [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please give Sugar House Park the venue it deserves

Dear Mr. Norris

I live just outside Salt Lake City (in North Salt Lake) but my son and I are frequent visitors of Sugar House Park. One of our favorite weekend activities is grabbing lunch at the nearby Chick-fil-A and having a picnic lunch at the park before he visits the playground.

I recently learned of the city's plan to approve a gas station on the vacant lot next to the park. SLC has plenty of gas stations. Please reconsider the Kum and Go gas station and poll the SLC residents to determine a more fitting venue for this iconic gem!

As a fellow public servant, I can empathize with the position you find yourself in but also understand the value of transparent, collaborative approaches to finding solutions. I hope there is still opportunity to influence the decision-making process for this vacant lot next to a lovely park.

Respectfully as a citizen interested in stewarding the greatest good for the greatest number,

84

Tera Little

Sent from my Verizon, Samsung Galaxy smartphone  
Get [Outlook for Android](#)

85

**Norris, Nick**

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**From:** MORGORINO [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:43 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state. Kum n go will ruin 2100 s how about we do something for the public. Money doesnt run all

86

## Norris, Nick

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**From:** Danielle Hogle [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum get this gas station out of our park

Dear Nick,

I am writing as a lifetime Sugarhouse resident to respectfully ask that we stop with the money grab strategy for Sugarhouse. We do not need another gas station right across the street from one. Please do not build that eyesore there. It could be better utilized as a cafe or restaurant, even a cooking school. Thank you.

Regards,

Danielle Hogle

87

## Norris, Nick

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**From:** Isa Arguelles [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park gas station

Hello Mr. Norris,

As a SLC resident and frequent visitor of the Sugarhouse park, I wanted to reach out to you and plead that we do not let the Sizzler lot turn into a gas station. This is a beautiful park and we should be building something that our community can use and enjoy. Maybe a restaurant or some cute local stores. Please do not let this turn into a gas station and ruin this beautiful park.

Best,  
Isabel

88

## Norris, Nick

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**From:** Cassie Tighe [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hi Mr. Norris,

As a resident of the Sugar House neighborhood and someone who frequents the Sugar House park daily, PLEASE do not approve the Kum & Go gas station move into the old Sizzler lot. As a city with overwhelming air quality issues, we cannot allow another polluter to move in. Especially since there is a Chevron across the street and 2100 already has enough traffic problems.

As a future-oriented and quality of life oriented neighborhood, we should be looking at better ways to utilize this space that will help Sugar House continue to thrive and set an example for other neighborhoods in SLC.

Thank you,

Cassie Huntington

89

## Norris, Nick

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**From:** Theo Gochnour [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:31 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n Go

Nick,

I know you already know what this email is going to be about. I'm sure you agree with us SLC residents who are appalled at the proposal to put a gas station adjacent to one of the state's great urban parks. Please let me know if there is anything we can do to stop this. It's backwards, short sighted, and wrong. Please do everything in your power to stop this.

Thanks,  
Ted

90

## Norris, Nick

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**From:** Lia Thompson [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hi there,

My name is Lia and I am constituent of Salt Lake City. I am writing to you about my concern for the proposed gas station on the south-east corner of 2100 s and 1300 e.

I went to Highland Highschool and walked through Sugarhouse park everyday on my way home. The top of the hill just east of 1300 e has inarguably the most beautiful view of the mountains in the whole park. Think of all the things that could exist on the plot of land that would take better advantage of the view than a Kum & Go.

A nice cafe, where you can sit outside and enjoy the views of the park and the mountains. Or a restaurant with outdoor dining.

Considering there is a gas station directly across the street, don't you think it's a bit redundant, and a waste of a beautiful plot, to add another gas station that will only further congest the already congested intersection?

91

Please take the time to think about this decision, and make the decision that will truly impact our community in a positive way.

Sincerely, a concerned constituent.

## Norris, Nick

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**From:** Janice Lui [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF SUGARHOUSE PARK

Please do not build a Kum & Go in sugar house park where the Sizzlers used to be. I tell you that they are the worst of all the chain gas stations. Please instead erect something that would contribute to the community's integration or culture.

93

## Norris, Nick

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**From:** Chelsi Wright [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO stays out of Sugar house park

Mr. Norris,

Respectfully as a Salt Lake City resident that spends much time at Sugar house park. I completely disagree with the idea of putting yet ANOTHER gas station near a beautiful park that not only takes away from the beautiful park, it's in an already traffic prone intersection, there is a gas station ACROSS the street and whose to stay this won't be a repeat of 2011 liberty park pond pollution.

Thanks, I know you will see passed the dollar signs and actually care for the safety and preservation of one of Salt Lakes greatest parks 😊

Get [Outlook for iOS](#)

94

## Norris, Nick

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**From:** Rachel Morin [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, I believe it is a terrible decision to place a gas station in the Sugarhouse Park. This should be a location for a local business or something that park goers would enjoy and benefit from, not an eyesore of corporate America.

Sincerely,  
An unhappy and disappointed resident

95

## Norris, Nick

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**From:** Jennifer Rockwood [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park

Hello, my friend

I just learned that the city is planning on putting a gas station in the old Sizzler on the corner of 1300 E and 2100 S. I drive by this corner every day on my commute, and a gas station there would be a huge disappointment. It would be an eyesore right in front of the mountain views and would seriously ruin the vibes of Sugarhouse Park, arguably the best park in the city. That's not even getting into Salt Lake's air pollution; heaven knows we do not need any more gas stations making the problem worse.

I'd love to see a restaurant or cafe there, maybe even something like an art gallery. Whatever it ends up being, I'd like my community to be able to really enjoy the space and look out of big windows onto our mountains.

Thank you,

Jennifer Rockwood

96



## Norris, Nick

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**From:** Stephanie [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:10 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully as a resident of the Sugar House in Salt Lake area. I will not stand, let another money, grab further pollute to our air and ruin one of our greatest public parks in the state. Rather putting a gas station on the lot of the park. I would love to see some thing for the community and complements the park. that that would also benefit the view that that corner has of our park and of our beautiful mountains. I was born and raised here and seeing this to my FAVORITE park is deeply saddening.

- Stephanie Flegal

97

## Norris, Nick

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**From:** laikyn broadhurst [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Keep the park pretty

Nooooo please don't put a gas station on sugarhouse park. Please <3

98

## Norris, Nick

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**From:** Lauralee Browne Gonzalez [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & Get this gas station out of our park!

Hello Nick!

As a resident of SLC, I will not stand to let another money pit gas station ruin one of the greatest parks (Sugarhouse Park) that SLC has to offer! This intersection/area is already busy enough with Chevron.

Please do not let this happen!

--

**Lauralee Browne Gonzalez**  
[REDACTED]

99

## Norris, Nick

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**From:** Lashay Clawson [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:08 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO GAS STATION SUGARHOUSE

As a resident in sugarhouse, respectfully please do not put the kum and go station at 2100 s 1300 e. It will ruin the beautiful scenery at sugarhouse park. It's already so bad with traffic this will make it extremely worse. Instead make it a restaurant, cafe or something that would be enjoyable for the community. Don't make it a kum and go please!

100

## Norris, Nick

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**From:** Meghan O'keefe [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:04 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) PLEASE No Gas Station!

Hi Nick,

I am a resident of the Sugarhouse neighborhood of Salt Lake City. Our community is not in need of another gas station. The corner of Sugarhouse Park has an incredible view and that lot should be used for something that values and represents the park.

Please don't waste this area!

Sent from my iPhone

101

## Norris, Nick

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**From:** Melissa Urban [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Kum, no Go at Sugarhouse park

Mr. Norris,

As a 12 year resident of Salt Lake City and a frequent visitor of Sugar House Park, I am dismayed to hear that the city is considering a Kum & Go gas station to settle into the most valuable piece of real estate adjacent the park. This is a location that could truly serve the neighborhood and park visitors with a restaurant, coffee shop, independent bookstore, or other gathering place, further enhancing the community energy of this park and allowing patrons to enjoy its beauty unfettered.

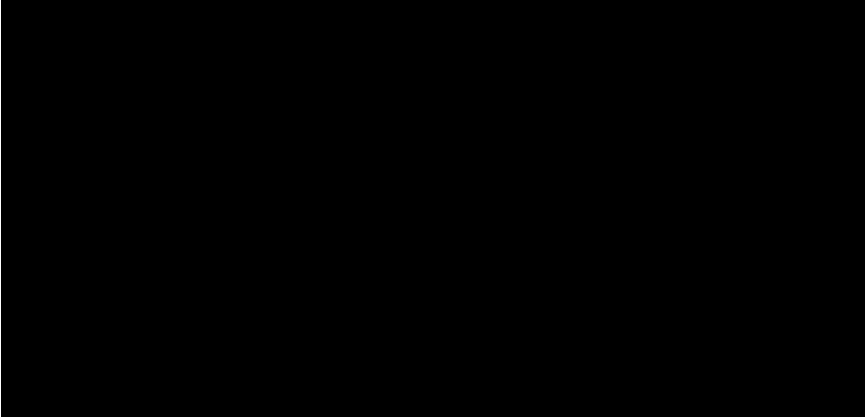
Instead, you are proposing yet another gas station, which is only going to add tremendous traffic, noise, and pollution to an already overcrowded and traffic-jammed block. This neighborhood does not require another gas station. There is literally a gas station *right across the street*. Sugarhouse and Salt Lake as a whole does not want this, and you are doing the park, the community, and the neighborhood a grave disservice by even considering it.

102

Please listen to your constituents and the residents of this neighborhood and do not approve this plot of land for this usage. We can do better, and a Kum & Go should not be your City Planning legacy.

Best,

Melissa Urban  
Salt Lake City



103

**Norris, Nick**

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**From:** Sarah T [REDACTED]  
**Sent:** Thursday, September 22, 2022 7:57 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Urgent

Respectfully,

Please do not build a gas station at the vacant space in sugar house park. This park is one of the gems of slc. A gas station would ruin it. Please please rethink this ignorant decision.

Best

104

## Norris, Nick

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**From:** Stephanie Pendergrast [REDACTED]  
**Sent:** Thursday, September 22, 2022 7:56 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, the area should be a cafe with drink options for all to enjoy the beautiful park, not some ugly gas station!

105

## Norris, Nick

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**From:** Kendall Rodriguez [REDACTED]  
**Sent:** Thursday, September 22, 2022 7:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Xoxo,  
Gossip girl

106

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Friday, September 23, 2022 11:52 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a SLC resident, I will not stand and allow this decision to happen. Not only is it killing more of our air but it ruins the beauties that SLC has to offer.

Sent from my iPhone

1

## Norris, Nick

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**From:** Kathryn Cunningham [REDACTED]  
**Sent:** Friday, September 23, 2022 11:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Get this gas station out of our park

Dear. Mr. Norris,

I hope this email finds you in good spirits. Say tomorrow is a lovely day to walk through the park, maybe Sugar House Park. It's a beautiful spot to play frisbee, walk the dogs, go on a date. It would be dreadful if there was anything to ruin your experience. Like maybe a gas station. Blowing fumes into the park for you to choke on. My next correspondents will include the impacts that can have to human health.

We both know that people don't Kum to a park for gas. They Go to enjoy themselves and have a safe place to take kids.

Best,  
Kathryn Cunningham

2

## Norris, Nick

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**From:** Jack Dahlstrom [REDACTED]  
**Sent:** Friday, September 23, 2022 11:00 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Kum & Go

This is an unnecessary and hurtful idea for Salt Lake City. With its rapid growth in population, the last thing we need is another major chain impeding on our local appreciated public spaces. Please keep this lot empty for further generations to enjoy. No need for more congestion in the Sugarhouse area.

3

## Norris, Nick

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**From:** Hal Kosik [REDACTED]  
**Sent:** Friday, September 23, 2022 10:17 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park

Good evening,

I'm writing as a citizen of SLC and a frequent sugar house park visitor. I'd like to voice my disapproval and dissatisfaction at the decision to use the vacant corner lot as a gas station. Y'all can come up with something better.

Thanks!

Hal Kosik

4

## Norris, Nick

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**From:** Javin Smolka [REDACTED]  
**Sent:** Friday, September 23, 2022 10:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GO GAS STATION

I will not stand for your choice to put a gas station right next to one of the most popular and beloved parks in downtown Utah. along with ruined the view and taking advantage of a spot that could be used for a community friendly service, it will also add to the already difficult intersection by bringing more cars coming in and out of the lot. across from ANOTHER gas station on the same street.

5

## Norris, Nick

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**From:** Brendan Callaway [REDACTED]  
**Sent:** Friday, September 23, 2022 10:11 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Sugarhouse park is a staple of SLC with beautiful sceneries and lots of love from communities all over the valley. I will not stand for another money grab GAS STATION?!?!?! to further pollute our air and our city! It will cause far too much traffic. There is also already another gas station across the street. Why do we need more? Do not ruin one of the best parks in the state for a convenience store.

Most disrespectfully  
A concerned Utah county citizen 🖐

Sent from my iPhone

6



## Norris, Nick

---

**From:** Kat Marsden [REDACTED]  
**Sent:** Friday, September 23, 2022 9:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) All my taxpayer friends and I are moving to California if you put a Kum & Go in Sugarhouse Park!!

-The traffic on 13th East is already insane, do we need another gas station right there??  
-Sugarhouse park is one of the few threads stringing up my fragile will to live  
-Don't put a gas station in it  
-Please do whatever is in your power to plan the city of SLC for the people that live in it.  
-If the ducks in the Sugarhouse park pond leave because of trash, gas, and construction noise I will never be happy again

Thanks for all you do (especially this if you can swing it)

-a concerned citizen

--

Kat Marsden

"The present tense of regret is indecision. The future tense of fear is either comedy or tragedy. The past tense of toast is toasted." -Welcome to Night Vale

7

## Norris, Nick

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**From:** Ashleigh Hammond [REDACTED]  
**Sent:** Friday, September 23, 2022 9:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Please advocate for something other than a damn gas station on the corner of the sugarhouse lot.

Sent from my iPhone

8

## Norris, Nick

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**From:** Lauren Sanders [REDACTED]  
**Sent:** Friday, September 23, 2022 9:24 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No to Kim & Go

Nick! Please do not allow the Kum & Go in sugarhouse. I'm a long-time resident of this area and can not stand to see it packed with another ugly thing. Sugarhouse has gone so downhill lately with all the apartment complexes and has taken away from much of the charm. Please consider other options, for the environment and residents!

Thanks,  
Lauren

Sent from my iPhone

9

## Norris, Nick

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**From:** Stacey Dunn [REDACTED]  
**Sent:** Friday, September 23, 2022 9:14 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO to KUM & GO!!!

WTF, Nick!?!? No no no no to the convenience store on 13th and 21st. My dad, your uncle, would be appalled!!! (Tim Dalton Dunn!) There are other options!!!!!!!!!!

-Stacey Dunn

10

## Norris, Nick

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**From:** Brad Keyes [REDACTED]  
**Sent:** Friday, September 23, 2022 9:14 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go

Nick,

As a concerned resident, I'd like to voice my strong opposition to the decision to put a Kum & Go on the corner of sugarhouse park. If we don't make a concerted effort to improve our city and boost one of the biggest gems of the salt lake valley (sugarhouse park), then it will loose its shine. I can guarantee you that most of, if not all of the residents in the area would oppose this decision. With this location, we have an incredible opportunity to put something special there. And we're going to put a gas station/convenience store? Certainly we can do better for ourselves and for our community.

Sincerely,  
Brad Keyes

11

## Norris, Nick

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**From:** Olivia Harmer [REDACTED]  
**Sent:** Friday, September 23, 2022 9:14 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Respectfully as a resident of SLC, I will not accept the greed involved in setting up a gas station at sugar house park which will make the traffic worse and pollute the air. A cafe or library with rooftop access would be MUCH BETTER

Olivia

12

## Norris, Nick

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**From:** Zachary Lloyd [REDACTED]  
**Sent:** Friday, September 23, 2022 8:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) The future Kum&Go is an insult to every person who lives in Utah

The Sugarhouse park is a beautiful area where so many families can do as they please. The inclusion of a new gas station right on top of that is a spit in the face of everyone. The Road right off of Sugarhouse Park is a nightmare to drive in anyway, so another gas station would be terrible. I am a resident of Salt Lake City and frequent visitor of Sugarhouse park and i think your plans are abhorrent and meaningless.

-A Resident

13

## Norris, Nick

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**From:** Linnea Durrant [REDACTED]  
**Sent:** Friday, September 23, 2022 8:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Corner of sugarhouse

Hello my name is Linnea and as a resident of sugarhouse my entire life I would like to let you know I don't think it's the best use of the community space and money to put a Kum and Go and the corner of sugarhouse park. I enjoy the views from that area and I feel since we have a gas station right across the street the community has no real need. Maybe instead look into something like a cafe or literally anything else.

Sincerely, Linnea

Sent from my iPhone

14

## Norris, Nick

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**From:** Jayden Taua [REDACTED]  
**Sent:** Friday, September 23, 2022 8:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go???

Dear Representative of our beautiful park,

Please refrain from obstructing our park with the atrocity that is a Kum & Go gas station... the city (and therefore the country) has enough corporate gas station chains. This would only serve to create traffic at an already busy intersection and would miss an opportunity to invest in the community. Please let a local business or restaurant set up shop at this prime piece of real estate and not some corporate fat cats looking to capitalize on the beauty of this location (or, for gods sake, give us sizzler back).

Thank you,  
-a concerned citizen

Sent from my iPhone

15

## Norris, Nick

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**From:** Jayne Moyes [REDACTED]  
**Sent:** Friday, September 23, 2022 8:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park gas station proposal

Hello Mr Norris,

I'm emailing you as a life long resident of Salt Lake City and a frequenter of Sugar House Park. The proposed gas station on 13th East and 2100 South is not the right use of the vacant Sizzler. The views from that lot and it's proximity to the park would be better served as the home to a local business. Having a gas station at this intersection (across the street from another gas station i might add) would cause the traffic at this already overcrowded area to grow. I value this city because of its focus on uplifting local businesses and celebrating the natural beauty of our surroundings. I am not alone in contesting this addition and am happy to receive any criticisms of my complaints.

Thank you for taking the time to hear a member of our community, Jayne Moyes

16

## Norris, Nick

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**From:** Jayden Taua [REDACTED]  
**Sent:** Friday, September 23, 2022 8:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Park

Dear Representative of our beautiful park,

Please refrain from obstructing our park with the atrocity that is a Kum & Go gas station... the city (and therefore the country) has enough corporate gas station chains. This would only serve to create traffic at an already busy intersection and would miss an opportunity to invest in the community. Please let a local business or restaurant set up shop at this prime piece of real estate and not some corporate fat cats looking to capitalize on the beauty of this location (or, for gods sake, give us sizzler back).

Thank you,  
-a concerned citizen

Sent from my iPhone

17

## Norris, Nick

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**From:** C. E. C. [REDACTED]  
**Sent:** Friday, September 23, 2022 7:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Southeast corner of 2100 S 1300 E (NO KUM & GO)

Dear Mr. Norris,

I am writing to voice my disapproval of the plans to construct a Kum & Go gas station in the empty lot bordering Sugarhouse park. If you are interested in hearing a proposal for a better use of this lot, please reach out to me or any of the other concerned citizens you have already heard from to understand what the community would actually benefit from.

Thank you.

Regards,  
Carlton

18

## Norris, Nick

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**From:** Lexyi Zollinger [REDACTED]  
**Sent:** Friday, September 23, 2022 7:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO to the Kum & Go

I refuse to let such a valuable place in sugarhouse and Salt Lake City be bought up and used to gas. What a waste of public lands. As if 2100 s and that area isn't bad enough. Are you FOR REAL? Do better. Create something beautiful not something that's solely an inconvenience and ugly. Wtf.

Alexie Zollinger (She/her/hers)

19

## Norris, Nick

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**From:** Danica Dummer [REDACTED]  
**Sent:** Friday, September 23, 2022 7:25 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park

Hi,

I live on the border of Sugarhouse and Millcreek and I am emailing to express my opinion about the proposed gas station going in on the north west corner of Sugar house Park. That location has gorgeous views of both the park and the mountains and would be an excellent location for a restaurant, bar, café, or breakfast spot. I am extremely disappointed that the city has moved forward with plans to put a gas station on that corner. There's already a gas station across the street and this will significantly impact the traffic in the area. That lot is a great opportunity to enrich the community.

Thank you,

Danica Dummer

20

## Norris, Nick

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**From:** Jacob Meadows [REDACTED]  
**Sent:** Friday, September 23, 2022 7:19 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of this beautiful park

The proposed plans for a gas station on the south East corner of 13th and 21st South should be seriously reconsidered this site has the best view of the park and untapped potential to become a community hub. May I instead suggest a two story building; restaurant/ dinner on the first story and a bar with a patio and rooftop access to magnify the street appeal and improve upon our lacking tourist attractions, having this space be for lounging and enjoying the views is more important than installing a second gas station across from the chevron. Not only would it be able to increase beauty in the area but also encourage walkable city-scaping. Salt lake is not nearly friendly enough to pedestrians and foot traffic, by adding this it would be doing our air a great service by reducing the amount of cars being driven in the area.

21

## Norris, Nick

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**From:** Two Girls Two Feet [REDACTED]  
**Sent:** Friday, September 23, 2022 6:57 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) ABSOLUTELY NOT KUM AND GO

As a local of this area why would the city put the most awful gas station in such a perfect spot for an amazing restaurant or bar that would make the value of the area go up! PLEASE RECONSIDER AND DO NOT OPEN A KUM AND GO!!!!

Sent from my iPhone

22



## Norris, Nick

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**From:** Allison Brotherton [REDACTED]  
**Sent:** Friday, September 23, 2022 6:37 PM  
**To:** Norris, Nick  
**Cc:** Fowler, Amy  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Good evening Nick,

As a huge fan of Sugarhouse Park and the area itself, I was so upset to hear that a gas station is going to be put in the location of the old Sizzler! The amount of traffic that this intersection already sees would be a huge disruption to the area but also, it would take away the potential to have a much less invasive business potentially provide views to its patrons.

I don't know if the area is already zoned for a gas station but I'm assuming it will have to be rezoned since the last business was a restaurant. In that case, this is something that can still be stopped. As a resident, I would not be happy with this change. Maybe it is worth reaching out to the property owners, Romney Farr Properties. I'm sure it's a lucrative deal, but it's not worth the cost to the community! I would rather have a place to gather!

Thank you in advance for your help and have a great weekend!

23

Allie Brotherton

## Norris, Nick

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**From:** Bryan Parry [REDACTED]  
**Sent:** Friday, September 23, 2022 5:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM & GET in SUGARHOUSE PARK!

PLEASE PLEASE PLEASE reconsider allowing Kum & Get to occupy the corner of SH Park. This shouldn't ONLY be a decision for money - you have a chance to enhance a neighborhood, raise home values around the park, and enrich the lives of thousands of us by not approving this sale to go thru. This is also going to be hell for that intersection.

Please reconsider,  
Respectfully,  
Bryan Parry  
Sugarhouse Resident

25

## Norris, Nick

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**From:** Nancy Chisholm [REDACTED]  
**Sent:** Friday, September 23, 2022 5:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Concerns about proposed Kum and Go

Hello Nick:

I am writing because I am very concerned about the proposed construction of the kum and go gas station on the corner of sugarhouse park. These are my concerns:

1. The traffic is already intense at this intersection. Adding more traffic that will need to make a U turn or continue east on 2100 South to get back to I-80 will add traffic to a neighborhood that is already overwhelmed.
2. Don't waste the unobstructed breathtaking view of Mt Olympus.
3. I know the lot is expensive at nearly \$8 million but can't we create greenspace and get donors or use some of the city preservation funds?
4. It would be such a waste to add another gas station here as well as more traffic to 1300 East.
5. Why add more blithe to Sugar House when it could be so beautiful?

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Thank you for your consideration. If I can help please let me know.

Nancy Chisholm



**Norris, Nick**

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**From:** Amy Simpson [REDACTED]  
**Sent:** Friday, September 23, 2022 5:20 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No to a gas station on edge of Sugar House Park. :(

Hello,

I believe people (especially Westminster students) are likely to take beer, snacks, other items out of the gas station and roam the park, probably creating a trash problem.

If it were a nice family café or restaurant that would have a patio for enjoying the view and beautiful park, it would encourage neighborly interaction and coming together to enjoy the surroundings, including the play areas and jogging trails.

I think a gas station there is a terrible idea. We already have a large gas station on that intersection, plus another a few blocks away on 1700 south and 1300 east. The Sharooz already sells lots of beer and snacks to Westminster students.

I'd rather see an electric charging station there if it must be transportation-related!

I hope you will consider the neighborhood's wish to put something family-friendly, park-friendly, and view-friendly there.

Thank you for reading this,

Amy Simpson



**Norris, Nick**

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**From:** Brent Christiansen [REDACTED]  
**Sent:** Friday, September 23, 2022 5:07 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM &GET THIS GAS STATION OUT OF OUR PARK

As a 25 year member of the Sugarhouse community I am appalled at the prospect of another convenience store in the neighborhood. The short sightedness of this is astounding on a different level! Bowing down to big money is a travesty, but what should I expect from our public service representative's. File my complaint under do better. Not even a consideration for a locally owned business I'm sure. Here's a simple idea, give the community what they want.

Brent Christiansen

## Norris, Nick

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**From:** Heather Blakley [REDACTED]  
**Sent:** Friday, September 23, 2022 4:57 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go monstrosity

Good evening,

Please for the love of everything do not put a Kum & Go where the Sizzler was. 1. There's already a gas station across the street. 2. That corner is going to be an absolute bigger nightmare than it is and cause more congestion. 3. The air quality is already bad enough. We don't need MORE gas stations in this city. 4. Let's put something in that will allow people to enjoy the view of the mountains and park.

And finally - I thought this was a Christian state. Why would you allow an entity that has a questionably un-family friendly name to be such a prominent place in Sugarhouse?

You are doing amazing work to make Salt Lake City walkable, inviting, and a fun place to be. Keep that going by putting something better in instead of a Kum & Go. Keep it local!!

Thanks,

31

Heather Blakley  
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Heather Blakley

## Norris, Nick

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**From:** Abby Clark [REDACTED]  
**Sent:** Friday, September 23, 2022 4:44 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SAVE OUR PARK

Hello Nick. We will not stand to have our beautiful park ruined by a gas station. This gas station is completely unnecessary being that there is already one across the street. Do not ruin our city.

Thanks,  
Everyone that enjoys sugar house park

Sent from my iPhone

33

## Norris, Nick

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**From:** Alyssa Maxwell [REDACTED]  
**Sent:** Friday, September 23, 2022 3:47 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Please Let it Go

Hello,

As a resident of Sugarhouse I was excited for the potential of something beneficial going into the corner of Sugarhouse Park, where the old Sizzler used to be. It would be an excellent location for literally anything except a second gas station. Please reconsider placing a gas station called "Kum n' Go" on this location, as it will add a gas station where not needed. And honestly who came up with this name? (I thought kum n go was what they called Pioneer Park at night. HEY-O).

Respectfully,  
A Concerned Citizen

34

## Norris, Nick

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**From:** Arianna Rees [REDACTED]  
**Sent:** Friday, September 23, 2022 4:22 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No to Kum & Go Gas Station

Hello, Nick.

I'm not sure if you're the right person to contact. I'm reaching out as a Sugarhouse resident to express my dismay at the plans to put a Kum & Go gas station on the northwestern corner of the park.

With another gas station directly across the street, the plan to build a Kum & Go is both confusing and frustrating to me. As I'm sure you know, traffic is already snarled and backed up on 21st because of the Chick-fil-A a block away from the intersection. Building a gas station right across from another gas station will only make the traffic in the area worse and diminish an opportunity to build something that works with, not against, the beautiful character of the park. Kum & Go gas stations are jokingly referred to online as Cum & Go. I don't think we want that for our park.

If it were up to me, I'd love to see a little indoor outdoor cafe on the corner of the park where neighbors and friends can gather to get coffee or work on their laptops with a view of Olympus in eyesight. The park is special and beautiful, and we shouldn't build another gas station there.

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If you're not the right person to direct these concerns to, I'd love to be directed to the person who is.

Thank you for your time.

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Arianna Rees  
Writer & Editor

## Norris, Nick

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**From:** Molly Dooley Jones [REDACTED]  
**Sent:** Friday, September 23, 2022 4:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) OPPOSE Sugarhouse Kum and Go Gas Station

Hi Nick,

Thank you for taking public comments on this issue.

The proposed Kum and Go gas station at the corner of 2100S 1300e is unacceptable. Sugarhouse residents deserve a cafe at the least, housing + cafe at the best.

Please do everything you can to oppose this gas station. It pollutes our park and doesn't benefit the community or Salt Lake more broadly.

Best,

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Sent from my mobile, please excuse all typos and brevity.

37

## Norris, Nick

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**From:** Chris and Tena Rohr [REDACTED]  
**Sent:** Friday, September 23, 2022 4:01 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Gas station at Sugarhouse Park

Nick Norris,

Do not allow a gas station to be built on the corner of Sugarhouse park. The area deserves almost anything other than a traffic congesting Kum and Go or any multi-story building. It certainly does not need another gas station across the street from an existing station.

Chris Rohr

38



## Norris, Nick

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**From:** Jules Allbor [REDACTED]  
**Sent:** Friday, September 23, 2022 3:58 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Re: SAY NO TO THE KUM AND GO !!

Okay so I just saw a TikTok comment you left. Please forward this to the appropriate people if possible. So sorry! Thank you in advance!

On Fri, Sep 23, 2022 at 3:56 PM Jules Allbor <[julie.allbor@gmail.com](mailto:julie.allbor@gmail.com)> wrote:

Dear Director Norris,

It has come to my attention as a citizen of the state of Utah and a resident of the area, that there is consideration of a new gas station in Sugarhouse Park. Frankly, we don't need it. There is a Chevron literally across the street and driving in the area is already a nightmare. I don't think we need another gas station that will just benefit the gas company and I'm sure the city. But MORE pollution and traffic where our beautiful park is? Absolutely not. It's a ridiculous idea and whoever thought of putting a new, unnecessary gas station is one, clearly isn't thinking about what is at stake. We could have a local cafe, a new coffee store, perhaps another, not gross restaurant. Personally, I don't think we need more pollution to our already dying Earth. With that being said, I ask that you and our other representatives in charge of this plan take into consideration the people who love the Sugarhouse Park.

Sincerely,

39

Julie Allbor

## Norris, Nick

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**From:** Jules Allbor [REDACTED]  
**Sent:** Friday, September 23, 2022 3:57 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SAY NO TO THE KUM AND GO !!

Dear Director Norris,

It has come to my attention as a citizen of the state of Utah and a resident of the area, that there is consideration of a new gas station in Sugarhouse Park. Frankly, we don't need it. There is a Chevron literally across the street and driving in the area is already a nightmare. I don't think we need another gas station that will just benefit the gas company and I'm sure the city. But MORE pollution and traffic where our beautiful park is? Absolutely not. It's a ridiculous idea and whoever thought of putting a new, unnecessary gas station is one, clearly isn't thinking about what is at stake. We could have a local cafe, a new coffee store, perhaps another, not gross restaurant. Personally, I don't think we need more pollution to our already dying Earth. With that being said, I ask that you and our other representatives in charge of this plan take into consideration the people who love the Sugarhouse Park.

Sincerely,

Julie Allbor

41

## Norris, Nick

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**From:** Erin Dobbins [REDACTED]  
**Sent:** Friday, September 23, 2022 3:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello Nick,

I hope this email finds you well. The Sugar House Park is one of the best and most beautiful in our state, so why is it y'all have decided to add this eyesore to it? Please, do not move forward with the plans to build a Kum and Go (yuck) adjacent to this beautiful park.

Sincerely,

A Concerned Salt Lake County Resident

42

## Norris, Nick

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**From:** Michael Romero [REDACTED]  
**Sent:** Friday, September 23, 2022 3:51 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO SHOULD NOT BE THERE AT ALL

I am a owner and resident of SUGARHOUSE and Salt Lake City, and putting in another gas station on a 3-2 lane road should not be accepted, this will cause more stress on driver getting to and from places and most likely cause an accident due to fast lights changing

Sent from my iPhone

43

## Norris, Nick

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**From:** Savvy Bennett [REDACTED]  
**Sent:** Friday, September 23, 2022 3:44 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

As a resident of Sugarhouse and Salt Lake City, I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state. You can do better than a mf gas station guys....there's already one right across the street. This is so unnecessary and such a waste of funds and a beautiful piece of property. Find something better. A fkn Kum & Go gas station is the last thing we need on the edge of this beautiful, amazing park. Grow up and use your brain. Jesus as my witness, our government officials will be the downfall of humanity if this is the kind of shit you try to pull. WE DONT NEED GAS STATIONS ON EVERY CORNER.

Respectfully,  
gossip girl

44

## Norris, Nick

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**From:** Jordan Taylor [REDACTED]  
**Sent:** Friday, September 23, 2022 3:43 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

Respectfully, as a resident of sugarhouse and Salt Lake City, I think the decision to add a gas station to the corner of sugarhouse park is terrible for this picturesque location.

We already have gas stations all over the city and one across the street from this location. Can't such a beautiful location be used for a something like a cafe or restaurants. A place that park goers can enjoy and something that would even attract more people to the park?

Concerned resident

Sent from my iPhone

45

## Norris, Nick

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**From:** victoria schofield [REDACTED]  
**Sent:** Friday, September 23, 2022 3:38 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of the Salt Lake City Sugarhouse area. Another gas station?! Chevron is right across from the street!!! This view is too beautiful to be wasted on a gas station right by the park.

Please DO NOT ruin our public state park.

Thank you!!  
Concerned Citizen

46

## Norris, Nick

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**From:** Sydney Grossman [REDACTED]  
**Sent:** Friday, September 23, 2022 3:29 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please don't put a Kum & Go in Sugarhouse Park

Hi Mr Norris,

I recently learned that a Kum & Go is planned to be built at the 1300 E/2111 South corner of Sugarhouse Park. As a frequent park visitor and city resident I am disappointed in the decision to put a gas station in this prime spot of real estate that could be better served for the community. Sugarhouse already deals with traffic problems, and adding another gas station will only exacerbate those issues. Additionally, with prime views of the Wasatch range, the land could better be used as a community gathering space such as a restaurant, cafe, or garden to enjoy the natural beauty that Salt Lake offers.

Let me know if there is another party to reach out to about this decision, as I hope the city reconsiders how best to use the land.

Best,

47

Sydney Grossman

## Norris, Nick

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**From:** Phoebe Ross [REDACTED]  
**Sent:** Friday, September 23, 2022 3:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SUGARHOUSE GAS STATION

Hello,

I am shocked and appalled at the decision to put yet another gas station at 2111 South 1300 East.

Actions such as this speak louder than words supporting small businesses and communities. City Council needs to reverse this decision to support our small businesses and communities.

Best,  
Phoebe

49

## Norris, Nick

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**From:** Lauren Isbell [REDACTED]  
**Sent:** Friday, September 23, 2022 3:17 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go, No

There are so many better things that can be put by a park as beautiful as Sugar House. I'm aware this is a private ownership issue. Not only is it an extreme eyesore and a problem for an already incredibly busy intersection, a park is a necessity in a city. This is hurtful to the kids in the area with the immediate increase in pollution in an already highly-polluted city. As a citizen in Utah, I know there are a lot of local businesses/crafts that could benefit from an area like this. And another chain gas station is a huge no. Salt Lake City is a gorgeous destination, and every tourist and local person could really benefit from such a scenic location being utilized to showcase it. This lot should be used for something that boosts what makes SLC so beautiful, instead of something that will harm our overall health and development. Nobody in this state should ever choose the convenience of a gas station on every corner, to a chance to improve our architecture or community. Make SLC an experience, not a chain.

50

## Norris, Nick

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**From:** Nicole Danser [REDACTED]  
**Sent:** Friday, September 23, 2022 2:52 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Gas Station in Sugarhouse Park

Hello Nick,

As a resident of Sugarhouse and a frequent user of the Sugarhouse Park, I am surprised and upset at the news that a prime location (already across from a gas station, which causes major traffic)-- is being considered for another gas station.

This intersection is almost always already gridlocked with traffic, and adding a gas station is going to vastly increase traffic in the area. It also removes the opportunity for a public amenity of some sort to be placed in the location instead, like a e-bicycle charging and renting station, a cafe, a daycare, a grocery store, really anything would be more helpful to the locals and park-goers in this area.

Turning this location into a gas station will also create a petroleum brownfield, making it far harder to convert the gas station (when it is resold) back to something other than a gas station. A brownfield is a term applied to a property where

51

its expansion, redevelopment, or reuse may be complicated by the presence or potential presence of a hazardous substance.

Please do not make our already poorly developed city, and neighborhood, become worse.

Thank you,  
Nicole

52

## Norris, Nick

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**From:** Ashley Hall [REDACTED]  
**Sent:** Friday, September 23, 2022 2:43 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) New KUM & GO location

Hello Nick,

With news of the abandoned Sizzler location being turned into a Kum & Go gas station in the Sugarhouse area, I had to email you. As a resident of Sugarhouse and Salt Lake City, we do not need another gas station at this already busy location. I feel strongly that another gas station would ruin one of the nicest public parks in the state.

Maybe try something less cash grabby?

Respectfully,  
Ashley

53

## Norris, Nick

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**From:** Erika Myhre [REDACTED]  
**Sent:** Friday, September 23, 2022 2:30 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) 2100 Kum & Go Gas Station

Hi Nick,

I am writing to you re: the proposed gas station going in near Sugarhouse Park. I hope this can be reconsidered given there is a gas station across the street from this location. Further, I believe this space would be better used in other ways (e.g. restaurant, bar, additional park space, etc). I'm not sure how far along this project is, but I'd like to express my opposition to the matter.

Thank you for your time.

Best,

**Erika M. Myhre, M.S., CCC-SLP**  
[REDACTED]

54



**Norris, Nick**

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**From:** Hannah Aedo [REDACTED]  
**Sent:** Friday, September 23, 2022 2:17 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

I don't live in Salt Lake, but I visit often. The city is already heavily polluted as is. Respectfully, why the hell would you put another gas station in an intersection that already has one?

I stand with the people in Salt Lake who are also against this decision. I wish you would also consider that we should try to move away from gas. We already know how bad it is for the planet.

So please, don't put a gas station with the most ridiculous name in that spot and ruin one of the greatest public parks in the state.

(it would be the perfect spot for a restaurant with open seating, overlooking the city)

Hannah

## Norris, Nick

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**From:** Clare Peterson [REDACTED]  
**Sent:** Friday, September 23, 2022 2:13 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Zoning

Dear Mr. Norris,

I am a resident of Sugarhouse [REDACTED] and it's my understanding the city has approved the use of the area the former Sizzler inhabited for an additional gas station.

This location has arguably the best views in Salt Lake. I would love to see this turned into some sort of community space such as a restaurant incubator with multiple startup restaurants cycling in (we could use the help of Spice Kitchen that supports immigrant small businesses), or beer garden, or concert venue, or something like Millcreek gardens that creates a space for all.

I am unsure if this falls under your purview, but building an inclusive and beautiful city certainly seems like something you'd be interested in. Thank you for your time and consideration.

Best,

57

Clare Peterson

## Norris, Nick

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**From:** Wayneandlorena [REDACTED]  
**Sent:** Friday, September 23, 2022 2:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Feedback: Gas Station Proposed

Hi Nick,

I understand there is a proposed change to the sizzler to make it a another gas station. I think this is not a great idea and would cause additional traffic. It seems like a wasted opportunity so close to the park to not have property be used for some thing for the community like a restaurant, or basically anything that's not a gas station.

I hope you consider the feedback in your decision.

Thanks for listening.

Lorena Ponce de Leon

Sent from my iPhone

59

## Norris, Nick

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**From:** Grace Carsey [REDACTED]  
**Sent:** Friday, September 23, 2022 1:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Park

Mr. Norris,

I am emailing you to ask for your help in the prevention of the new Come and Go gas station that is planned to be built in Sugar House Park. Salt Lake City is a beautiful city and Sugar House Park provides the community a place to appreciate Utah's beauty. It would be devastating to the community to see this area polluted rather than preserved. My proposal is that something for the community goes there instead like a café, sitting area, or small Utah owned restaurant. The building of this gas station is not in the best interest of the community. I can tell from reading about you online that you are a man who values community and the planet. Only three hours from when I send this email you re-tweeted a post explaining how E-bikes could be used to help the climate crisis. Your appreciation for the planet and community is an admirable thing and is something that I wish all city directors valued as well. So I know as a person who values community and the planet you will consider the following.

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First, environmental psychologists have known for years that merely seeing natural landscapes almost immediately improves our emotional well-being (Neill et al. 2018). Sugar House Park provides people in your community a resource for their own mental health. But even more than that, research finds that communities who are able to access and experience nature are also correlated with increase prosocial behaviors like generosity, helpfulness, and cooperation (Weinstein et al. 2019) This suggests that having a place for residents to escape urban life and look at and experience nature may actually improve the quality of the city. It affects the atmosphere of the city and I hypothesize even crime rates.

Second, as an individual who is also interested in how we can help the climate crisis I feel that the biggest hurdle of all will be getting the rest of the world to have the same values that you and I do. How can we save a planet that no one cares about? A Beautiful paper by (Cheng and Monroe 2012) found that children that grow up near natural areas were more likely to engage in pro-environmental behavior. As a planning director this is great news for you. It gives you an actionable goal to help your community become eco-conscious individuals who raise eco-conscious children.

As you can see the implications of this gas station are far greater than what I believe anyone initially thought. The building of this gas station pollutes Sugarhouse Park giving people, living in a pandemic and ever polarizing and isolating world, one less resource; it disrupts the view of the landscape and it doesn't allow for a communal area for people. Even greater than the impact this will have on the cities community I believe you are also missing your chance to impact the world and even the climate crisis. We know that exposure to nature creates individuals who will grow up to care about the environment like you and I do and who will hopefully save our planet. You have an opportunity to influence a lot of peoples beliefs about our planet by preserving Sugarhouse Park, and

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the implications of that are even greater than the city, it is the future of our planet. Every single person in their own small way can impact the future of our planet, but I believe you have a larger than average opportunity to make an impact on the beliefs of many people and the generations to come. It is your civil responsibility to do the right thing.

As a leader in our community, and a man who has a the best interest of the community and the planet, I ask that you align your actions with your values and help in the prevention of the pollution of Sugar House Park.

Sincerely,  
Grace Carsey

62

## Norris, Nick

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**From:** Meredith Jacobsen [REDACTED]  
**Sent:** Friday, September 23, 2022 1:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go Proposal 2100 S 1300 E

Hello,

I am emailing in order to state my formal opposition to the proposed Kum & Go gas station on the corner of 2100 S and 1300 E in Salt Lake City. This area is an incredibly prime piece of real estate. With the some of the best views of the east bench and Sugarhouse Park, it would be much better utilized either as a cafe or being reabsorbed into the park. Another gas station is already existing across the street and this area is plagued with car centric deign and traffic. The Kum & Go would be a huge mistake for this plot.

Thank you,

Meredith Jacobsen

63

## Norris, Nick

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**From:** Cole Boydston [REDACTED]  
**Sent:** Friday, September 23, 2022 1:51 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM & GO AT THE PARK :(

As a resident of the Sugarhouse area, please strongly reconsider plans to put another gas station at the intersection of 2100 s and 1300 e in the Sizzler lot. That is prime real estate with amazing views of the park and mountains - why miss the opportunity to highlight and elevate the crown park of Salt Lake City?

Say no to the gas station. Stop the emphasis of vehicular travel in the area and continue developing for residents who want to love where they live, not hide from the noise and traffic.

Respectfully,  
Cole

64

## Norris, Nick

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**From:** Austin Jensen [REDACTED]  
**Sent:** Friday, September 23, 2022 1:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Request to stop the Kum & Go development near Sugar House Park

Dear Nick,

As a citizen of Salt Lake County and a regular user of the beautiful Sugar House Park, I'm sending this request to please stop the development of the Kum & Go gas station on the northwest corner of Sugar House Park. We are very interested in supporting a sustainable and meaningful effort to develop that property in a way that contributes to the beauty of the park, while meeting the needs of Sugar House citizens. If I can make myself available to share my thoughts with other stakeholders please let me know.

Thank you for your consideration,  
Austin Jensen [REDACTED]

65

## Norris, Nick

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**From:** Reanna York [REDACTED]  
**Sent:** Friday, September 23, 2022 1:47 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park

As a resident please do not add in another gas station where the old sizzlers was. It has such a beautiful view to the park and could be used for so much more for our community.

Sent from my iPhone

66

## Norris, Nick

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**From:** Chris and Tena Rohr [REDACTED]  
**Sent:** Friday, September 23, 2022 1:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park

9/23/22

Greetings Nick Norris:

I oppose the installation of a Kum n Go gas station at the corner of Sugarhouse Park. This area would better serve the community as a cute cafe or a restaurant and bar. Oil, gas, and coal are obsolete, if we hope to save the planet. Listen to the people and do NOT put in a gas station.

Sincerely,  
Tena Rohr

67

## Norris, Nick

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**From:** Heidi Clawson [REDACTED]  
**Sent:** Friday, September 23, 2022 1:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM &GET THIS GAS STATION OUT OF OUR PARK

Respectfully as a resident of SLC I will not stand to let another money grab further pollute our air and ruin one of the greatest parks in the state.

Thank you

68

## Norris, Nick

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**From:** Emma Slikker [REDACTED]  
**Sent:** Friday, September 23, 2022 8:47 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SAY NO 2 KUM & GO!

Please do not allow a gas station in this beautiful location. A cafe or restaurant and bar would better serve our community. There is already a chevron across the street and a CVS for any other convenience store needs. Please think of the community.

Sincerely,  
Emma Slikker  
[REDACTED]

69

## Norris, Nick

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**From:** Lauren Martucci [REDACTED]  
**Sent:** Friday, September 23, 2022 1:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Veto for the Kum and Go on 1300 e 2100 s

Hi there,

I've recently heard about a ridiculous plan that the empty lot where Sizzler used to reside will become a Kum&Go gas station. Why is this necessary? I think a locally owned restaurant, coffee shop, bar, etc would be a WAY better option, considering it has one of the best views of the park and the mountainous landscape. What, are you trying to make more money?? Lol. What this plan will do is cause a hell of a lot more traffic than there already is. Like seriously have you been in that area during rush hour?? It is 100% a nightmare. Adding ANOTHER gas station when there's already a chevron there is going to make it so much worse. Please do not go forward with a Kum & Go. It's unnecessary and also a huge eye sore. Ugliest gas station ever.

Thx

70



## Norris, Nick

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**From:** BrandiTheKween [REDACTED]  
**Sent:** Friday, September 23, 2022 1:24 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Disrespectfully, put anything else there and we will spend our money accordingly.

Cafe  
Restaurant  
Bar  
Museum  
Bookstore  
Thrift shop  
Anything but a KUM & GO

71

## Norris, Nick

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**From:** ethan fallis [REDACTED]  
**Sent:** Friday, September 23, 2022 1:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Regarding -new gas station-sugar house park There must be a better

Respectfully, as a utah resident, we do not need a gas station on the corner of our beautiful park. Let alone when we have one across the street.

We should be trying to preserve what little green community space we have left and create reasons to visit those spaces.

Please consider abandoning this project for something that the local community as a whole would like to put there.

Thank you for your consideration,

A 30 year resident.

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[REDACTED]

72

## Norris, Nick

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**From:** Anais Chantal Samuels [REDACTED]  
**Sent:** Friday, September 23, 2022 1:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Mr Norris,

Putting the gas station here is a terrible idea. This area is already very prone to accidents and with the new apartment buildings getting built, the traffic and accidents will substantially increase. As a Salt Lake City resident, the needs of those who live here should be met. Sugarhouse park is absolutely beautiful and will now be obstructed by this gas station. Also, there is a gas station already across the street. Please, reconsider.

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## Norris, Nick

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**From:** Ali Dangel [REDACTED]  
**Sent:** Friday, September 23, 2022 1:19 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kim & Go Sugarhouse

Hi Nick,

As a resident of Sugarhouse [REDACTED] I very strongly oppose the decision to build a gas station in the plot where Sizzler used to be. There is already a Chevron directly across the street and as we're trying to move away from gas, adding a second gas station on one block seems very unnecessary. Not to mention, that intersection (and surrounding streets) is already extremely congested as is and adding a gas station will only make the traffic more severe and could lead to more accidents on the road. Salt Lake has already been losing so much of its charm due to so many luxury apartments and business buildings and this is a great opportunity to provide a place for the community - maybe a restaurant with rooftop access that can overlook one of the most beautiful parks in Utah. I realize that I am just a resident in Sugarhouse but I implore you to rethink the decision of Kum & Go.

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Best,  
Ali Dangel

75

**Norris, Nick**

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**From:** Nichole Jensen [REDACTED]  
**Sent:** Friday, September 23, 2022 1:17 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Get This Gas Station Out Of Our Park!!!

Respectfully, as a Salt Lake County resident, I will not stand to let another money grab to further pollute our air and ruin one of the greatest public parks in the state.

NO Kum&Go gas station in Sugarhouse park.

Have the day you deserve,

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**Nichole Jensen**  
Pronouns: she | her

76

## Norris, Nick

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**From:** Nichole Jensen [REDACTED]  
**Sent:** Friday, September 23, 2022 1:16 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Get This Gas Station Out Of Our Park!!!

Respectfully, as a Salt Lake County resident, I will not stand to let another money grab to further pollute our air and ruin one of the greatest public parks in the state.

NO Kum&Go gas station in Sugarhouse park.

Have the day you deserve,

77

## Norris, Nick

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**From:** Parker Lamborn [REDACTED]  
**Sent:** Friday, September 23, 2022 1:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Regarding the Gas Station at Sugarhouse Park

Please, no. We have so much more beauty in our city to enjoy, how are we possibly okay with furthering the dirty, car-focused society at the expense of enjoying the natural beauty we have. Do better with city planning please. No more ugly cash-grabbing gas stations, strip malls, huge apartment complexes with little-to-no focus on walkability, community, beauty, or sustainability.

I want to live somewhere beautiful, don't you?

SLC Resident,  
Parker Lamborn

78

## Norris, Nick

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**From:** Connor Kendell [REDACTED]  
**Sent:** Friday, September 23, 2022 1:10 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Why are you putting a another gas station in Sugar House!?

Hey, just found out that the empty sizzlers that's been sitting empty in sugar house has plans to be a Kum & Go gas station. This is incredibly stupid and will be widely regarded as a cash grab. There is no reason to put another gas station right across from a chevron. How about instead we put a nice little Cafe or something that people will appreciate. Also you guys should focus on making the city more dense and walkable to increase foot traffic and make us less dependent on cars, there's also studies that show they are better for the economy than having a single business surrounded by parking spaces. But you probably don't care and only want to line your own pockets.

79

## Norris, Nick

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**From:** Daniel Kimball [REDACTED]  
**Sent:** Friday, September 23, 2022 1:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum gas station <> Alternative Solutions

Hi Nick,

There is a gas station across the street. Any chance we could put in something family oriented like an ice cream Parlor? Or a cafe or really anything that would add to the park?

Hope this finds you well.

80

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Friday, September 23, 2022 1:00 PM  
**To:** Norris, Nick  
**Cc:** [REDACTED]  
[REDACTED]

Mr. Norris,

I was more than surprised that the city would be considering to permit a new Convenience Store on the corner of 1300 East and 2100 South in Sugarhouse. Sugarhouse and Sugarhouse Park is the envy of every other city along the Wasatch Front. Building a Kum & Go with fuel I think would be the last of a very long list of things to use the property. I watched the last Zoom call with the Sugarhouse Community Council. I found it ironic that the person on the agenda before Kum & Go was talking about the Brand of Sugarhouse. Things he thought they could possibly do to showcase the history and uniqueness of the area. Kum & Go then followed with their updated design. None of which comes close to fitting in with the Sugarhouse Brand. Kum & Go had stock answers to all the Council's questions with the exception of one, What are they bringing to the area that is either needed or currently missing. To that question they had no answer. There is a gas station directly across the street and another one on 1700 South (both locally owned) plus a new CVS across the corner. There is not a single thing they bring new to the area. The traffic issue alone should be enough to rethink the permit. In speaking with the Utah Petroleum Dealers Association the average store does 1,200 transactions per day with most of those sales occurring during the busiest traffic hours. Not to mention the daily delivery trucks of fuel,

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Groceries, Beer, Coke, Pepsi and all the other items needed. In watching the station across the street there is hardly a time when they don't have some kind of delivery truck there. They also mentioned on the Zoom call they are installing Diesel which then makes it even more of a problem as they become a mini Truck Stop. I ask the Chevron why they did not offer Diesel and their answer was most diesel vehicles are either pulling a trailer or are much larger in size and they can't handle the traffic even though that property is 4 times larger. This would become as bad if not worse than the Chick Fillet problem down the street as 1300 East has 2 to 3 times the traffic than 2100 South, plus Chick Fillet is not on an already busy intersection. In making a list of the pros and cons of a Kum & Go on that site I can't think of a single pro. There are much better fits for that area and ones that don't create the problems. Something like a bank, an office building, a small strip mall with retail. The best use would be for the city to purchase it while it is available and add it to the park. I am sure the Park people could think of a hundred ways to use it to make the park better. I think the neighbors and surrounding businesses could even help raise the money. There has not been a single person I have talked to about this site that think another gas station on that site is a good idea. I have had an office on 1300 East for over 20 years and love everything about Sugarhouse. The very last thing we need is a High Traffic business to add to our ever increasing traffic problems. I hope the city will help prevent Sugarhouse from becoming "gasoline alley" and losing the feel of the local Community it is.

Mike Peterson

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## Norris, Nick

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**From:** Leigh Cottle [REDACTED]  
**Sent:** Friday, September 23, 2022 12:51 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

~Cause an insane amount of traffic. There's already too much already.

~Gas station across the street already

~Moving away from gas and SLC strives to be cleaner and greener ~help the community so much financially, socially for a nice cafe, restaurant, local shop ~tacky as hell

Sent from my iPhone

83

## Norris, Nick

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**From:** Kelly Witzl [REDACTED]  
**Sent:** Friday, September 23, 2022 12:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM AND GO IN SHP

As a resident of Sugarhouse I would be greatly disappointed if a gas station were to be put into this vacant lot. It has so much potential to be something better and there is already a gas station across the street. This would also make traffic at this intersection worse than it already is. This is not something that the people want or need. Please reconsider this proposal and design a park with people in mind, not profits.

Nick - thank you for passing these comments along to the right people.

Disgruntled resident,  
Kelly W

84

## Norris, Nick

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**From:** Murilo Bueno [REDACTED]  
**Sent:** Friday, September 23, 2022 12:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) We don't need to Kum and Go

Please consider the built of another gas station to what is already a traffic central, we do not need our money to go towards a gas station when there could be a cafe or restaurant there next to the park, let's improve the area not rare or down . This is an insult to the community, there are plenty of gas stations in the area.

Thanks  
Murilo Bueno

Sent from my iPhone

85

## Norris, Nick

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**From:** anika boyden [REDACTED]  
**Sent:** Friday, September 23, 2022 12:27 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS STATION OUT OF OUR PARK

Respectfully, as a resident of the Sugarhouse and Salt Lake City.... I don't think we should be implementing another gas station when there is already one across the street. I speak for the community when I say we would rather enjoy a beautiful rooftop restaurant in that lot instead of another ugly gas station. Work for the people not for economic gain!!!

86



## Norris, Nick

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**From:** Gabriella Fuelling [REDACTED]  
**Sent:** Friday, September 23, 2022 12:16 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a nearby resident of Sugarhouse and Sugarhouse Park, currently living in Millcreek, I am appalled by the overall city planning and development that has been happening over the last 5 years, to what was once known as a quiet, quaint neighborhood, Sugarhouse. The development that has happened near the 2100 South and 1100-1300 East area is overwhelmingly unnecessary and disgusting. Traffic congestion on 1100 east near whole foods is unbearable already and the apartment/condo units that have recently been built are not even fully complete or occupied. Therefore, congestion will continue to increase and the nearby infrastructure truly is not suitable or capable to support the increase of population and traffic.

Now, it appears that another development that will add to the already congested area is in the works with a new KUM & GO gas station to be built where the Sizzler restaurant once was on 2100 South and 1300 East near Sugarhouse Park. Please know that as a local resident I am not in support of another money grab that is this development, which will further pollute our air and ruin one of the greatest public parks in the state. Surely, there have to be alternatives to this development that could enhance the community in a positive way.

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Thank you for your time.

Gabriella Fuelling

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## Norris, Nick

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**From:** Wittenberg, Andrew  
**Sent:** Friday, September 23, 2022 12:14 PM  
**To:** Norris, Nick  
**Subject:** Re: (EXTERNAL) ABC4 Interview Request

Thanks! Tried to call you a bit ago for heads up. Good here.

Sent from my iPhone

On Sep 23, 2022, at 12:03 PM, Norris, Nick <Nick.Norris@slcgov.com> wrote:

FYI. I'm fine with doing this interview.

Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

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Begin forwarded message:

**From:** Kade Garner [REDACTED]  
**Date:** September 23, 2022 at 11:53:35 AM MDT  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject:** (EXTERNAL) ABC4 Interview Request

Hey Nick,

I'm a reporter with ABC4 news. I am reaching out to set an interview up with you in regards to the construction of a proposed Kum and Go gas station at Sugar House Park replacing the former Sizzler restaurant.

You may have seen the TickTock video that went viral overnight regarding the gas station. I would like to have an interview with you to dispel any miss information there is out there on zoning rules and regulations, possible increase in traffic when the gas station is here, etc.

I'm hoping to set up the interview this afternoon, if that would be possible please let me know. [REDACTED]

Sent from my iPhone

90

## Norris, Nick

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**From:** Kelly Clements [REDACTED]  
**Sent:** Friday, September 23, 2022 12:13 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Not another gas station!

Respectfully, do not put ANOTHER gas station at the corner of 2100 s 1300 e.  
I will not stand to let another money grab further pollute our air and ruin a beautiful park!

91

## Norris, Nick

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**From:** Peter Moore [REDACTED]  
**Sent:** Friday, September 23, 2022 12:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) URGENT:

Mr. Norris,

It is urgent that you reevaluate the decision to put a Kum & Go gas station next to the Sugarhouse park. I believe a respectable man such as yourself understands the deplorable consequences of further destruction to our climate and health by way of another gas station in that area. I am sure you will find a different solution that is both beneficial to the public and the city.

Respectfully,

Peter Moore

92

## Norris, Nick

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**From:** Abbey Casper [REDACTED]  
**Sent:** Friday, September 23, 2022 12:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) more like cum and get this gas station out of my mountain view

Hello, I apologize for the informality of the subject line.

My name is Abbey and I am opposed to the proposed gas station location on the corner of 21st and 13th, and I am very sure I am not the only one who is.

Considering that this is the best spot of land to view the beautiful mountains in all of Sugar House, and this street is already VERY congested AND, there is literally a chevron across the street, this would be a terrible investment and waste of land.

Why not instead a lovely little family owned cafe, with outdoor seating to enjoy the view??

Sent from my iPhone

93

## Norris, Nick

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**From:** Kathryn Phillips [REDACTED]  
**Sent:** Friday, September 23, 2022 12:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No to kum and go at Sugarhouse park

Please don't put the gas station in the old Sizzler spot at Sugarhouse park. The traffic there is already nuts. Have you ever tried to cross that intersection on foot? It's scary and gross because of all the cars and congestion and this gas station will make it so much worse. This is a beautiful major city park, you need to put something there that will foster community. What about a cool convenience store/cafe hybrid with big windows where people can enjoy the park views in the winter? Or a restaurant bar, or a library, or a splash pad, etc. Literally anything besides yet another cash grab that will further degrade Sugarhouse.

Please do better.

Kathryn Phillips  
[REDACTED]

Sent from my iPhone

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## Norris, Nick

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**From:** Rob Colvin Art [REDACTED]  
**Sent:** Friday, September 23, 2022 11:54 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Don't Let It Happen Please!

Dear Nick,

I just learned that a Come & Go is going up on the corner at Sugar House Park where the old Sizzler existed. This is sad and disturbing to say the least! I lived in Sugar House for 5 years and it was a great place to live! I have wonderful memories there and I like how the area has improved in many ways, but another gas station isn't what you need, especially when there's one right across the street already. That spot would be prime for a business catered towards park goers, something like an ice cream shop or soda shop, not another ugly gas station.

Please, please don't let this happen.

Sincerely,  
Rob Colvin

95

## Norris, Nick

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**From:** Kade Garner [REDACTED]  
**Sent:** Friday, September 23, 2022 11:53 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) ABC4 Interview Request

Hey Nick,

I'm a reporter with ABC4 news. I am reaching out to set an interview up with you in regards to the construction of a proposed Kum and Go gas station at Sugar House Park replacing the former Sizzler restaurant.

You may have seen the TickTock video that went viral overnight regarding the gas station. I would like to have an interview with you to dispel any miss information there is out there on zoning rules and regulations, possible increase in traffic when the gas station is here, etc.

I'm hoping to set up the interview [REDACTED]  
[REDACTED]

Sent from my iPhone

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## Norris, Nick

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**From:** Sponge Delliskave [REDACTED]  
**Sent:** Friday, September 23, 2022 11:27 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Sugarhouse Park is an absolutely beautiful place. Putting a gas station in it would absolutely ruin it. Our air is bad enough as is...plus there's a Chevron directly across the street. A cafe or a little restraint would be so much better. Respectfully, please don't do this to our wonderful park. It's such a busy area as is. We're running out of places that are so green and lush, and we want our park to stay beautiful. Please don't put a gas station in our park!!

Sincerely,

A concerned Salt Lake City resident

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- Amber Delliskave

97

## Norris, Nick

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**From:** Cameron Clark [REDACTED]  
**Sent:** Friday, September 23, 2022 11:23 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park gas station

I really don't want a kum and go in are Beautiful park, I think that would be an eye sore. Please take it into consideration, thank you very much! Have a good day!

98

## Norris, Nick

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**From:** Marcia Garza [REDACTED]  
**Sent:** Friday, September 23, 2022 11:22 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Dear Mr. Norris,  
As a long time Salt Lake City and Sugarhouse resident, I respectfully ask you to not put this gas station in this location. Give something back to the community like a restaurant or cafe with views overlooking the park. Keep Sugarhouse Park beautiful and local!

Thank you,  
Marcia Garza

99

## Norris, Nick

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**From:** Marisol Rocha [REDACTED]  
**Sent:** Friday, September 23, 2022 11:20 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house Park Gas Station

Speaking on behalf of the people who grew up in the Sugarhouse area...

Please do not, and I repeat, DO NOT put a Gas Station where the old Sizzlers use to be. It is destroying a beautiful little piece of land that should be used for something the community would love much more rather than ANOTHER gas station at that intersection.

Thank you.

100

## Norris, Nick

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**From:** Nina Pruyn [REDACTED]  
**Sent:** Friday, September 23, 2022 11:15 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Kum&Go at Sugarhouse Park!

Dear Mr. Norris,  
Respectfully, as a resident of Sugarhouse and SLC for over a decade, please DO NOT put a gas station where the Sizzler used to be. It seems a waste of a space that could be utilized in so many better ways, and there's a gas station on the opposite corner! This is rather appalling. Sugarhouse Park deserves so much more!

Sincerely,  
Nina Pruyn  
[REDACTED]

101

## Norris, Nick

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**From:** kerri Utley [REDACTED]  
**Sent:** Friday, September 23, 2022 11:12 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully as a resident of Salt Lake City since 2004, I have loved the city and the area I live in. BUT I cannot tolerate having a gas station being built in a great location. The old vacant lot can be turned into a cafe that will be used by hundreds of highschool and college students. Will increase the community and overall will be better than any Gas station. I am disappointed that you have chosen an ugly and disgusting gas station to be built in a prime location in Sugar house. Please, Please, Please reconsider what you will be building!! Thousands of fellow Utans want you to.

102



## Norris, Nick

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**From:** Cynthia Nichols [REDACTED]  
**Sent:** Friday, September 23, 2022 11:09 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SAY NO 2 KUM & GO

Please improve our city and make it better by putting something that would benefit our community and park on the corner of sugarhouse park. Sugarhouse park is honestly one of the best public parks in salt lake & a disgusting & polluting gas station will only worsen our traffic, air & the sugarhouse area.

Thanks for considering & acting on our plea!

Kate Nichols  
[REDACTED]

103

## Norris, Nick

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**From:** Ashton Hornsby [REDACTED]  
**Sent:** Friday, September 23, 2022 11:05 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Vacant Lot Near Sugarhouse Park

Hello,

I'm a long term resident of the Sugarhouse area and have heard rumors of a gas station being put in the vacant lot where Sizzler used to be on 2100 S 1300 E. Why? Isn't there already a gas station across the street? My neighbors and I believe a something for the community would be best in that location. Maybe restaurants and shops? An extension to the park? It has great views and amazing potential! Let's not waste it.

Thank you for your time!  
-Ashton Hornsby

104

## Norris, Nick

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**From:** Joshua Barrios [REDACTED]  
**Sent:** Friday, September 23, 2022 11:03 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please no gas station at sugar house park

Hi Nick,

I live just south of the park, I love this park, this piece of land is so beautiful and has so much potential. Please, let's not ruin it with a kum n go gas station. There are plenty of gas stations in this area, there are fewer places to get a good coffee or some food with a gorgeous view of the park and mountains. Places we can take our kids and enjoy spaces near where we live.

I urge you to do anything you can to enhance the park, not add another eyesore to an otherwise beautiful area.

Thank you for your time and effort,  
Josh

105

## Norris, Nick

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**From:** Jen Gmail [REDACTED]  
**Sent:** Friday, September 23, 2022 10:58 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO to the Kum and Go!

I have lived in Salt Lake City for 42 years. I grew up in this neighborhood and am raising my children here. We use Sugarhouse Park almost daily. We DO NOT want this Kum and Go to use the old Sizzler space. Not one neighbor I have talked to wants a gas station in that spot. This is horrible planning. That is arguably one of the best pieces of real estate on Salt Lake and putting a gas station on it is not only environmentally irresponsible, it's stupid and a complete waste. Listen to the residents! No Kum and Go!

Sent from my iPhone

106

## Norris, Nick

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**From:** alyssa abbott [REDACTED]  
**Sent:** Friday, September 23, 2022 10:58 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & NOOO

Please do not ruin this park by allowing a gas station on the corner of Sugarhouse park. This will completely ruin this gem and amazing park. There is so much potential for this land that could add to the community and to the park like shops/restaurants. Do not give in to another cash grab corporation that will only result in pollution of the park and insane traffic.

Respectfully,  
Alyssa A

107

## Norris, Nick

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**From:** Corinne Kelly [REDACTED]  
**Sent:** Friday, September 23, 2022 10:57 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF THE PARK!!!

Hello Mr. Norris,

It has recently come to my attention that you want to make a poor decision regarding a beautiful piece of land in Salt Lake and infect it with yet another gas station (when there is ALREADY one right across the street....) Let's not, shall we! Make good decisions and rethink this one! Is this really what's best for the people of Salt Lake or is it in YOUR best interest? Rethink, rethink, rethink!

With much love,

A girl who enjoys a good park and well thought out ideas

108

## Norris, Nick

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**From:** Matthew Nanes [REDACTED]  
**Sent:** Friday, September 23, 2022 10:57 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go Away

Nick,

You know we don't need another gas station near Sugarhouse Park. We can do better.

Thanks!  
Matthew Nanes

109

## Norris, Nick

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**From:** Allison Liddle [REDACTED]  
**Sent:** Friday, September 23, 2022 10:53 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUT PARK

Mr. Norris,

In regards to the Kum & Go that is currently planned for the vacant lot next to Sugarhouse park, I think this is a misuse of this space. As you are already aware, one of the most visited and most popular parks in the state is located right below this lot. To put in a gas station will only further create traffic and pollute this area, which includes a water source (which are rare nowadays) running through it, which will in turn be polluted. Furthermore, we do not need a gas station across the street from another gas station. The traffic this could create is unsafe, especially with the schools (specifically Highland High School) so close by. This is overall poor planning.

As a resident of Sugarhouse and Salt Lake City, I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Respectfully,

110

**Norris, Nick**

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**From:** Kiran Valenzuela [REDACTED]  
**Sent:** Friday, September 23, 2022 10:50 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go Needs To Go

Hello, my name is Kiran and I live in SLC. I recently heard about the proposition to build ANOTHER gas station by Sugarhouse Park. That's literally a terrible idea and would further hurt the environment. Kindly reconsider the current plans.

A concerned SLC resident,  
Kiran

## Norris, Nick

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**From:** V S [REDACTED]  
**Sent:** Friday, September 23, 2022 10:48 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go at Sugarhouse

No thank you. That has got to be one of the worst places for a gas station/convenience store – not so much for the store as for the traffic. It's already bad traffic around there and this will make it worse. The CVS is still a disaster when trying to get in or out from 1300E. Whenever I have to get a Rx or any kind of pharmacy item, I much prefer to go to Smiths on 800S. I'm always nervous if I have to travel around lunch time on 2100S because of the terrible driveway design for the Chik-filet. Sugarhouse already has a host of bad traffic decisions done to it, why make it worse?

I take my kid to soccer at Fairmont Park coming from the northeast direction (traveling south down 1300E) twice a week. I cannot stand the thought of worsening the traffic in that area. Plus, increased accidents. Please no.

Thank you,

[REDACTED]

[REDACTED]

## Norris, Nick

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**From:** Kasey Hoskins [REDACTED]  
**Sent:** Friday, September 23, 2022 10:48 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugar House SLC We can not move forward with this gas station and pulley our parks.

Thank you.

115

## Norris, Nick

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**From:** McKay Mattingly [REDACTED]  
**Sent:** Friday, September 23, 2022 10:41 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and go

Dude. Don't put a kum and go there. Nobody wants a kum and go. There's a gas station across the street. Make it a cafe. Make it a local restaurant. Make it a bar. Make it something for the community. Literally anything else.

116

## Norris, Nick

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**From:** Audrey Struempler [REDACTED]  
**Sent:** Friday, September 23, 2022 10:36 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

May I suggest a cafe or something that will benefit the people and enhance the park experience?

Also - we both know damn well the last we need is another gas station when there's already a Chevron there... anyways  
Xoxo Audrey

117

## Norris, Nick

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**From:** McKenna Jensen [REDACTED]  
**Sent:** Friday, September 23, 2022 10:33 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Re: KUM & GET THIS GAS STATION OUT OF OUR PARK

On another note, how do we change this and stop this from happening? (I saw your comment on Queen of SLC's Tik Tok and apologize if this came off as an attack on you and not the decision makers)

On Fri, Sep 23, 2022 at 10:28 AM McKenna Jensen [REDACTED] wrote:

Hi Nick,

As a Salt Lake City resident and someone who cares about parks and recreation in the city, I am outraged to see that ANOTHER gas station is scheduled to be built across from Sugarhouse Park when THERE IS A CHEVRON RIGHT ACROSS THE STREET ALREADY. We already are in a climate crisis and do not need another thing to be polluting Utah air quality. This would completely ruin the park and be devastating to our community. DO BETTER.

McKenna Jensen

118



## Norris, Nick

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**From:** McKenna Jensen [REDACTED]  
**Sent:** Friday, September 23, 2022 10:28 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hi Nick,

As a Salt Lake City resident and someone who cares about parks and recreation in the city, I am outraged to see that ANOTHER gas station is scheduled to be built across from Sugarhouse Park when THERE IS A CHEVRON RIGHT ACROSS THE STREET ALREADY. We already are in a climate crisis and do not need another thing to be polluting Utah air quality. This would completely ruin the park and be devastating to our community. DO BETTER.

McKenna Jensen

119

## Norris, Nick

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**From:** KJ Leuthauser [REDACTED]  
**Sent:** Friday, September 23, 2022 10:25 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM AND GO IN SUGARHOUSE PARK

I am a resident of Salt Lake City. Sugarhouse will not benefit from a Kum and Go in the park it will ruin part of the natural beauty that is salt lake and create major traffic issues. This cannot stand. We do not want this.

120

## Norris, Nick

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**From:** Eliza Spogis [REDACTED]  
**Sent:** Friday, September 23, 2022 10:24 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go at Sugarhouse Park

Dear Mr. Norris and whom it may concern,

Please, hear the residents of Sugar House and Salt Lake City, and do NOT move forward with putting a Kum & Go gas station at the intersection of 2100 S and 1300 E. We have a gas station across the street. It would cause a profound amount of further car traffic and congestion to an already bursting-at-the-seams intersection. Make the property available for something that would ADD to the community, like a restaurant (with a rooftop with the best views the city literally has to offer), a cafe, etc.

Literally anything other than another gas station. One across the street is plenty enough.

Thank you for being thoughtful and sensible people and turning this into an opportunity to ADD to a neighborhood, not take away from it.

Thank you,  
Eliza Spogis

121

Sugar House resident

## Norris, Nick

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**From:** kyle kramer [REDACTED]  
**Sent:** Friday, September 23, 2022 10:21 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go needs to go

Hello, I've just had this brought to my attention that a Kum & Go gas station is thought to be built at 2100 S and 1300 E next to sugarhouse park. I do not think this is a good fit and does not do the park justice at all. It's going to cause major traffic jams at that stop light which are already an issue. I've lived in this area for the past 15 years. Do not build a gas station here. Do something that takes advantage of the beautiful mountain scenery and park.

Sent from my iPhone

123

## Norris, Nick

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**From:** Hannah Montoya Lazar [REDACTED]  
**Sent:** Friday, September 23, 2022 10:19 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Development Near Sugarhouse Park

Hi Nick,

I am a resident of Salt Lake City and one of my favorite parks is Sugarhouse Park. I recently learned that there are plans to put a gas station where the old Sizzler's used to be. There's already a gas station across the corner, and that could be used so much more efficiently to serve the community. Why not a restaurant or bar with a nice patio? A food truck park? Please reconsider another gas station that the community does not need.

Sincerely,  
Hannah

--  
Hannah Montoya Lazar  
[REDACTED]

124



**Norris, Nick**

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**From:** Megan Nelson [REDACTED]  
**Sent:** Friday, September 23, 2022 10:19 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please don't put a gas station on the the corner of SH Park

I'm begging you not to put a gas station on that corner lot of Sugarhouse Park. It would do everyone - and the park - a major disservice. The fact that it's even being considered represents a major failure of public planning.

That intersection already has a gas station and is constantly overcrowded with traffic. Another gas station would further increase traffic and the incidence of traffic violations. Another gas station would decrease the desirability of the entire area.

It would benefit the community if a restaurant or coffee shop were put there instead. Even an abandoned Sizzlers is better!

## Norris, Nick

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**From:** Elise Serena [REDACTED]  
**Sent:** Friday, September 23, 2022 10:12 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Proposed Kum and Go Gas Station

Hi,

I am a [REDACTED] and have heard about the proposed Kum and Go gas station slated to be put on the corner of Sugar House Park. As I have learned in many of my classes, adding a gas station directly across the street from another is unnecessary and causes more traffic and in an already congested area. Not only this, but a gas station would block beautiful views of our cherished Wasatch Front. Sugar House Park is one of our only green spaces and must be protected. If development must continue, a local cafe or shop may be a better option. Give a local business an opportunity to develop and contribute to their community. Adding a place where ALL residents (even those without cars needing fuel) can go and enjoy.

Thank you for your consideration,  
Elise Serena

127

## Norris, Nick

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**From:** Brittany Blackham [REDACTED]  
**Sent:** Friday, September 23, 2022 9:55 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park gas station

Hello,

I'm writing as a resident of salt lake that I do not support the idea of a gas station going in the lot on the corner of sugar house park, which was previously a sizzler.

As a frequent park chilling college student and dog mom, I believe that a much better use of the property would be a local business restaurant or bar. Something that can still be an activity but also incorporate enjoying the view of the mountains and landscape.

Please retract the plan for the gas station, this does not make sense considering the location.

Brittany Blackham

128

## Norris, Nick

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**From:** Lindsay Gilson [REDACTED]  
**Sent:** Friday, September 23, 2022 9:55 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SUGARHOUSE PARK SIZZLER LOCATION - NO GAS STATION

Hi Nick,

Writing to express my disagreement with allowing a Kum and Go gas station to occupy the old sizzler location.

I grew up in Millcreek and have eagerly watched this entire neighborhood modernize over the past 20 years. I still feel like we're missing the mark on making that sugarhouse area a real gathering place for the community, because of:

1. **Traffic:** Sometimes I drive out of my way to avoid this street. I can't imagine if we add another gas station what that will do
2. **Gas Station:** There's already a gas station there! I'm not missing gas! I'm missing another restaurant like the Dodo that has patio space and yummy food!
3. **Kum and Go:** the tackiest gas station name and branding. That view of the mountains and sugarhouse park is prime real estate!! We can do better!!

129

Please please please don't put ANOTHER gas station in such a crowded spot.

Lindsay

130

## Norris, Nick

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**From:** Kyle Lake [REDACTED]  
**Sent:** Friday, September 23, 2022 9:54 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM N GO

Don't ruin the beauty of sugar house park!!! Also, the traffic in sugar house is terrible, why make it worse!!??

Sent from my iPhone

131

## Norris, Nick

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**From:** Sarah Goehring [REDACTED]  
**Sent:** Friday, September 23, 2022 9:53 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park Concerns

Good morning Nick,

I hope this email finds you well. I'm writing to address the plans to add a Kum & Go gas station to the lot previously occupied by Sizzler at Sugarhouse Park. As a longtime Salt Lake County resident, I have multiple concerns with this plan.

First, there's a Chevron quite literally across the street from this lot. It's not around the corner or down the road a bit—it is directly across 1300 E from the lot. This will cause enormous amounts of traffic and congestion at an already-busy intersection. I use UTA to travel because of a disability that prevents me from driving, and I noticed a bus stop across 2100 S at this intersection. Salt Lake City already has a huge problem of inattentive drivers. Having pedestrians try and make their bus at an intersection with two congested gas stations? It will be dangerous for everyone involved. I encourage city planners to try and navigate the area using UTA for a week before moving forward with this plan to feel the stress for yourselves.

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Additionally, this is a prime space to appreciate the serenity of Sugarhouse Park. I feel this would be a fantastic opportunity for a more community-oriented space with rooftop views. This could be a locally-owned building like a restaurant, bookstore, greenhouse, or coffee shop. Adding a gas station—again, right next to an existing gas station—has no aesthetic benefit. In fact, I’d find it to significantly detract from the natural beauty. I think this space would be better utilized by a building where people can reflect on the landscape around them.

Lastly, I’m struggling to find the benefit of adding the gas station in the first place. This lot has been empty for more than a year while the city deliberated plans for it. Is a Kum & Go truly the best option proposed? Were there no interested parties that suggested something that would actually benefit people visiting the park?

I’m genuinely frustrated with this decision. I would rather see the city buy this lot and use it for something better. The potential traffic chaos, pedestrian dangers, and aesthetic damage of a gas station isn’t worth the convenience, especially since there’s already a gas station. I encourage you to reconsider the plan to install a Kum & Go.

Have a great rest of your day,  
Sarah Goehring (she/her)



## Norris, Nick

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**From:** Ethan Fraatz [REDACTED]  
**Sent:** Friday, September 23, 2022 9:48 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No to Kum & Go

As a member of Salt Lake City, please do not let a gas station be built by one of the most gorgeous parks. Sugar house park does not need a gas station!!!!

135

## Norris, Nick

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**From:** Kate Hanus [REDACTED]  
**Sent:** Friday, September 23, 2022 9:38 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Get this gas station out of our park

Respectfully, as a resident of Sugarhouse and Salt Lake City, I will not stand to let another money grab further pollute our air and ruin one of the greatest parks in the state.

The area doesn't need another gas station and especially not one that would add an eye sore to an otherwise beautiful park. A gas station in this location will cause more traffic to an already busy intersection.

Thank you for your time,  
Kate

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**Kate Hanus**  
[REDACTED]

136

**Norris, Nick**

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**From:** Leslie Carranza [REDACTED]  
**Sent:** Friday, September 23, 2022 9:27 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUR OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... We all think it would be best to not put a "kum and go" at this location (that used to be sizzler) because it has an amazing view and there's already a chevron across the street 😊 we politely suggest an alternative to encourage people to come in solely for the beautiful view of our beautiful mountains here in the 801. Thank you.

Sent from my iPhone

## Norris, Nick

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**From:** Brayden Palmer [REDACTED]  
**Sent:** Friday, September 23, 2022 9:27 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GO MUST GO

Us residents of Salt Lake City will not sit back and let a completely useless fossil fuel station spoil the beautiful ambiance in Sugarhouse Park! We won't stand to see an air polluting, economic-greed-driven eyesore destroy one of the best public parks in the state.

We can do better!

139

## Norris, Nick

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**From:** Harrison, Sage [REDACTED]  
**Sent:** Friday, September 23, 2022 9:21 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Park Proposal

Nick,

Good morning, I'm sure you've been getting quite a few emails and messages lately about the gas station proposal on the corner of Sugar House Park, previously the Sizzlers location. I know you are very familiar with the area, but as a real estate agent who has lived in SLC most of my life and Sugar House currently, I'm very worried about the city's decision on this. I know community pressure is rough and planning is a grueling process but please use your position to help the residents and passersby of Sugar House. The amount of unsafe driving due to the amount of traffic in that intersection is a ticking time bomb and everyone including UDOT knows it's dangerous. Please do something for the people. Give us something we can enjoy without affecting other gas station businesses that have been in this location for a while now. Please don't ruin our beautiful park with the fumes, smell, and traffic of the proposed station. We want something that makes our city better, not worse. I appreciate your openness to the situation if you've continued reading and I hope Sugar House can count on you to represent what the people want, not what the city wants.

Yours truly,

140

Sage Harrison  
[REDACTED]

**\*Wire Fraud is Real\***. Before wiring any money, call the intended recipient at a number you know is valid to confirm the instructions. Additionally, please note that the sender does not have authority to bind a party to a real estate contract via written or verbal communication.

141

**Norris, Nick**

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**From:** Maddie Mayhew [REDACTED]  
**Sent:** Friday, September 23, 2022 9:13 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM \$ GET THIS GAS STATION OUT OF OUR PARK

Hello,

PLEASE do not build a gas station at the stunning Sugar House Park. I am absolutely against it. A small cafe or local restaurant would be much better.

Best,  
Resident of Salt Lake City

142

## Norris, Nick

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**From:** Raffaele Fossa [REDACTED]  
**Sent:** Friday, September 23, 2022 9:13 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) We don't need this gas station in the park

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Thanks

143

## Norris, Nick

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**From:** Sienna BriAnn Crandall [REDACTED]  
**Sent:** Friday, September 23, 2022 9:09 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station our of our park

Respectfully, as a resident of Holladay and a frequent user of sugarhouse park, I am upset at the decision for another money-grabbing tactic such as this. Our state does not need another gas station in the vicinity of the 7/11 across the street. This will further pollute our air and ruin one of the absolute best parks in the city. I am disgusted by your choice for this change. Please use this area for good, such as a cute cafe, a public/community garden, or any number of things for the community. We do not need or want another gas station. Please use your creativity and make something great such as: the all abilities park in Spanish fork Utah, which has seen great success, It has 4.9 stars on google reviews as of today 9/23. This would help to bring our community together in a great and safe way.

Thank you

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Sienna BriAnn Allred.

144

## Norris, Nick

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**From:** Lauren Clark [REDACTED]  
**Sent:** Friday, September 23, 2022 9:02 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Hello Mr. Norris. I'm sure you know what this email is about from the subject line, but it seems that a new gas station is just an absolutely terrible idea to put in that beautiful park, and I'm sure a lot of men will be making mega bank from this whole situation, but that's stupid. Money isn't everything. that view from those windows is everything. The people who will have to walk past TWO ugly gas stations everyday is. The air that you are further polluting is everything.

Also! Kum and Go?? Are you kidding me how is that still allowed to be a name of an actual company. It's absolutely hilarious so I'm not complaining but definitely doesn't belong in the park.

Anyway, I offer solutions,

- permanent snow cone shack
- duck pond featuring duck water slides
- a Weezer Memorial
- a fully funded coffee shop ran by me.
- an amphitheater for the sole use of Homeless Shakespeare entertainers.
- a giant ball of yarn.

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- adult sized bouncy castle
- Art gallery full of pictures/sculptures of Jim Carey.
- fruit snack fruit stand.
- doggy day spa

I have tons others but I don't want to waste to much of your time but the point is, anything is better than a Kum and Go gas station.

Sincerely, a poor gal with a dream and and to much time on her hands.

146

## Norris, Nick

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**From:** Eric Wood [REDACTED]  
**Sent:** Friday, September 23, 2022 9:02 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

As a resident of Salt Lake City and someone who frequents sugar house park and who lives literally within a few hundred feet of the park, I am imploring you to not move forward on another gas station at the location of the vacant red lobster. This intersection is incredibly busy and adding a gas station will undoubtedly create more traffic and make life for the residents in the area more difficult.

We, the residents, do not want this. And let me be clear. I am not opposed to an establishment being there but something like a gas station when there is one across the street is completely unnecessary. I implore you to explore other options for this location and DO NOT, put a kum and go gas station on the corner of 2100 s and 1300 e. Please help us preserve the park and the area around it for the residents who enjoy its beauty and serenity.

Sincerely,  
Eric Wood  
[REDACTED]

147

Sent from my iPhone

148

## Norris, Nick

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**From:** Erin Sanders [REDACTED]  
**Sent:** Friday, September 23, 2022 8:58 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM and get your dirty money out of our parks!

It's utterly stupid and irresponsible city planning to let a gas station go up near sugarhouse park at that intersection which is arguably one of the most chaotic intersections in the Salt Lake Valley. Not only does this create more safety hazards for drivers and pedestrians, it's threatening the ecology of the park.

Surely there are a million other things that you could put in place of a gas station.

Thing logically and listen to the people who live here!

Concerned resident.

149

## Norris, Nick

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**From:** Georgia Jensen [REDACTED]  
**Sent:** Friday, September 23, 2022 8:57 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park vacant lot

Hello mister government man! As a frequent visitor of sugarhouse park I have one question... Huh?! Why a stupid gas station? Especially when there is literally one RIGHT ACROSS THE STREET! Traffic is already bad enough as it is in that area.

Respectfully, dumb move. Please reconsider. Perhaps a nice mom and pop café, or a small business. Not another corporate mess, ok?

Thanks

150



## Norris, Nick

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**From:** Jaidelynn Rogers [REDACTED]  
**Sent:** Friday, September 23, 2022 8:57 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and go

Please reconsider your plans to put a gas station on the corner of Sugarhouse park. There are much better options that could attract tourists and aid in less pollution to our city.

Respectfully,

Dr. Jaidelynn Rogers  
[REDACTED]  
[REDACTED]ers  
[REDACTED]

151

## Norris, Nick

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**From:** Taylor Jones [REDACTED]  
**Sent:** Friday, September 23, 2022 8:54 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

As a born and raised native of sugarhouse and SLC I will not allow for another money grab that will further ruin our air quality. When the traffic on 1300 is already a nightmare to commute to and from the university of utah campus as well there is already a gas station on the opposite side of the street. The park is beautiful don't let the park be ruined by an unnecessary eyesore.

Thanks

-Taylor Jones

152

## Norris, Nick

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**From:** Daniya Jaff [REDACTED]  
**Sent:** Friday, September 23, 2022 8:50 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Park

Don't let greed for money ruin this beauty! There is already a gas ration there. We don't need another one!! Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

153

## Norris, Nick

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**From:** Martinez, Diana  
**Sent:** Friday, September 23, 2022 8:51 AM  
**To:** Meghan Balough; Planning Public Comments  
**Subject:** RE: (EXTERNAL) No gas station at SH Sizzler site

Thank you for your comments about this proposal. Your input will be included in the staff report and passed along to the Planning Commission when these petitions are scheduled for a Public Hearing at a future date and time. The date of that meeting is not clear at this point.

Please let me know if you have additional questions or comments and again, we thank you for your input.

Regards,

Diana Martinez  
Principal Planner  
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS SALT LAKE CITY CORPORATION

154

Desk phone number: 801-535-7215

Email [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

-----Original Message-----

From: Meghan Balough [REDACTED]

Sent: Thursday, September 22, 2022 6:24 PM

To: Planning Public Comments <[planning.comments@slcgov.com](mailto:planning.comments@slcgov.com)>

Subject: (EXTERNAL) No gas station at SH Sizzler site

Hello,

I am a longtime Sugarhouse resident and I absolutely oppose the idea of putting a gas station on the Sizzler site. I have concerns about the creek and the (already terrible) traffic in the area.

Thank you,

155

Meghan Balough

156

## Norris, Nick

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**From:** Catie Bingham [REDACTED]  
**Sent:** Friday, September 23, 2022 8:48 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM and Go Gas Station - Sugarhouse Park

As a registered voter and resident of Salt Lake City, I am disappointed at your decision to bring in another carbon based Gas Station to the Sugar House area. This is a poor choice to further pollute our air and destroy the beautiful SugarHouse Park area. I will continue to follow this development and fight it every step of the way.

Concerned Citizen

Catie Bingham

157

## Norris, Nick

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**From:** Isabella Rutledge [REDACTED]  
**Sent:** Friday, September 23, 2022 8:44 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Sugarhouse Park is one of the best public parks in the state, and building a gas station there in an open lot that could be used to support a local business (cafe/bar/restaurant) instead is just unforgivable. Do not build a Kum & Go in our park!

158

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Friday, September 23, 2022 8:31 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Sizzler

Hi Nick,

My whole life I have lived near sugarhouse park. I even had great memories at Sizzler.

Can't we do better than a gas station at that corner?

Thanks for listening!  
Chris

159

## Norris, Nick

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**From:** Emma Kate Campbel [REDACTED]  
**Sent:** Friday, September 23, 2022 8:30 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Kum and Go

It has recently come to my attention as a SLC resident that a gas station has been proposed on the corner of Sugar House park. MY only question is why. Do you plan on creating more traffic and accidents? Do you not want to improve the quality of the park by adding a coffee shop or local business to help them thrive in the local economy? As a resident of SLC I cannot stand for this outrageously tone deaf planning and hope you reconsider your efforts in this area.

Emma-Kate Campbell  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

160

[REDACTED]

161

**Norris, Nick**

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**From:** More Portal [REDACTED]  
**Sent:** Friday, September 23, 2022 8:27 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

XOXO,  
Gossip girl

162

## Norris, Nick

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**From:** Erika Tingey [REDACTED]  
**Sent:** Friday, September 23, 2022 8:26 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse kum & go NO!! Please read:

Nick,

If you have any authority or say in the matter. DO NOT let another gas station get built on an iconic spot in sugarhouse park corner. We need something fun and local there with nice views of the park and good food or coffee or a bar. Don't let this happen- our city is depending on you.

Do us proud,

Erika Beckrest

163

## Norris, Nick

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**From:** nick gilges [REDACTED]  
**Sent:** Friday, September 23, 2022 8:25 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park gas station

Hi,

I am a resident of Salt Lake City I love going to sugar house park. Please do not allow another gas station to be put on the corner of sugar house park.

Thank you

Sent from my iPhone

164

## Norris, Nick

---

**From:** Chris Rusay (KO) [REDACTED]  
**Sent:** Friday, September 23, 2022 8:17 AM  
**To:** Norris, Nick  
**Cc:** Martinez, Diana  
**Subject:** (EXTERNAL) PLNPCM2022-00053 Conditional Use -Gas Station  
**Attachments:** GRADING- Plans Kum and Go.pdf; GAS-Station-PLNPCM2022-00053.pdf

Hi Nick,

I am forwarding message I have cc'd Diana Martinez on this message, after being in touch with Judi Short.

This site is located 30 feet (4439ft) above elevation of the Parley's creek and lake in Sugarhouse park (4409ft). The hill from the SITE drops steeply towards Parleys creek and lake.

It has a direct line of flow to the SOUTH EAST from the Gas Station into the lake. A breach of Gas station tanks, a spill from an offloading tanker, or even ground seepage could infiltrate the Parley's creek watershed. This would then enter and contaminate the parleys creek watershed as it heads West through the City.

Per the Galloway preliminary plans their Tanks are on the South East corner directly next to steep hill into park.

Please see attached PDF for their grading plan.

165

I have attached a PDF of elevations for reference.

Request Type: Conditional Use- Gas Station  
Location: 2111 South 1300 East  
Zone: CB -Community Business Zone  
Overlay: Groundwater Source Protection Overlay District

[REDACTED]

[REDACTED]

166



## Norris, Nick

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**From:** Canaan Hagin [REDACTED]  
**Sent:** Friday, September 23, 2022 8:16 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park!

As a resident of the area; the need for  
Another gas station directly across from one that's hardly busy enough sounds absurd. Gas stations also attract pan handlers and the park does a pretty good job of keep transients away from it. The chevron has plenty of homeless people there and it'll only drag them closer. I feel this idea is only going to affect the park negatively, and is just an opportunity for someone to make money. It's also going to bring more noise just outside the peaceful park. There's plenty of places to come And go. Make something that benefits the park instead of something that is going to pollute the air more and also have hazardous fuel even closer to this beautiful parks trees etc. Even an electric vehicle Charge station would make more sense and less people frustrated. Not that I support those either. There's a lot of people that do not agree with this and will defend the park. Thanks for your time. Have a great day!

Sent from my iPhone

167

## Norris, Nick

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**From:** liat ankonina [REDACTED]  
**Sent:** Friday, September 23, 2022 8:06 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kim & go gas station - sugarhouse park

Good morning,

As a resident and home owner in Salt Lake City, I'd like to voice my concern regarding the future plans to build a gas station in the old sizzler parking lot. This is truthfully an abomination, and it sounds like the citizens of slc collectively hate this idea. Salt lake has the potential to have character and be built for people, rather than cars. Unfortunately, decisions like this will turn it into the next soulless western city with a gas station on every corner. I ask you, as a public servant, to prioritize architectural integrity and the well being of our city.

Thanks,  
Liat Ankonina

168

## Norris, Nick

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**From:** shelby volosin [REDACTED]  
**Sent:** Friday, September 23, 2022 8:01 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Nobody wants a gas station in sugar house park

Please do not let a gas station be put on that corner of 13th and 21st we do not need it... there is a chevron across the street... why would you contaminate the most beautiful park I've ever seen with gas fumes.... Why would u make 13th even busier than it always is. Respectfully no.

Sincerely,  
A concerned sugar house resident

169

## Norris, Nick

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**From:** Stephanie Aswad [REDACTED]  
**Sent:** Friday, September 23, 2022 7:49 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO GAS STATION IN SUGARHOUSE PARK

Dear Mr Norris

As a lifetime resident of Salt Lake City and patron of Sugarhouse Park, Respectfully there is no need to put another gas station where the old sizzler used to be. It will just cause traffic and pollute the city more than it already is. That corner is the best view of the park and there should be something there that can bring the community together! A restaurant or a pub or even a cafe would be such a better option than a Kum and Go!!!! There is literally a chevron across the street that works just fine. Please don't ruin one of the best public parks in Salt Lake for a gas station.

Hoping you make the right decision,  
Steph

170

## Norris, Nick

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**From:** steven dever [REDACTED]  
**Sent:** Friday, September 23, 2022 7:50 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM and Get this gas station out of our park

Respectfully. Why do we need a gas station at the corner of the park..... Why do we need yet another eye sore in sugarhouse???? the park area does not need anything like this. I have lived in sugarhouse for over 25 years and have to say the planning that has taken place this last 8 or so years has destroyed the roads up and down sugarhouse. The traffic it has caused has forced many of my neighbors to leave. This smells of just a money grab. Stop with this planning and focus on something more useful in sugarhouse. The idea that it will be turned into something is exciting and I am thankful. BUT we do not need a gas station in this area. The key to sugarhouse is how nice it used to be. Maybe we need to get back to that.

Thank you for your time.  
Steven Anthony Dever

[REDACTED]

171

## Norris, Nick

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**From:** Mark Rudin [REDACTED]  
**Sent:** Friday, September 23, 2022 7:45 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go

Nick! Absolutely and utterly crushed that this is the best you can do. It's pitiful and you will definitely be voted out of office for this. Do not put a gas station in our beautiful park. That intersection is already a mess.

- Mark Rudin

172

## Norris, Nick

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**From:** Kylee Richardson [REDACTED]  
**Sent:** Friday, September 23, 2022 7:39 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Go Kum and go

ABSOLUTELY PLEASE DO NOT BUILD A KUM AND GO BY THE PARK!

Thank you for your time:),

Kylee Richardson

173

## Norris, Nick

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**From:** Connell O'Donovan [REDACTED]  
**Sent:** Friday, September 23, 2022 7:05 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO TO KUM & GO!

Director Norris:

That southeast corner in Sugar House has spectacular views and is prime real estate. There's already a gas station across the street. PLEASE PLEASE PLEASE do not put another ugly gas station there! How about a really beautiful café, with a large patio to showcase the beauty of the park and mountains?

Thank you for your consideration,

Connell O'Donovan  
Utah historian and Liberty Wells resident  
he/him/his

174

## Norris, Nick

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**From:** Lauren Pilcher [REDACTED]  
**Sent:** Friday, September 23, 2022 6:46 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

I am a Sugarhouse resident, and love living in Salt Lake! Sugarhouse park is the best place to go, and does not need another Gas Station on its corner to pollute the park and cause traffic on an already busy corner of the city. I understand money is to be made and consumerism must continue, but we should be preserving the park and not polluting it! This space would be best used as a restaurant or greenhouse, something that would add to those visiting the park, no take away from it. Thank you for your time, I hope people can raise their concern enough that you reconsider!

Lauren Young

175

## Norris, Nick

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**From:** Michael howell [REDACTED]  
**Sent:** Friday, September 23, 2022 6:19 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park

Hello,

I would like to voice my opposition to the kum and go being put in sugarhouse park. I think there could be a much better use of the space.

Thank you,

Michael Howell

176

## Norris, Nick

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**From:** Kristen Hansmann [REDACTED]  
**Sent:** Friday, September 23, 2022 5:52 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and go Gas Station

Nick,

As a Utah resident I do not support the Kum and Go gas station at Sugar house Park. This is poor planning for that area and takes away from the beauty. Please do you part to protest our city.

-Kristen

Sent from my iPhone

177

## Norris, Nick

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**From:** Mychal Golavar [REDACTED]  
**Sent:** Friday, September 23, 2022 5:11 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO

Hello Nick,

Absolutely not!! Please don't put a gas station in the park. I don't think we need another gas station. Adding one will only increase the rate of drifters. I have no issue with homeless people. But you and I know that will increase crime in the future. Please reconsider.

Thank you.

178

## Norris, Nick

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**From:** Maia Parisot [REDACTED]  
**Sent:** Friday, September 23, 2022 4:50 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SAY NO TO KUM & GO

As a resident of sugarhouse and Salt Lake City, I am deeply concerned about wasting the space near sugarhouse park by turning it into another gas station. Traffic will continue to be a nightmare as there is already a gas station across the street. A kum and go will be a waste of the beautiful park views. I am livid!!! I hope you listen to the concerns of myself and my neighbors.

Maia Parisot

179

## Norris, Nick

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**From:** Ainsley Geary [REDACTED]  
**Sent:** Friday, September 23, 2022 4:30 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Salt Lake City and Sugarhouse I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state. There is already a gas station across the street and with a freeway on/off ramp just down the road the traffic increase will be terrible.

Respectfully,  
A concerned citizen

180

## Norris, Nick

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**From:** Heather Surles [REDACTED]  
**Sent:** Friday, September 23, 2022 3:53 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Don't be a capitalistic loser

Don't put that gas station there. And you know where I'm taking about. Fix this.

Get [Outlook for iOS](#)

181

## Norris, Nick

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**From:** Caitlin Caouette [REDACTED]  
**Sent:** Friday, September 23, 2022 2:33 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse

Hi nick, you probably have received many messages about what to do with the empty plot which was once a family restaurant. (Sizzler)

I should remind you, that sugar house in its own right was built on community.. from far back when the settlers made it their home. Please consider keeping this last gem of salt lake clean and true to what we all really want at the end, a community. Sugar house is the last place in salt lake that holds true to uniqueness...

Keep sugar house unique.

A gas station is temporary and fake. Bring life back into sugar house, and don't let money speak for your plans.. you'll see..

Please consider the future.

-Cait caouette

182



## Norris, Nick

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**From:** Aleczander Ruggles [REDACTED]  
**Sent:** Friday, September 23, 2022 2:02 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park Cum and Go

Please stop this gas station from being built and put something beautiful and useful to the community there instead.

Respectfully, a Salt Lake City Resident.

-Aleczander Ruggles

183

## Norris, Nick

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**From:** Olivia Roberts [REDACTED]  
**Sent:** Friday, September 23, 2022 1:59 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL)

As an Sugarhouse resident, I will not stand by and watch another money grab further pollute our air and ruin one of the greatest public parks in the state. Do better.

184

## Norris, Nick

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**From:** Brandon Aguilar [REDACTED]  
**Sent:** Friday, September 23, 2022 1:29 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

This the last thing this space needs. Nobody wants this gas station in this location. It will be a nuisance for the area.

185

## Norris, Nick

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**From:** Koen Olsen [REDACTED]  
**Sent:** Friday, September 23, 2022 1:24 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go Gas Station

Mr Norris,  
Please don't ruin the Sugarhouse park with a lousy gas station.  
Thank you,  
Koen Olsen

186

## Norris, Nick

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**From:** Andoena Deskaj [REDACTED]  
**Sent:** Friday, September 23, 2022 12:36 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

There really is no reason to put another gas station right across the chevron... that's why we have a chevron there. We don't need two gas stations that are 5ft from each other, not to mention the fact that it's right where the park is... and the fact that it's going to make traffic 10x worse in sugarhouse. On behalf of other sugarhouse residents don't build that, it's ugly and ruins the view.

187

## Norris, Nick

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**From:** Mallory Schmachtenberger [REDACTED]  
**Sent:** Friday, September 23, 2022 12:36 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Concerning the Sugar house park development plans.

I've

188

## Norris, Nick

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**From:** Ethan Slade [REDACTED]  
**Sent:** Friday, September 23, 2022 12:33 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Concerning our park in SLC

Good sir, as a Utah resident and a patron of the wonderful sugarhouse park, I would like to inform you that your decision to put a Kum' n' go next to a beautiful park is a shamefully irresponsible decision on behalf of the parks department of Salt Lake City. If you could, reverse this decision or the park's success will decline.

Thank you, Ethan Slade

189

## Norris, Nick

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**From:** Gavin Kuehl [REDACTED]  
**Sent:** Friday, September 23, 2022 12:27 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Sugarhouse park is an absolutely beautiful park with so much potential beauty. Seeing that a gas station was going to replace one of the most spectacular views of the park is hard to imagine. The traffic and noise this will create will ruin the magic. Imagine how many more tourists and activity you would get if there was a rooftop restaurant that overlooks the park! Respectfully, don't do this to the citizens of Salt Lake, take the high ground and make a positive change.

Thank you for your time,  
- Gavin K

190

## Norris, Nick

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**From:** Mia J. [REDACTED]  
**Sent:** Friday, September 23, 2022 12:26 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park Gas Station

Hi,  
I'm concerned about the gas station that is planned to be built on this beautiful piece of land at Sugarhouse Park.

As a Utah resident, I respectfully disagree with this decision.

Mia Sheneman  
[REDACTED]

--

Thanks,  
Mia Sheneman

191

## Norris, Nick

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**From:** sierra champion [REDACTED]  
**Sent:** Friday, September 23, 2022 12:21 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park.

how about this. maybe not putting a gas station in a park.

192

## Norris, Nick

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**From:** Alex Walz [REDACTED]  
**Sent:** Friday, September 23, 2022 12:10 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and go/sugar house park

Please for the love of god don't build a KUM AND GO or any gas station for that matter in the empty lot at the top of sugar house park. Put in something that would accentuate the beauty of the park instead of diminish it( IE. restaurant, cafe, coffee shop).

Thanks,  
Alex Walz (concerned sugar house resident)

193

## Norris, Nick

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**From:** Ariel Draper [REDACTED]  
**Sent:** Friday, September 23, 2022 12:05 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station away from our beautiful park.

While I understand this isn't your proposal, putting a restaurant, cafe or something other than a gas station will bring more money to sugar house as the kfc across has a 2.6/5 stars so people already avidly avoid this restaurant. I myself have had not great experiences at the kfc. I love going to this park and always recommend this park over nearby parks. It would be a shame to see this beautiful location ruined with another gas station. If you'd be so kind as to forward this to the planning commission it'd be greatly appreciated and thank you for you time!

194

## Norris, Nick

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**From:** Phoebe Little [REDACTED]  
**Sent:** Friday, September 23, 2022 12:02 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUMming and GOing is rude.

Hi Nick!

Could you please not put a KUM and GO gas station where the empty Sizzler is in Sugarhouse? That road is already too congested, I avoid it at all costs. How about a nice restaurant for those who like the park????? Could be cool!!

Also, it's not nice to KUM and GO

Xoxo,  
Phoebe Little

195

## Norris, Nick

---

**From:** Markell K [REDACTED]  
**Sent:** Friday, September 23, 2022 12:01 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

As a Salt Lake City resident in the Sugarhouse neighborhood, I am deeply disappointed and honestly disgusted in the plans to put a Kum & Go gas station on the property of our beloved Sugarhouse Park. Rather than using the land opportunity as a community space, such as a park cafe, something similar to the skating grounds and splash pads like the Milcreek Commons, tennis courts, literally anything other than this gas station. Which will only aid in the horrible pollution in the valley, promote even more traffic congestion on 2100 S and 1300 E, and frankly be wasted opportunity for such a beautiful view of our Wasatch mountains. I am literally begging you to strongly reconsider your plans. I do not believe they are in the best interests of our community.

Thank you.

196

## Norris, Nick

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**From:** Jared Snelson [REDACTED]  
**Sent:** Friday, September 23, 2022 12:00 AM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

As someone who frequents Sugarhouse park and the surrounding area- please for the love don't put a gas station in the sizzler lot. Please.



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go  
**Date:** Thursday, October 6, 2022 12:20:23 PM

---

Please say no to the Kum and Go at sugarhouse park. This will do material damage to the neighborhood and be a step backwards for the entire community.

AB

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kim and Go  
**Date:** Monday, October 17, 2022 10:34:59 AM

---

Hello Ms. Martinez,

I have spent thousands of hours in Sugarhouse park over the past 30 years. A gas station on that corner is redundant and would represent such a lost opportunity and a betrayal by the city. Let's put something that attracts foot, not car traffic on that corner which is already so congested with cars. Couldn't something be put in place that serves the whole community, not just those who drive? Count me in the no column for a Kum and Go.

Thanks,  
Angie Elegante

[Norris, Nick](#)  
[Martinez, Diana](#)  
FW: (EXTERNAL) Kum&Get Out  
Monday, November 28, 2022 8:34:53 AM

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**From:** [REDACTED]  
**Sent:** Saturday, November 26, 2022 7:08 AM  
**To:** Norris, Nick <nick.norris@slcgov.com>  
**Subject:** (EXTERNAL) Kum&Get Out

Hi hello I am a citizen of Salt Lake City and I for one would HATE to see a gas station in the sugar house park. It would be a horrendous sight. It would disturb the beauty of the park. There is no need for ANOTHER GAS STATION WHEN ONE IS ACROSS THE STREET.

I can promise you no one wants a Kum & Go.

Thank you for your time.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go application  
**Date:** Thursday, October 6, 2022 9:50:55 AM

---

Hello Diana,

I have nothing against Kum and Go, and gas stations in general, but firmly believe that this is the wrong time and place for one to be located within Sugarhouse Park. As one of a handful of truly regional parks in the Salt Lake Valley, Sugarhouse Park should be protected as much as possible. Additionally, as there is already one across the street, this area is not in great demand for a gas station. Ideally the new development on this corner should be environmentally sensitive and enhance the park, not threaten it with more exhaust and vehicles.

Please do not allow a gas station on this one of a kind parcel.

Thank you,  
Alex Roy  
SLC Resident

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) Gas Station Sugarhouse Park  
**Date:** Friday, October 14, 2022 11:35:13 AM

---

**NICK NORRIS**

Director  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

TEL 801-535-6173  
CELL 801-641-1728  
Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** Arlana Stone [REDACTED]  
**Sent:** Friday, October 14, 2022 11:30 AM  
**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Subject:** (EXTERNAL) Gas Station Sugarhouse Park

As a Sugarhouse native, I do NOT want another gas station next to our beautiful park. Please reconsider adding something that is more fitting like a cafe, outdoor gym area, or even a playground.

Sincerely,

--

**Arlana Stone**

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) NO KUM AND GO !!! PLEASE CONSIDER RESIDENT OPINIONS  
**Date:** Friday, October 14, 2022 3:06:28 PM

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Hello,

I am a resident of Sugarhouse and have been since I was 6 years old. I am privileged t up to see it blossom and grow over the last 27 years, some things are bad, some good. Please PLEASE consider not allowing a Kum and Go on the corner of 1300 S and 2100 East. Having a gas station at that corner has potentially harmful effects, causing more traffic on that corner (which backs up nearly to Stratford avenue during rush hours). Please work with the private owner of the property to have them consider how Kum and Go would be harmful to our community.

Sincerely

--

**Ana S. Velasquez**

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Cc:** [Fowler, Amy](#)  
**Subject:** (EXTERNAL) 13th east & 21st south  
**Date:** Wednesday, February 9, 2022 2:27:28 PM

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Diana/Amy,

I'm a resident on [REDACTED] for the last 20 plus years. What has gone on with over development in sugar house the last 10 years is unconscionable. You have ruined the neighborhood and turned it into a cluster.

Now you want to approve a Kum and go? You cannot be serious! Why? Because that would aesthetically improve things? Especially right next to a park? Or maybe just to provide a convenient pit stop for the many people who cruise our neighborhood on a constant basis looking to steal.

This is a disgrace. Can't you allow for something with some warmth like a local restaurant or cafe or the like?

I don't think you appreciate the groundswell of disdain that is brewing toward government at every level. And ineptitude. Even amongst more liberal types.

No one around here supports this (along with further development that we know does not actually meet UDOT specs).

The plebes are catching on so maybe time to start listening.

Cody Adams  
[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Public comment against gas station 2100s & 1300 e  
**Date:** Tuesday, February 8, 2022 11:57:44 AM

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Ms Martinez-

I'm writing to express my disappointment and concern at the proposed gas station build at the old sizzler location on the southeast corner of 2100s and 1300e.

This lot possesses in my opinion, and the opinion of many of our neighbors, the best view in sugar house and whatever that is built there should display that. Sugar house park is a landmark for Salt Lake City. It is a place for families and active people to flock and to enjoy the outdoors and views within our city.

Building another gas station there would contribute to pollution, crime and congestion along that busy corridor. That intersection is a central hub for sugarhouse and this would drastically impact traffic flow in this area, and make 1300 e congested for a ways up and down the street. Business would suffer due to lack of ease of access and parking difficulty. Noise from traffic congestion would harm our home values.

This site would be best suited by something like an apartment complex and restaurant and retail space that displays views of the park and does not contribute to congestion noise and crime in our beautiful district. I am scared that if this should pass, Salt Lake City as a whole will be missing an opportunity for growth in the right direction.

Please, please let this not happen.

Best,

Samira Oveson

[REDACTED]

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Gas station proposed at 21st S. and 13th East  
**Date:** Thursday, February 10, 2022 10:56:22 AM

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To whom it may concern:

Having lived in the Sugarhouse area for over 60 years both my husband and I have enjoyed Sugarhouse Park and its surrounding area. We have grown to love the green space with so many options to be outdoors, walk, run, bike, drive, take in the scenery of the Wasatch Mt. range and take time to bird watch; recently being able to watch a bald eagle interact with the local bird population at the park.

The north west side of the park along 21st South and 13th East is an oasis for locals who enjoy all the park has to offer as well as the bird population.

Putting in a gas station on the corner of those streets would cause more traffic issues and more pollution, which we feel it would also have an affect on the wild life in the area.

Sugarhouse development has made it almost unrecognizable. The dense concentrations of apartments, condos and unique businesses are meant to encourage less reliance on the automobile and more on alternatives. We have plenty of gas stations, we should be looking at something like a Blue Plate Diner or similar for this location. A destination that can be accessed easily (walking, public transit, bicycle) from the park or many developments now proximal to it.

We hope the public outcry will facilitate a more pedestrian opportunity.

With optimism,  
Brad and Paula Allen

Sent from my iPhone

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK  
**Date:** Monday, November 21, 2022 6:37:10 AM

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**From:** [REDACTED]  
**Date:** November 19, 2022 at 7:16:54 PM MST  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK**

Really? Another gas station? No. Find something better that will serve the community. A cafe, restaurant, bar, or really anything other than another goddam gas station.

Respectfully,  
Andrew

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Norris, Nick](#)  
**Subject:** (EXTERNAL) Sizzler Replacement  
**Date:** Monday, October 10, 2022 11:49:40 AM

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Dear Nick,

Maybe a small Urban Style/ coffee café with a rooftop patio, taking advantage of the view! Don't you feel like it would be a better replacement of the Sizzler in Salt Lake City?

Not a gas station!

I would love to be on your planning committee.

Regards,

Brenda Poore

[REDACTED]

**From:** [REDACTED]  
**To:** [Norris, Nick](#)  
**Subject:** (EXTERNAL) Keep the Beauty  
**Date:** Monday, October 10, 2022 11:44:08 AM

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Good Morning Nick,

I'm so sorry to hear that they want to put a gas station in place of the Sizzler in Salt Lake City, it feels like a really poor idea for a beautiful location. I believe that it will just invite more homeless hanging around beautiful parts of the city. I hope your planning committee can find a much better alternative to make use of this priceless space.

Respectfully,

Brenda Poore

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Corner of 13th & 21st  
**Date:** Friday, September 30, 2022 9:18:44 AM

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PLEASE PLEASE PLEASE listen to the residents of the Sugarhouse area and DO NOT approve a gas station for this incredible plot of land. A food truck lot with a stage for local musicians to play and an awesome deck with local artwork and incredible views to hang out on would be such an awesome and unique addition to our area. I realize it wouldn't be a "money generator" like a gas station but with all the development going on in Sugarhouse we need something cool and unique that will benefit everyone in our community, not some corporation in Ohio!!

Thank you for your consideration.

Brandie Schulz

Sugarhouse resident for 30+ years.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Gas station adjacent to Sugarhouse Park  
**Date:** Friday, February 11, 2022 3:12:11 PM

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Hello,

Please do not allow a gas station to be built on the site of the former Sizzler restaurant. This will increase traffic in an already congested area, add to the local air pollution in the adjacent park, and potentially contaminate the stream that flows nearby from storm water runoff or leaking underground tanks. There are many gas stations in the area already, including one literally across the street. Any other kind of business would be much more appropriate for this site.

Plus, the name is disgusting. "Kum," spelled with a K, is a euphemism for semen. It's offensive and insulting to put on a sign what would be prohibited on a license plate.

Thank you.

Elizabeth Ballantyne  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Don't Go - PLNPCM2022-00053  
**Date:** Tuesday, March 22, 2022 9:49:51 PM

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Hello Ms. Martinez,

I would like to add my OPPOSITION to the proposal for a gas station on the corner of 1300 East and 2100 South where the old Sizzler was.

This is a terrible proposition! Here are a few reasons:

We already have a gas station across the street.

Putting a gas station on this lot will be prohibitive for just about every business on this lot thereafter due to the damaging environmental impact leftover from gas stations.

Thank you for your consideration.

Margo Becker

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go Gas Station Proposal  
**Date:** Tuesday, February 8, 2022 9:48:29 PM

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Hello,

My name is Belma Balic and I live [REDACTED]

I strongly disagree with the proposal to put a gas station where the Old Sizzler was.

1. There is already a gas station across the street and we literally have a Texaco on 17th south that is not really used or doesn't appear to be operating.
2. A restaurant or a public space next to Sugarhouse Park would make more sense for the neighborhood and promote more local business
3. We've already had so much development in the area that has taken away from the charm of the neighborhood. Due to the developments there is heavy traffic there at all times and a second gas station across the street from one would add on to more traffic, pollution, water waste and possible casualties due to all the cars coming in and out of the gas station. We already have so many gas stations within a 2 mile radius, what benefit is there to add another?

Thank you for your consideration. If you can please respond and let me know that my comment was recorded that would be great.

Thank you,

Belma Balic

Sent from my iPhone



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go gas station  
**Date:** Friday, February 11, 2022 12:09:36 AM

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Building a gas station on the old Sizzler site in Sugarhouse would be a sad waste of a very important and prominent lot. While I cannot say what the best use of the property would be (restaurant? housing? an extension of the park?), I cannot think of a worse use of this land than as a gas station. I would much rather it remain vacant until a better use can be found. There is already a gas station across the street, and more within a relatively short driving distance. Sugarhouse is one of the most walkable neighborhoods in the city, but it still has a long ways to go to be as walkable as it could be, given its wide roads and bad traffic. Adding more traffic constantly turning in and out of this property on what is already a highly congested intersection is a monumentally terrible idea that would add absolutely nothing of value to the neighborhood. I strongly urge the planning commission to deny this conditional use request.

- Jason Berntson

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go proposal  
**Date:** Wednesday, February 23, 2022 8:16:50 AM

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Hello Diana

We don't need another gas station or convenience store on 1300 e 2100 s.

1. Traffic hazards are becoming horrendous at that intersection.
2. Gas stations have ceramic double walled tanks that over time, leak and need to be refurbished every 20 years. It's a maintenance problem forever.
3. Cars, trucks, motorcycles drip oil and gas in the floor and all of that ends up in the water table / supply.
4. Do not put public restrooms there, it will only fill up with vagrants shooting in drugs and spoil the park for the public.
5. Put in an outdoor fitness park, museum, out door theatre expand it like red butte to put in a greenhouse and garden learning center.
6. Tram stop, EV charging station with entrance from Sugarhouse park not 1300 East.
7. Offer it to Chik Fila because their current location causes heavy traffic and they are growing.
8. Sky bridge park entrance to avoid pedestrian accidents.
9. Tourist Lookout tower for all of Sugarhouse view of the city and mountains.

So many ideas.

Good luck in your decision making  
John

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas Station in Sugar House  
**Date:** Wednesday, February 9, 2022 2:05:06 PM

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Hello! I am writing to register my disappointment at the possibility of the development of a gas station on the corner of 2100 South and 1100 East. My primary concern is the traffic in that area. It would be best to not have cars coming and going (as the name implies) in rapid succession from that spot. There is enough going on there already to make traveling through the area challenging for pedestrians as well as automobiles. My second concern is for keeping Parley's Creek safe from contamination. Finally, this property is adjacent to a public park that is widely used by the community. The development of that area should be in line with the usage of the rest of the property.

Elizabeth Braymen

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2022-00053 Kum & Go Gas Station (Conditional Use)  
**Date:** Wednesday, February 9, 2022 9:49:41 AM

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Hello Diana,

We wanted to give you our comments on the proposal for a gas station at the old Sizzler site.

We live in District 7 at [REDACTED]

We chose to live in Sugar House because of its unique character and walkability. Adding a redundant gas station to one of the most desirable locations in the city would truly be a shame. The street view of this location is one of the best in the city. It would be an excellent location for a restaurant with windows and patio facing the park and mountains.

We certainly do not need more traffic and the poor air that brings in that area.

Please keep Sugar House charming and walkable.

Thank you,

Brian Hanni

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sizzler Lot  
**Date:** Monday, February 7, 2022 10:06:46 PM

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Diana,

I am writing in opposition to the proposed gas station being built on the old sizzler lot in sugarhouse. We live in a progressive, family-friendly area and yet another gas station is the last thing we need next to our beautiful park.

Modern, desirable cities do not have an abundance of gas stations, one across the street from another. With a busy gas station right across 13th, it would only serve to add to the congestion and ugliness of this area.

Furthermore, this idea is outdated. Carmakers are abandoning fossil fuels due to climate change. If we must accommodate another car-focused business, it should at least be a charging station.

I would prefer just about anything to a gas station in this area, please consider denying this idea. Thank you,

Cody Brown

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March 20, 2022

**Ms. Judi Store**

Sugarhouse Community Council  
2473 South 700 East  
Salt Lake City, UT 84106

Dear Ms. Store,

My wife and I have lived in our Sugarhouse home for over thirty years and our family has enjoyed spending time in Sugarhouse and Sugarhouse Park. During this time, we have observed two constants, 1) exponential growth of new commercial properties and expensive high-rise residential housing, and, 2) increased demand by Salt Lake residents for open space with utilization of Sugarhouse Park and all it has to offer.

These comments are in regard to the Conditional Use Application for the Kum & Go gas station/convenience store located on the old Sizzler site. In my opinion, the request should not be approved by the Planning Commission as it is not in conformance with the Conditional Use Criteria.

There are many specific conditional use criteria detrimental effects (21A.54.080 B) that I believe can not be mitigated to achieve compliance with the Salt Lake City Planning Commission applicable standards. The specific detrimental effect issues (B 1-15) and concerns associated with the proposed project are summarized below:

**Traffic Congestion Compliance (B.5, B.8)**

The proposed two entrance and exit driveways are designed to be 30 feet wide with one off of 1300 East in the northbound right turn lane and the other on 2100 South, both limited to right turns and eastbound travel. It appears that the driveway design width, and exiting vehicles would hinder the ability of large semi and dual tanker fuel trucks delivering product. The result would be traffic backups into the intersection. (We have all seen the traffic backup on 2100 South trying to turn into Chick-fil-a.) The project sponsor and SLC traffic engineers need to evaluate traffic flow and feasibility of getting large trucks into and out of the site without impacting service levels on 1300 East and 2100 South.

With the new apartment residents in Sugarhouse, the intersection will have an increase in vehicle and pedestrian traffic impacting the ability for customers and trucks to enter and exit the property.

**Safety Concerns (B6, B.7)**

The current design drawings show signage, building and landscape locations that could impede line of sight at the intersection for vehicular as well as non-motorized and pedestrian

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traffic. Sugarhouse Park is heavily utilized by pedestrians and bicycles now and demand will only increase. With limited visibility and mixed traffic, Kum & Go customers may not see the foot and bike traffic, resulting in adverse safety risks.

**Utility Capacity and Environmental Damage (B.10, B.12)**

SLC Public Service should analyze if existing utility infrastructure (power, gas, water and sewer) can support the proposed project. Specific assessments should be conducted to determine impacts to surrounding waterways and drainages associated with excavation for fuel tanks. The project could also create negative environmental damage to Sugarhouse Park and stormwater courses from fuel spills caused by customers and refueling tanker drivers overfilling tanks. Garbage and trash not properly contained will blow off the site and into Sugarhouse Park and adjoining properties.

**Proposed Project Compatibility with Adjacent Uses (B.3, B.13, B.14)**

In my opinion it doesn't appear that the proposed gas and convenience store is compatible or suited due to the unmitigatable impacts to users of Sugarhouse Park and traffic flow. Traffic, noise and light impacts from a 24/7 operation will impact adjacent park users and residents. As previously mentioned, the placement of signs, landscaping, lights and building, as designed, will limit line of sight for all traffic (pedestrian, non-motorized, trucks and cars) resulting in an increased safety risk.

I am requesting that the SLC Planning Division deny the conditional use permit request and consider discussions with Sugarhouse Community Council on other uses for the site. One idea I have discussed with neighbors is to get SLC to purchase the property and construct a community education building for classes and exhibits. The building should include space for a concessionaire serving coffee/soda, lite meals or snacks that is more compatible with adjacent park users' and residents' desires. The site then should be incorporated into Sugarhouse Park and managed.

Thank you for the opportunity to provide these comments and recommendations. I hope you will seriously consider and recommend that the application be denied.

Sincerely,

Jim Burruss

**Jim and Patti Burruss**



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CC

Erin Mendenhall, SLC Mayor

Amy Fowler, SLC Council

Diana Martinez, SLC Planning

Landon Clark, Sugarhouse Community Council

Megann Kopecky



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse Park (former Sizzler site)  
**Date:** Tuesday, February 8, 2022 9:46:43 PM

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Hi Diana,

I live in district 7 and oppose the site being used for a gas station.

I actually have been hoping to find the right person to discuss a different plan and project for the site. Would that be you?

I would like to see a building used by the community where runners can meet their running group, friends can meet and buy a cup of coffee Pre or post walk, and local artists can perhaps display their work.

Along with this, the roof of the building could be used as a venue space with a beautiful mountain backdrop.

The building could also host a gym and wellness space, such as yoga, sports and creative therapies.

I am very much interested in helping build out this space, or potentially even owning it if that is an option.

I have heard it is public park land. Therefore, I would like to help make a push for this space to be community focused and take advantage of it being attached to the park and a great meeting spot for many groups, sports, and art goers.

A gas station would be a detriment to our community on this corner. First of all, it is not needed. To access this corner one must be heading northbound and therefore it doesn't even make sense to stop there on the way to the I-80.

The character of sugarhouse and the park can be seen on days in the park where local bands set up their instruments to play, kids bring their sleds to enjoy the snow, and dogs run up and down the hills. Friends meet to go for a walk or a run.

The residences across the street will also suffer an eye sore of a gas station on the corner, especially when so many interesting and wonderful community/social/sports/art focused programs and ideas could utilize this space.

I personally had a photographer photograph my family in sugarhouse park, which provides gorgeous scenery. Imagine a building that enhanced the park instead of detracting from the gem we have in the heart of our community.

Imagine a roof of a building with the backdrop of the mountains behind it. People would want to get married there, take photos there, play music there, have a cup of coffee there, or perhaps exercise there.

It saddens me to think of the wasted potential of this site going to something like a gas station, especially when the community will not go out of its way to support it.

My home is about a 15 minute walk from the park. My family, including my four year old and seven year old walk our dog there. We run and play, we go to the playground, we sled on the snowy hills.

I have also attended both nonprofit and corporate events in the park. It is a beautiful spot that every visitor that comes off the I-80 knows and sees.

Our community is unique in that we look for local first businesses. Look at Harmons and Jolleys. We walk there from our neighborhood. We keep the Kings English Bookstore afloat. We take our kids to Caputos, Tulle Bakery and Sweetaly.

Another gas station does not align with our neighborhood and it most certainly doesn't in a

space that is practically inside our beautiful and beloved park.

Please contact me with any information you may have regarding possible alternatives for this space/development.

Sabrina Abbott Byron



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Proposed Gas Station - PLNPCM2022-00053 Conditional Use - Gas Station  
**Date:** Sunday, February 13, 2022 12:59:35 PM

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Dear Ms. Martinez,

I am writing to you concerning the proposed gas station for the former sizzler location by Sugar House Park.

As a nearby resident [REDACTED] I am very concerned about the proposed gas station. My concerns are the following:

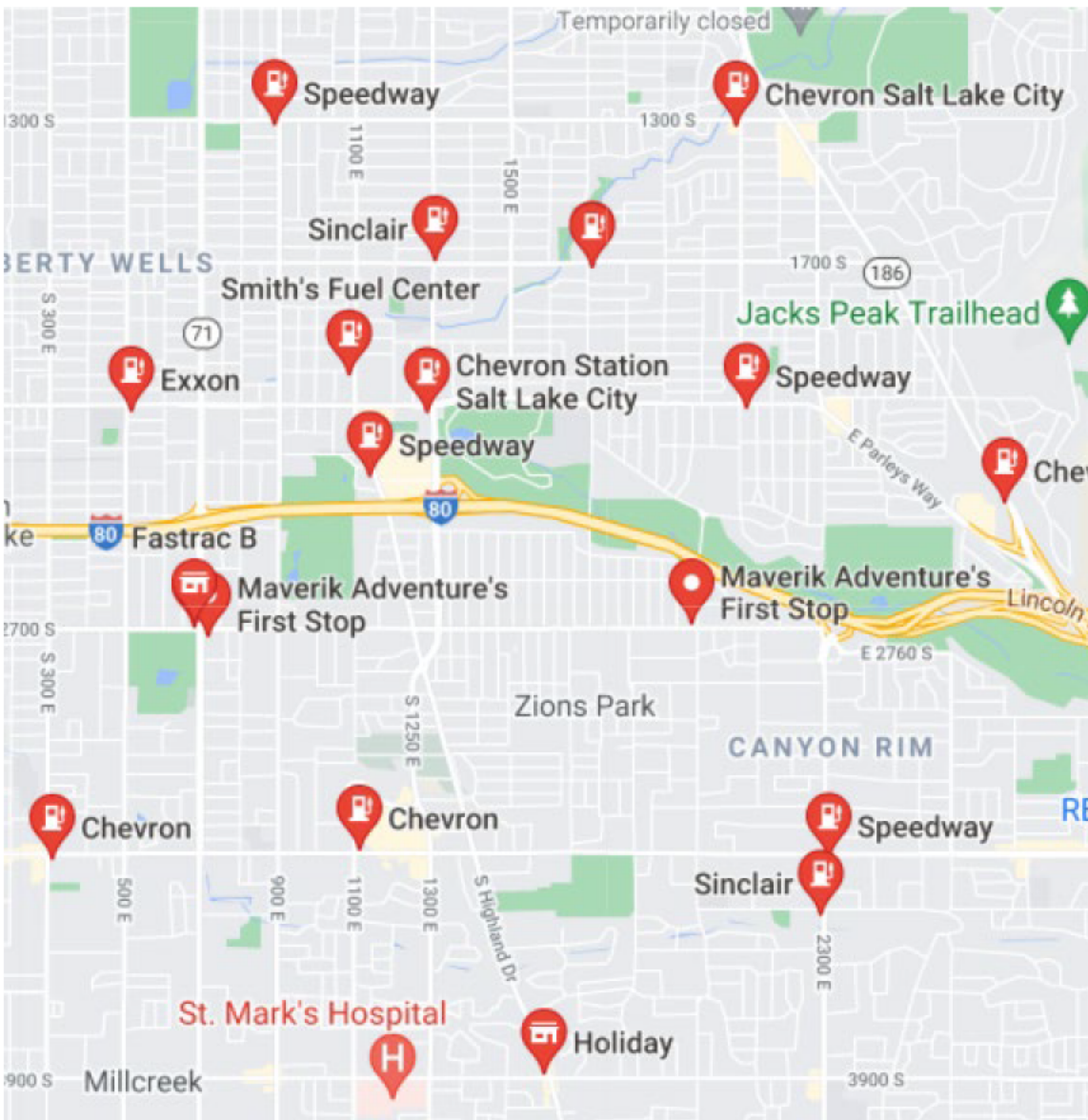
1. The gas station goes against the character of the neighborhood: the neighborhood is a walking and biking one. People take advantage of and frequently use the sidewalks and streets for biking in the neighborhood and to/from the Sugar House Park to their homes. A gas station will greatly increase cars stopping, starting, turning and creating hazards for pedestrians and bikers.

Additionally, the gas station is an eye sore that is not in keeping with park-goers and others walking/biking the perimeter of Sugar House Park. The Park is an oasis used not only by residents but others who want an opportunity to enjoy the outdoors in a beautiful, peaceful, green space. The gas station would take away from all of those aspects by taking away from peacefulness - cars constantly coming and going - away from green space - a concrete behemoth abutting the park - and the beauty - again, a concrete behemoth that will not only be visually unappealing but cause spewn about garbage that will frequently make its way into the park.

2. We do not need a 2nd gas station just feet away and catty-corner to the Chevron. Is not one gas station sufficient to meet the needs of the neighborhood????? Why do we need a 2nd one!? Will it make gas more accessible? NO! Will it provide more food options? NO! But, will it create more difficult traffic for not only pedestrians and bikers to navigate, but also motorists? YES!(Cars trying to enter and leave the gas station add to the multiple directions at multiple times - not even governed by traffic lights - for bikers and pedestrians and make it hard for them to safely navigate.) It will create more light pollution, noise, concrete wasteland, and garbage.

3. The gas station will have to be well lit at all hours of the day and night to ensure that passers by see it, feel it is "safe" and are attracted to enter. this means that all this "extra" light, not to mention the noise, will spill over into the park which will sit on the backside of the gas station. That too will take away from the park experience and the desire for beauty, natural light and greenery.

I am a concerned resident who is strongly opposed to adding one more, highly unnecessary, gas stations to an area that is already well-served by gas stations. How many are possibly needed to serve not only my immediate neighborhood, but also those around me. In case there is any question about the abundance of gas stations that already exist 19!!!! in under two miles and here is a picture.



I hope that you will seriously consider this resident's and others' concerns.

Regards - cynthia hofmann

Cynthia Hofmann



**From:** [Clark, Aubrey](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) NO to Kum and go!  
**Date:** Monday, November 21, 2022 8:36:53 AM

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**From:** [REDACTED]  
**Sent:** Friday, November 18, 2022 3:26 PM  
**To:** Clark, Aubrey <aubrey.clark@slcgov.com>  
**Subject:** (EXTERNAL) NO to Kum and go!

Ms. Clark,

As a resident of Sugarhouse, Sugarhouse park is such an incredible to asset to our community. Having a gas station put in is not only a terrible eyesore in such a beautiful place, it's a wasted opportunity. A coffee shop or cafe that could be a place for the community to take in the views together would be much more suitable. There is already a gas station across the street, not to mention this is already a high traffic area! I also worry about the ecological damage this could do. Please do not allow this money grab to ruin our community!

Best,  
Claire Barclay

**From:** [REDACTED]  
**To:** [Martinez, Diana](mailto:Diana.Martinez@slcgov.com)  
**Subject:** Re: (EXTERNAL) NO NO NO to Kum & Go!  
**Date:** Monday, October 10, 2022 11:00:52 AM

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Yes, but there could be a chance for the City to buy or take eminent domain to save the intersection from severe over crowding. Kum has 400 gas stations, they don't need this one. Also will there be an environmental impact study? The giant gas tanks could leak into a major water supply!

On Mon, Oct 10, 2022 at 8:47 AM Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)> wrote:

The subject property is privately owned. It is not owned by the City, nor is it part of Sugar House Park.

Thank you for your comments about this proposal. Your input will be included in the staff report and passed along to the Planning Commission when these petitions are scheduled for a Public Hearing at a future date and time. The date of that meeting is not clear at this point.

Please let me know if you have additional questions or comments and again, we thank you for your input.

Regards,

**Diana Martinez**

Principal Planner

Planning Division

**DEPARTMENT of COMMUNITY *and* NEIGHBORHOODS**

SALT LAKE CITY CORPORATION

Desk phone number: 801-535-7215

Email [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** Carol Hansen [REDACTED]  
**Sent:** Sunday, October 9, 2022 3:10 PM  
**To:** Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)>  
**Subject:** (EXTERNAL) NO NO NO to Kum & Go!

Please please please do not use the land at 2100 South and 1300 East for a new gas station. This intersection is already a nightmare, and this is before the new development at 21&21 is finished adding at least 200 cars to the area! I have lived in Sugarhouse for 40+ years, my great grandfather gave the city land for the first library in Sugarhouse. We live with many new neighbors and residents that have moved to Sugarhouse for its livability and unique character. NO ONE I know wants another gas station there that will only support out of towners driving through! The gas will be expensive and it will just wreak havoc on the already too busy for its size intersection. None of the locals use the existing gas station. This is NOT West Valley City, or Draper. Sugarhouse is hanging onto its charm by a narrow thread. Keep Sugarhouse charming!!!

PLEASE PLEASE PLEASE divert the land to the park which is already overflowing with use. Add a park cafe, add more parking in the park. This will ALSO provide for easier access to Allen Park. The City has done a pretty good job with Sugarhouse, trying to make it more unique with trees and locally owned shops, the Hollow and Allen Park. Adding the gas station will just make it unlivable and destroy all the good that has been done. Let's make Sugarhouse even nicer and more special with a park based cafe and even a small amphitheater for a local music venue!!! **Increase the quality of our lives, not the pockets of some out of town evil polluting corporation.** THANKS!!!! Show the residents that the City really cares!

NO NO NO to Kum and Go!!! Thanks for listening.

Carol Hansen  
[REDACTED]  
[REDACTED]





**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Proposed Gas Station - PLNPCM2022-00053 Conditional Use - Gas Station  
**Date:** Sunday, February 13, 2022 12:59:35 PM

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Dear Ms. Martinez,

I am writing to you concerning the proposed gas station for the former sizzler location by Sugar House Park.

As a nearby resident [REDACTED] I am very concerned about the proposed gas station. My concerns are the following:

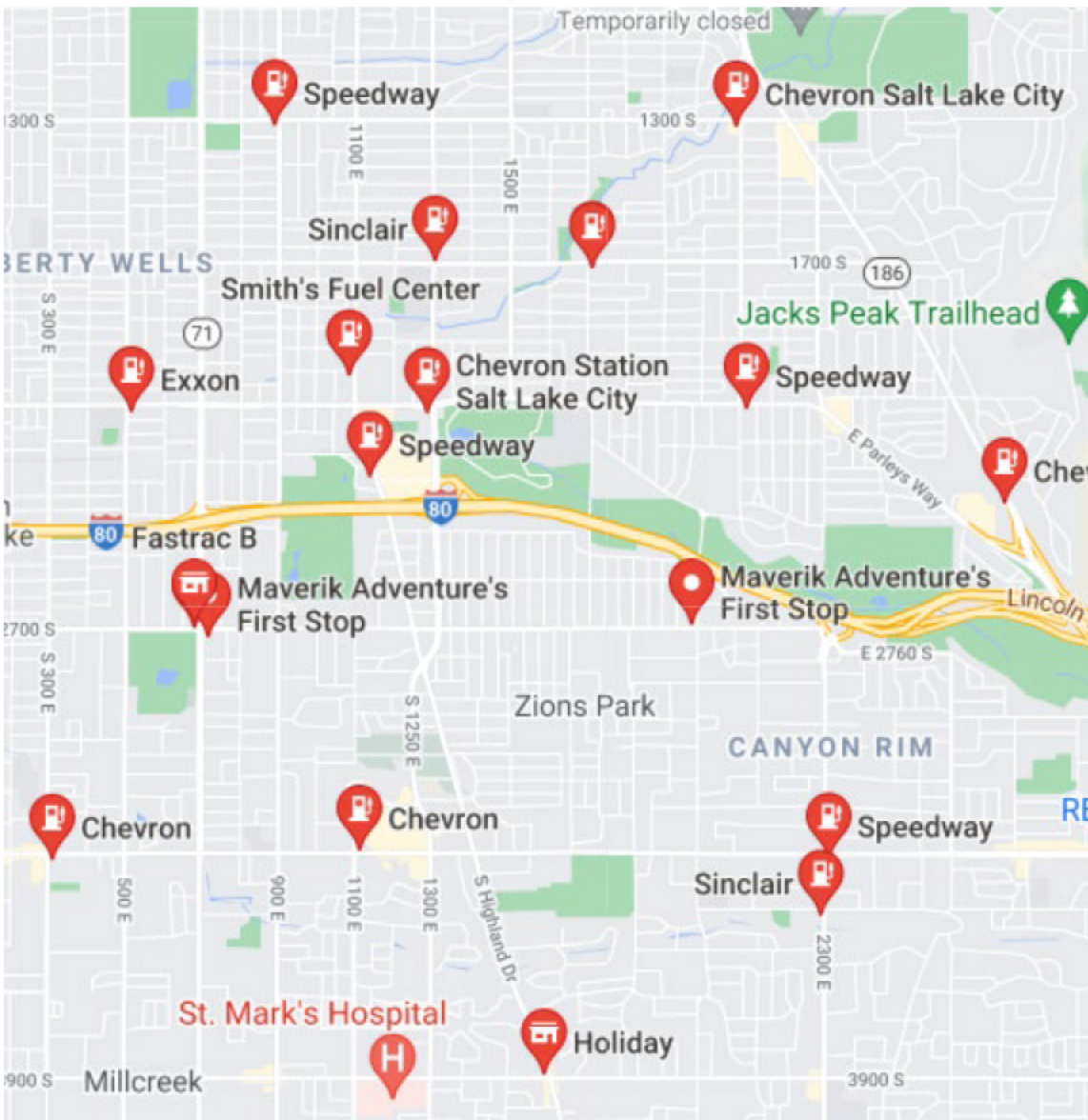
1. The gas station goes against the character of the neighborhood: the neighborhood is a walking and biking one. People take advantage of and frequently use the sidewalks and streets for biking in the neighborhood and to/from the Sugar House Park to their homes. A gas station will greatly increase cars stopping, starting, turning and creating hazards for pedestrians and bikers.

Additionally, the gas station is an eye sore that is not in keeping with park-goers and others walking/biking the perimeter of Sugar House Park. The Park is an oasis used not only by residents but others who want an opportunity to enjoy the outdoors in a beautiful, peaceful, green space. The gas station would take away from all of those aspects by taking away from peacefulness - cars constantly coming and going - away from green space - a concrete behemoth abutting the park - and the beauty - again, a concrete behemoth that will not only be visually unappealing but cause spewn about garbage that will frequently make its way into the park.

2. We do not need a 2nd gas station just feet away and catty-corner to the Chevron. Is not one gas station sufficient to meet the needs of the neighborhood????? Why do we need a 2nd one!? Will it make gas more accessible? NO! Will it provide more food options? NO! But, will it create more difficult traffic for not only pedestrians and bikers to navigate, but also motorists? YES!(Cars trying to enter and leave the gas station add to the multiple directions at multiple times - not even governed by traffic lights - for bikers and pedestrians and make it hard for them to safely navigate.) It will create more light pollution, noise, concrete wasteland, and garbage.

3. The gas station will have to be well lit at all hours of the day and night to ensure that passers by see it, feel it is "safe" and are attracted to enter. this means that all this "extra" light, not to mention the noise, will spill over into the park which will sit on the backside of the gas station. That too will take away from the park experience and the desire for beauty, natural light and greenery.

I am a concerned resident who is strongly opposed to adding one more, highly unnecessary, gas stations to an area that is already well-served by gas stations. How many are possibly needed to serve not only my immediate neighborhood, but also those around me. In case there is any question about the abundance of gas stations that already exist 19!!!! in under two miles and here is a picture.



I hope that you will seriously consider this resident's and others' concerns.

Regards - cynthia hofmann

Cynthia Hofmann



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Why are we putting another gas station in sugar house!?  
**Date:** Friday, September 23, 2022 1:08:44 PM

---

Hey, just found out that the empty sizzlers that's been sitting empty in sugar house has plans to be a Kum & Go gas station. This is incredibly stupid and will be widely regarded as a cash grab. There is no reason to put another gas station right across from a chevron. How about instead we put a nice little Cafe or something that people will appreciate. Also you guys should focus on making the city more dense and walkable to increase foot traffic and make us less dependent on cars, there's also studies that show they are better for the economy than having a single business surrounded by parking spaces. But you probably don't care and only want to line your own pockets.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Proposed Kum & Go Location at Sugarhouse Park  
**Date:** Friday, September 30, 2022 8:26:56 AM

---

Ms. Martinez,

The location overlooking Sugarhouse park that was vacated by Sizzler has one of the best views in the valley. The fact that Kum & Go is slated to take that space is literally a travesty. There is not a dearth of gas stations in that area. There is however a dearth of lovely places left in the valley to add something that would utilize such a fantastic view and lift the community. A beautiful restaurant, art school, community center, library extension, wedding or event center, would all be superior options to yet another gas station.

Please reconsider this approval.

Sincerely,  
Colette Litster  
Salt Lake County Resident

[REDACTED]

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) NO KUM & GO  
**Date:** Wednesday, October 19, 2022 9:14:40 PM

---

Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Caroline Retel [REDACTED]  
**Date:** October 17, 2022 at 1:05:28 AM MDT  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject:** (EXTERNAL) NO KUM & GO

As a resident of Salt Lake City and Sugarhouse, I cannot stand for a gas station to damage our community. Don't fuck up our traffic and ruin the chill vibes because of capitalist bullshit.

**From:** [REDACTED]  
**To:** [Norris, Nick](#)  
**Cc:** [Martinez, Diana](#)  
**Subject:** RE: (EXTERNAL) PLNPCM2022-00053 Conditional Use -Gas Station  
**Date:** Monday, September 26, 2022 1:18:33 PM

---

Hi Nick,

Thank you for your message, and thank you for your hard work at the city. I imagine you are fielding many questions and comments, especially in regards to the old Sizzler site. I have designed, and built in SLC and South Salt lake and can appreciate the process and challenges.

As an interested citizen I realize and respect the process regarding the Planning Division and Planning Commission in the case of this Conditional Use request. As citizens if we can show potential risk of Environmental contamination to Parley's creek and Sugarhouse we can potentially have the Conditional Use for Gas Station denied, and at least put ball back into owners court to decide on other Use scenario or even a sale of property.

I will definitely keep abreast of the Planning Commission meeting and hope to attend.

Warm regards,  
Chris

--

**Christopher Rusay** Design Director / Founder

[REDACTED]  
[REDACTED]

[REDACTED] [REDACTED]

---

**From:** Norris, Nick <Nick.Norris@slcgov.com>  
**Sent:** Monday, September 26, 2022 11:54 AM  
**To:** Chris Rusay (KO) [REDACTED]  
**Cc:** Martinez, Diana <Diana.Martinez@slcgov.com>  
**Subject:** RE: (EXTERNAL) PLNPCM2022-00053 Conditional Use -Gas Station

Thank you for your comments. We appreciate your passion for Sugar House Park, your neighborhood, and our city. This proposal was submitted by Kum and Go, with the consent of the property owner. The property is privately owned. It is not a city proposal, but the city is required to process the application. You can find out more information about the project here: <https://www.slc.gov/planning/2022/02/07/kum-go-gas-station-conditional-use/> (sorry about all the links, our email system wont let me insert shorter links).

The zoning of the property does allow a gas station at this location as a conditional use. A conditional use is a category of land use that requires a public process to identify potential impacts that the use may create and find ways to reduce the impacts. Under Utah law, a conditional use is required to be approved if the impacts created by the use can be reduced. The role of the Planning

Division is to take public input on the potential impacts and analyze the impacts to determine if the impacts can be reduced. The Planning Commission is the body that will make a decision regarding the proposed gas station. The Planning Commission is required to base their decision on the standards adopted by the city, which can be found here:

[https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity\\_ut/0-0-0-70835](https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-70835). We agree that there are far better uses for the property. However, the Planning Division and the Planning Commission have to analyze this specific proposal.

Your comments will be made available to the Planning Commission prior to the decision being made so they are aware of the issues being identified by the community. The Planning Commission will hold a public hearing before making their decision. That public hearing has not been scheduled yet. If you would like to receive email notification of this public hearing or other public hearings held by the Planning Commission, you can join our email list here:

[https://visitor.r20.constantcontact.com/manage/optin?v=001DY8jcNcrjp7LXM-ZmKWAd5xRLH-fKMdggNZLYfv8l--lGTm\\_2FRB4Jl1Tgl1D1a6QDLvBLR2Z7b39-kdC2KRGvgmLq6eC\\_J9rBfrllkK5Fuo%3D](https://visitor.r20.constantcontact.com/manage/optin?v=001DY8jcNcrjp7LXM-ZmKWAd5xRLH-fKMdggNZLYfv8l--lGTm_2FRB4Jl1Tgl1D1a6QDLvBLR2Z7b39-kdC2KRGvgmLq6eC_J9rBfrllkK5Fuo%3D)

We love to see more people engaged about the development of the city. If you are interested in helping shape the zoning and development of the city, here are several ways that you can:

1. Sign up for the email list noted above. You can pick and choose the topics you are interested in and will receive an email about projects related to your interests and how to provide feedback on the work that the Planning Division does.

2. Bookmark the list of projects that the city is seeking your input on. The list of projects includes private development applications and changes to zoning that the city is considering. These projects can be found on our open house page of our website:

<https://www.slc.gov/planning/category/online-open-house/>

3. Participate in your local community organizations, such as a community council. Community organizations that are registered with the city receive notification of all zoning related issues that may impact their neighborhood. A list of all active community councils can be found here:

<https://www.slc.gov/attorney/recorder/recognized-community-organizations/>

4. Join the Planning Commission. There are currently vacancies on the Planning Commission. Planning Commissioners are residents of the city who make decisions on development proposals and recommend zoning changes to the City Council. While they do not represent specific districts or neighborhoods, the intent is to have as many neighborhoods from all over the city as possible represented. If you are interested, you can learn more here: <https://slc.gov.force.com/slccrm/s/Request?rt=a0F5G00000JZD1AUAX&category=Admin>

Finally, if you want to provide more input on the proposed gas station at the site of the former Sizzler site, please contact Diana Martinez at [diana@martinez@slcgov.com](mailto:diana@martinez@slcgov.com). Diana is the planner assigned to process the application and is best suited to answer any follow up questions that you may have.

**NICK NORRIS**  
Director  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**

SALT LAKE CITY CORPORATION

TEL 801-535-6173  
CELL 801-641-1728  
Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** Chris Rusay (KO) [REDACTED]  
**Sent:** Friday, September 23, 2022 8:17 AM  
**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Cc:** Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)>  
**Subject:** (EXTERNAL) PLNPCM2022-00053 Conditional Use -Gas Station

Hi Nick,

I am forwarding message I have cc'd Diana Martinez on this message, after being in touch with Judi Short.

This site is located 30 feet (4439ft) above elevation of the Parley's creek and lake in Sugarhouse park (4409ft). The hill from the SITE drops steeply towards Parleys creek and lake. It has a direct line of flow to the SOUTH EAST from the Gas Station into the lake. A breach of Gas station tanks, a spill from an offloading tanker, or even ground seepage could infiltrate the Parley's creek watershed. This would then enter and contaminate the parleys creek watershed as it heads West through the City.

Per the Galloway preliminary plans their Tanks are on the South East corner directly next to steep hill into park.

Please see attached PDF for their grading plan.

I have attached a PDF of elevations for reference.

Request Type: Conditional Use- Gas Station  
Location: 2111 South 1300 East  
Zone: CB -Community Business Zone  
Overlay: Groundwater Source Protection Overlay District

--

**Christopher Rusay** Design Director / Founder  
[REDACTED]



[REDACTED]

[REDACTED]

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) Gas station plan  
**Date:** Wednesday, February 1, 2023 5:06:54 PM

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Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Leslie Chadwick [REDACTED]  
**Date:** February 1, 2023 at 5:00:13 PM MST  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject:** (EXTERNAL) Gas station plan

I strongly oppose any plan of having a gas station built to replace the Sizzler adjacent to Sugarhouse Park. Please do the right thing and avoid building something that would be an eyesore. A gas station is not needed, and would contribute to lines of traffic on an already busy corner.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) 1300 E 2100 S  
**Date:** Saturday, February 12, 2022 8:12:29 AM

---

Hi!

I live in Sugarhouse and recently heard about the plans for a gas station to replace the Sizzler. I have loved walking or biking to Sugarhouse park for 15 years. I moved to the area from out of state back then to work at U medical campus, where I still work. Sugarhouse Park has been an oasis of open space and natural beauty for me to enjoy. And now that I have kids, it's a place we enjoy being as a family. The one eyesore of the park has been the corner that was commercialized. Now that Sizzler closed, we have a chance to fix that, but a gas station would only make it worse. I'm nervous about more cars constantly coming and going from it, turning in and pulling out, making it less safe for little kids walking or riding bikes to the park. A major reason we live in this neighborhood is for the walkability of it.

Thank you for your consideration,  
Amanda Choudhary

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse Park Kum & Go  
**Date:** Friday, March 25, 2022 9:30:54 PM

---

Diana Martinez,

As a longtime resident of both Sugarhouse and Salt Lake City, I would like to voice my opposition to the conditional use proposal for the gas station/convenience store on the north west corner of Sugarhouse Park. Sugarhouse Park is an irreplaceable part of the Sugarhouse community and it is highlighted by its stunning backdrop of the Wasatch Mountains. A convenience store on this corner would block the amazing views of our beloved mountains, and provide little contribution to the community other than another mediocre national chain store that does nothing for the local fabric of our community.

Surely we can find a better use for this irreplaceable corner of the park to contribute to the community. Ideally, perhaps Sugarhouse or Salt Lake City could purchase the parcel and add it to the park.

Thank you for your time,

Tony Church  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) former Sizzler property at 2100 S 1300 East  
**Date:** Friday, February 11, 2022 3:23:29 PM

---

I understand this property where the Sizzler was formerly located is being sold to a gas station. Please prevent that from happening.

This is already a dangerous intersection. And there is already one gas station near the intersection. Another gas station on that corner would increase the amount of traffic going in and out, with drivers positioning their cars in fueling spots, and then trying to exit. If they need to go back to the freeway, they will be trying to make a U-turn. This is NOT a good use of this property.

Try to find a use of this property that would bring something positive to the area. The best use would be for the city to buy the plot and add it to the Sugarhouse Park! The next best use would be to re-create a restaurant there, with window seats so diners can look out at the Park.

My husband and I spent many happy times enjoying lunch for Seniors in the former Sizzler. It was a treat to look out and watch the ducks, cyclists, dog walkers, and trees growing their leaves in the spring, then later turning colors in the fall.

This property is uniquely situated because of its view-location near the Park. Please do what you can to keep this property as a restaurant or as a part of the park.

Carolyn Clark & Rick Gamble  
Salt Lake City residents

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go  
**Date:** Tuesday, February 28, 2023 12:17:17 PM

---

Hey there- I am a resident of sugarhouse. Thanks for your work.

I just wanted to send along my disapproval of the idea  
Of a Kum and go gas station going where the sizzler used to be.

If you need more from me, let me know.

Steele croswhite.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sizzler property  
**Date:** Friday, February 11, 2022 5:25:40 PM

---

When the Sizzler was on this site, did people complain? You do realise that some people will complain even if this was going to be a portal to immense riches and happiness?

Why doesn't everybody butt out and let the property owner do their own thing?

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) kum and go gas station  
**Date:** Monday, October 10, 2022 8:14:27 PM

---

Hi-

I live near [REDACTED] I drive by 1300E and 2100s everyday several times. I will be sad to see the empty lot across from KFC become a gas station. Sugarhouse park is an escape for residents from the concrete and metal of the city. Gas pumping and its deleterious environment connotations do not fit well with the beauty of the site. The lot s right next to an art installation that the city spent a lot of money on and the site has tremendous mountain views. A restaurant with an open patio facing the mountains would be ideal, but short of ideal, many things would be better than a gas station. Please consider not allowing the gas station.

- Deanna



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse Park Lot  
**Date:** Saturday, October 1, 2022 9:42:06 AM

---

Good morning Diana:

I understand that the Planning Commission has not approved the Kum&Go for the NW corner of Sugarhouse house park. As a long time resident of Sugarhouse, I urge you to not approve the Kum&Go.

That is such a beautiful lot, and an entrance into our community. To have a Kum&Go would be an absolute disgrace. In addition to it being an eyesore, gas stations may be obsolete in 5 to 10 years. It does not contribute to cleaner air and the company is not a Utah based company.

Wouldn't it be best for the community to take our time with that important piece of land, and wait for a more appropriate business to build on that lot?

Please urge the commission to do the right thing.

My best,  
Dena Eytan

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) NO Kum&Go  
**Date:** Wednesday, October 12, 2022 8:23:37 AM

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Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Dave Marquardt [REDACTED]  
**Date:** October 12, 2022 at 7:56:57 AM MDT  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject:** (EXTERNAL) NO Kum&Go

Please please don't build a gas station. I can't think of a more backward looking investment in what is a beautiful corner of the park.

Thank you

--

Proudly leading...  
[Beehive Sport and Social Club](#)  
[Infinite Games](#)

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) Kum and go somewhere else  
**Date:** Friday, October 14, 2022 2:08:35 PM

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NICK NORRIS  
Director  
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

TEL 801-535-6173  
CELL 801-641-1728  
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-----Original Message-----

From: Dom Martinez [REDACTED]  
Sent: Friday, October 14, 2022 2:07 PM  
To: Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
Subject: (EXTERNAL) Kum and go somewhere else

Dear Mr Norris,

As a true faithful man to god, I also am faithful to our beautiful state. With that said, a gas station (pardon my language) is not fricking nice! Gosh darn it! I will not stand for this pollution that my two children and wife have to inhale as we have bible study near by on our Sunday picnics! I know God will tell you how wrong this is.

Respectfully,

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Gas Station NW corner of Sugar House Park  
**Date:** Wednesday, September 28, 2022 9:09:48 PM

---

Hello and thank you for trying to purchase the lot NW corner of Sugar House Park. I live at [REDACTED] which is less than 1 mile from this lot. It's clear residents do not want a gas station there and I am hoping you and the planning commission can help us. Kum and Go is based in Iowa and this gas station will not really benefit Utah, gasoline may be obsolete in 10 years, the smell of gasoline at the park is not appropriate. Thank you.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Please do not approve Kum and Go at sugarhouse park!!  
**Date:** Friday, February 11, 2022 7:38:42 PM

---

I am a resident living at [REDACTED] right around the corner from the proposed site of a Kum and Go gas station. I feel strongly that this would be a visual and environmental blight on this beloved and highly used park. My children love to ride their bikes and scooters to the park when the weather is nice, and I love to walk around the perimeter with my friends and all of us would be breathing more polluted air - some studies have found that the air and gas stations contains much higher levels of toxic fumes do used to the vaporization of gasoline during the filling process. The park also feels very safe right now, with the majority of people using it wanting to recreate in the outdoors. I would not feel as comfortable with my kids riding around independently, knowing the type of crowd that often hangs out around convenience stores. A gas station / convenience store gives nothing to the residents of the neighborhood, and ruins an otherwise beautiful location. A little market, restaurant, a coffee shop, store or cafe- there are so many businesses that could be profitable and enjoyable here, allowing people to enjoy the incredible views of the mountains from that location and supporting smaller local businesses. Please please please don't let this one of a kind site become an ugly, polluting, less safe gas station.

thank you,  
Adryon Burton Denmark  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse Gas Station Proposal  
**Date:** Tuesday, February 8, 2022 8:55:46 AM

---

Hi Diana,

We live off [REDACTED] [REDACTED] We regularly walk to Sugar House Park with our dog and drive 21<sup>st</sup> S daily for work.. To have cars going in and out of this corner would be dangerous for both and unsitely.

It would be so nice to have a coffee shop or small café with outdoor patio overlooking the park.

I think people would stop during walks or bike rides at a casual restaurant.

Sugarhouse is already over run with apartments and chain businesses.

Why not do something nice for locals. There will be a lot more of those soon!

Thank,

Holly Jamison

Sent from [Mail](#) for Windows

**From:** [REDACTED]  
**To:** [Norris, Nick](#)  
**Subject:** (EXTERNAL) NO TO KUM AND GO  
**Date:** Monday, October 10, 2022 4:18:05 AM

---

Hi Nick,

I am 24 and lived in Salt Lake City from ages 8-22. Sugar house park features in some of my happiest, most treasured memories. It is difficult at times to watch Utah's beautiful natural landscapes become desecrated by conservative Utah policy and politicians (even with a more liberal city government!), and that is why I'm writing you today. I'm begging you to reconsider putting in a kum and go gas station in place of the vacant lot by sugar house park!

Increasing traffic to a beautiful area simply for money is the picture of giving in to corporate greed. We do not need another gas station there.

Thank you for reading my email. I hope to hear back from you.

Best,  
Emma Brain

--

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go Sugar House Park  
**Date:** Monday, September 26, 2022 3:20:35 PM

---

It has recently come to my attention as a SLC resident that a gas station has been proposed on the corner of Sugar House park. MY only question is why. Do you plan on creating more traffic and accidents? Do you not want to improve the quality of the park by adding a coffee shop or local business to help them thrive in the local economy? As a resident of SLC I cannot stand for this outrageously tone deaf planning and hope you reconsider your efforts in this area.

Emma-Kate Campbell

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas Station Sugarhouse (Conditional Use Application)  
**Date:** Wednesday, September 28, 2022 10:36:31 AM

---

Dear Diana,

Thank you for taking the time to read through the public comments for this proposed conditional use permit. My name is Emily Currie, and I am a homeowner/engaged citizen in the Sugarhouse neighborhood, just a six (6) blocks away from the proposed development site (former Sizzler restaurant).

I would like to state my opposition to the granting of this conditional use permit for several reasons:

1) There are over 12 gas stations within a 1-mile radius of the newly proposed gas station. Therefore, there are plenty of alternative options for refueling, including the Chevron that is immediately across 1300 E. There is no need for an additional gas station on this parcel.

2) A gas station would increase congestion on both 2100 S and 1300 E. Both of these streets are major thoroughfares for the Sugarhouse neighborhood, and are already overcrowded as it is (as noted by the City with the proposed transportation study/improvements to 2100 S from 700 E to 1300 E). A gas station on the parcel would create a backup on 1300 E going traveling north, causing additional delays, especially during commuting hours. Additionally, the proximity to the I-80 interchange at 1300 S exacerbates this issue.

3) According to the SLC Zoning Map, the Property is zoned CB: Community Business. Per the Zoning Code, "The CB Community Business District is intended to provide for the close integration of moderately sized commercial areas with adjacent residential neighborhoods. The design guidelines are intended to facilitate retail that is pedestrian in its orientation and scale, while also acknowledging the importance of transit and automobile access to the site." Gas station uses are not aligned to the intended purpose of the CB Zoning Classification, as this use is not pedestrian-oriented. As such, the application should be denied as it does not facilitate pedestrian retail, and is not a permitted use by right per the zoning code.

4) The City has done an incredible job over the past decade to revitalize Sugarhouse and create a sense of neighborhood pride for its citizens. A gas station would be detrimental to this sense of community as it is an impersonal business not intended to increase the quality of life of the local population, rather is geared toward passerby's coming off the highway to refuel. Additionally, studies show that gas stations have negative impacts on the local environment (potential for leaking USTs), human health, and property values.

5) We are already seeing shifts in the market from gas-powered vehicles to hybrid or electric, making a gas station a short-term solution for this site, with long-term environmental repercussions. Most automakers are expecting to stop selling new gasoline-powered vehicles altogether by 2035. Global electric vehicle sales are already rapidly increasing - doubling from 2020 to 2021 (U.S. Department of Energy study).

6) Salt Lake City and the State of Utah has an obligation to its citizens to reshape the transportation systems so that Utahns are less reliant on carbon-producing modes of transport to get around. An additional gas station is in direct opposition to this goal.

Again, thank you for taking these points into consideration when you are reviewing the conditional use permit application for the proposed Kum & Go at 2100 S 1300 E. I hope the City can find a more neighborhood-friendly alternative use/development for this parcel that benefits the citizens of Sugarhouse and the wider SLC community.

Warm regards,

Emily Currie



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Case PLNPCM.2022-00053  
**Date:** Friday, March 25, 2022 4:57:17 PM

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Dear Ms. Martinez,

As a Sugar House resident I would like to register my opposition to the proposed Kum and Go gas station proposed for the southeast corner of the intersection of 1300 E. and 2100 S. The area is too congested and the distance to the on and off-ramps for I-80 are too close for the additional traffic the proposed station will generate. As a Sugar House resident, I am all too aware of a prior conditional use that was approved that has become a circulation nightmare: the Chic-fil-A (pardon me if I misspelled it). I hope the Planning Commission will not make a similar mistake, just as the City and UDOT are planning intersection improvements to improve congestion.

I am particularly concerned about the impact of delivery trucks, who will need to enter the site from 1300 E. and then turn east onto 2100 S. I assume they will rumble up 2100 E., then get on Parley's Way, to return to I-80. This traffic pattern would be in direct opposition to Section 21A.54.080.B5: *Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;* and Section 21.54.080.B8: *Access to the site does not unreasonably impact the service level of any abutting or adjacent street.* The additional truck usage generated by the proposed gas station trucks will contribute to the traffic disruption of thousands of people using 2100 S. and Parley's Way. Currently, the trucks hauling away dirt from the new construction at 2100 S. and 2100 E. are a real impediment to traffic flow but at least that will end (someday). The traffic forced to head east, "kuming and going," (sorry -- I couldn't resist!) will become an unfortunate part of a quiet residential and low-scale commercial neighborhood.

Sugar House has suffered enough. I urge the Planning Commission to vote "no" on this proposal.

Thank you for considering my comments.

Regards,

Elizabeth Giraud, AICP

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sizzler location -- Lets Develop It  
**Date:** Wednesday, February 9, 2022 11:51:06 AM

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Council Woman:

I wrote you as I am in favor of a gas station or any other business on the location of the old Sizzler on 2100 S 1300 E – I feel anything done tastefully will clean up the corner and be better then what we have today.

I live not far away up near [REDACTED] and drive by this location on a daily basis; with a gas station the traffic will not change much (it will stop all the U Turns to get to the current Chevron).

Regards  
Eric Povilus

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse Park NW  
**Date:** Saturday, October 1, 2022 9:48:35 AM

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Hi Diana—

I am a resident of the Sugarhouse area and have been following what will happen to the Sizzler property. As other neighbors have said, another gas station and convenience store on the property is ludicrous. The homeless population will surely be attracted to a business like that. Gas stations may be obsolete in 5 to 10 years, it does not contribute to cleaner air, and kum& go gas station is based in Ohio, not Utah.

We only get to make this decision once and need to consider options that will enhance the park and neighborhood. Still my blood boils every time I drive past the ridiculous “art installation” of mini-golf-type artificial red rock near that same corner. Talk about a “miss” and huge mistake.

We would like to see a charming restaurant with outdoor seating, or rental equipment to use in the park. If the parking lot would be too small, the city could give up a little piece of the park.

Please let neighbors have some input.

Thank you—  
Liz Warner

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas Station (1300S/2100E)  
**Date:** Wednesday, February 9, 2022 11:14:12 PM

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Hello Diana,

Thank you for being the one to accept comments from the public on this location.

I'm writing you as a mother, neighbor, and consumer, to express my concern about the plans for this property on the southeast corner of 2100 South & 1300 East.

Sugar House Park represents health, play, and tranquility. First and foremost, I feel a gas station at that location, in such close proximity to the park, would create toxic fumes for those of us biking, walking, and jogging daily for better health; and for our kids playing in close proximity.

Also, I strongly feel that, visually, a gas station would cause a huge imbalance in the look of that area- with a KFC, CVS, and Chevron taking up the other four corners- it would give a total over-commercialized feel rather than the smart feel of small business and creativity that Sugarhouse so wonderfully depicts. I could very much imagine Sugarhouse Coffee (or some other light & bright cafe) setting up there, with a patio facing the park. Perhaps an upscale bicycle shop? Ultimately, something without a drive-thru.

I strongly believe that a gas station at that location will create strange traffic patterns in an already congested area.

Thank you, again, for accepting my comments and I wish you a great rest of your week!

Sincerely,

Sharon Bates  
[REDACTED]  
[REDACTED]

## Norris, Nick

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**From:** olivia brown [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:52 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO KUM & GO IN OUR PARKS

Hello Mr. Norris,

I would like to suggest that the Kum & Go gas station is an awful idea in Sugarhouse Park. The only thing kuming is traffic and it won't be going anytime soon. Better to evolve the space by adding a cute little cafe that sells pastries or a local restaurant. Hope you take these suggestions into full effect.

Kind regards,  
Olivia Brown

1

## Norris, Nick

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**From:** Abi Eyre [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please don't put that Kum and Go in a no no zone

I recently viewed queen of slc's TikTok about the possibility of putting a kum and go in place of sizzler located near sugar house park and I must say I can think of a lot of ideas that would be much better suited for this space and traffic issues that already exist massively at this intersection one huge concern I have is safety! Getting through there is already very time consuming for most people with Westminster, the park, and most of the thriving business already situated there not to mention the gas station literally across the street I don't see the need for this as there's accidents there nearly every time I travel there. I understand business is business however when it has to do with a place that holds such a powerful presence it could be something amazing instead of a future problem shack in my eyes. I'm writing this in hopes you make a comment on why this is something up for consideration as convince of another entry to gas wouldn't cut it at such a valuable location. Something I'd personally love to see put there would be a workspace for college students something locally run rather than a big box coffee shop would definitely become a meeting point for lots of walking traffic as well. My friends at Westminster and even the U are constantly at sugar house park and complain they have to drive all over for a air conditioned space to just study and hang out and we all know the summers are getting hotter these days. Another idea would be a restaurant honestly not a drive through it's corner is close to other successful fine and regular sit in dining but it would have to be something with a better or cooler essence than a sizzler I

2

don't know anyone who lives in sugar house that regulars sizzler as it's quite frankly not been talked about much in 27 and below crowd which is who regulars this area the most. I obviously don't know the numbers but I do know this will cause massive headaches for me and a lot of others in the community. --

have an awesome day

3

## Norris, Nick

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**From:** Keara Ranck [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) CUM & GET THIS GAS STATION OIT OF OUR PARK

Hello!

My name is Keara and I grew up about a 10 minutes bike ride from sugar house park. I would frequently spend my days going to the firework show, sliding down the tube that goes under the bridge, feeding the ducks and geese, sledding, hammocking, building fairy houses, picnicking, swimming in the stream and just generally playing in the park. I also grew up going to Sizzlers (May she Rest In Peace) with my grandparents right there in the corner.

I was saddened to hear that the city was planning on putting a gas station on that now vacant corner. Sugar house is already densely crowded (in my opinion over crowded) which has led to much traffic, especially in that corner area and I don't think that a second gas station in that corner would benefit the community.

Suggestions I would make would be: a yummy cafe that serves good coffee and brunch, a gear shop where people could rent gear to use in the park, a fancy dinner place with views of the park and the mountains. Anything but a gas station.

4



Thanks for your consideration!

Keara

5

**Norris, Nick**

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**From:** Daniela Hartin [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:38 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) WE DONT WANT KUM AND GO

As a resident of sugarhouse and salt lake city, i do not think it is right to put a kum and go when there is one on the other side of the street. It WILL cause traffic to an intersection that doesn't need anymore. Respectfully, stop wasting tax payer money on nonsense.

Sincerely  
A Sugarhouse Resident

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**Dani Hartin**

[REDACTED]  
[REDACTED]

6

## Norris, Nick

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**From:** Katelyn Elizabeth [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) AGAINST KUM AND GO AT SUGARHOUSE PARK

As a resident of Sugarhouse and Salt Lake, I will not stand to let another money grab further pollute our air and ruin my favorite park!  
This park is such a beautiful place, do NOT RUIN IT !

7

## Norris, Nick

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**From:** Dresden Curtis [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:17 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go

Please don't put another gas station across from another gas station 😞 no need for 2 gas stations. Why not put a rad local restaurant or any restaurant for that matter there? I'm referring to sugar house park by the way. If you haven't gotten 1000 emails already about this. Bad idea man.

Thanks  
Dresden Curtis

8

## Norris, Nick

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**From:** mar [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:14 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

As a proud citizen. I (and many people around me) WILL NOT stand for a KUM and GO to be placed in such a beautiful spot. Respectfully, there are so many other things that can benefit the city, and especially the park. like a cute cafe, a little donut shop. honestly, ANYTHING but a gas station would be wonderful. please and thank you

Respectfully, proud citizen

9

## Norris, Nick

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**From:** Jacob Moyers [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:06 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

hey man don't put that gas station there. its not cool. there's already gas station across the street, stop being a money sucking zombie and put something cool there instead.

regards, urbenlink

10

## Norris, Nick

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**From:** [REDACTED]  
**Sent:** Thursday, September 22, 2022 11:04 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) do not put another gas station at the intersection by sugarhouse park

I live near this intersection and it is an absolute nightmare. The worst thing that could possibly be done is adding another gas station. We have enough gas stations. Try adding something for people instead of cars maybe

11

## Norris, Nick

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**From:** [REDACTED]  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Come & Go Gas Station Sugar House

As a resident of Sugarhouse and Salt  
Lake City,

I don't think building a gas station would be the best idea at the location you guys have chosen, being a marketing [REDACTED] I understand that you and the gas station owners are trying to make more money but you have to consider the idea of the traffic build that this will cause, also the view would be ruined.

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**Asim Adi Hrvat**

[REDACTED]

12

## Norris, Nick

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**From:** Josie Dimick [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:59 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park!!!!

As a resident of Salt Lake City, this money grab is not tolerated nor the horrendous traffic this will cause. This idea needs to go as quickly as it came.

13

## Norris, Nick

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**From:** Spencer Gerritsen [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

I am a resident in Salt Lake City Utah and I would like to come forward and say in the nicest way possible, please do not allow the gas station to be built on this lot. The park is much too pretty to have a second gas station right next to it.

14

## Norris, Nick

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**From:** SLC [REDACTED]  
[REDACTED] 51 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go Sugar House

Nick,

Hope this email finds you well. It's recently come to my attention the city plans to approve the building of a Kum and Go gas station at Sugar House park.

This is a blatant failure of city planning. Residents of Sugar House and Utah more broadly need city planning that makes sense. We need city planning that emphasizes small businesses, enables public transportation, and helps our climate. Through the approval of this monstrosity you have somehow managed to fail all three conditions.

The people of this city will not stand for this monstrosity. Please implement a sustainable program that helps small businesses and Utahns alike.

Ryan Hamby

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15

Ryan Hamby

## Norris, Nick

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**From:** Kathryn Cunningham [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Get this gas station out of our park

Good evening Mr. Norris,

It's been brought to my attention the idea for a Kum and Go to be put in where Sizzler used to be by Sugarhouse Park.

Please know that this is a horrendous idea. The traffic on 1300 E is already horrendous especially as it bottle necks after 2100 S heading North.

There is already a Chevron on the corner of 1300 E and 2100 S and where it may be more inconvenient for drivers heading North bound it isn't too hard to take too lefts or get gas on the corner of 1300 E and 1700 S.

Other suggestions for this location would be:

- Cafe
- Add a small deck and a wall of windows and take in the view of Sugarhouse park
- A bar and grill

17

-Nothing says an afternoon out of the office like a beer and a view

Additionally either of these options would better compliment the vibe of the already existing establishments of the area. Even a cat cafe would give the area a unique charm.

Please don't ruin beauty Kum for the beauty, let Go of the gas station.

Respectfully,  
Kathryn Cunningham

18

## Norris, Nick

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**From:** Megan Stoker [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SUGAR HOUSE PARK LOT

<https://www.tiktok.com/t/ZTRasgnVJ/>

19

## Norris, Nick

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**From:** Michael Webster [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go

Hi Nick,

I just heard about the proposed Kum and Go slated to go into the spot on the corner of 21st and 13th and, as a resident of the area, I ask that you all reconsider this plan. There is an opportunity to add to an already beautiful park, in a spot with a beautiful view of the Wasatch front, and it would be a real shame to have a gas station there instead.

Truthfully, the focus should be on making Sugar House a pedestrian friendly, walkable part of our city anyway, and adding a gas station across from another gas station is the opposite of that.

Please consider alternatives.

Respectfully,  
Michael Webster

Sent from my iPhone

20



## Norris, Nick

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**From:** Taylor [REDACTED]  
[REDACTED] 50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go at Park Corner

Nick,

As a frequent user of the park on the weekends, I would love to place a complaint and disagreement with the decision to place a gas station at the corner of the park.

Out of the all the uses we have for our property in this beautiful city, a gas station does nothing to support the motivation for our community to get outside to experience our city and it's beauty. If nothing, it attracts the bad and negative to the community and makes it unsafe for our children and families to safely play in and enjoy.

Please take into your consideration that the actual people who use this park are the ones who matter, not another commercial organization.

Thank you,

21

Taylor

## Norris, Nick

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**From:** Patrick Salas [REDACTED]  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Do not build a kum and go by sugarhouse park

There's a gas station across the street, there is no good reason for this. Let it be a breakfast cafe, coffee shop, anything that actually brings life to the area.

23

## Norris, Nick

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**From:** Gabby B [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) kum & get this gas station out of our park -\_-

hello,

i am writing because i heard that y'all are trying to put a gas station on the corner of sugar house park where sizzler used to be. i am here to tell you why this is asinine, and, frankly, inappropriate.

can you imagine the traffic, accidents, and overcrowding that would ensue if a gas station was added to THAT intersection? one of the busiest intersections in sugar house?

there are MANY other ways to fill the space that could be beneficial to the community in healthier ways. i see it may be good for the economy, but i think people's livelihoods should be prioritized over profit. additionally, gas stations simply are not nice to look at. that space should be occupied by something pretty to match the vibe of sugarhouse park, not an eyesore. or maybe even just make it into another parking lot for park-goers to use?

i could go on, but you'd be less likely to read all that. so, i'll leave you with this final thought:

24

the demographic of people who live in sugar house do NOT deserve to be further robbed of its quaint charm. you've already stripped us of many local gems in favor of building brand-new housing developments we can't even afford. we're tired of it. please don't poison sugar house park by building a gas station.

thank you for your consideration.

yours most sincerely,  
gabrielle barker, a concerned citizen

25

## Norris, Nick

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**From:** Adam Bishop [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Summerhouse Park planning

Mr. Norris, As a long time resident of Salt Lake City born and raised in Sugarhouse. I consider Suger House Park to be a pillar of pride for the community. I am deeply concerned about the developement plans for the former Sizzler site. I would like to share my view about it. I would like it to be annexed into the park. It could be reserved for park improvement and not a gas station and or buisness. I'd like to have it used to make the area better for the people whom use it.

I recommend having it reserved for parking or a monument. I really needs further discussion on this matter.

26

## Norris, Nick

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**From:** maddison barney [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hi! I am a resident in sugar house i really don't think we need another gas station. I would love to see a restaurant/bar or a Dutch Bros/ cafe. Something to enjoy the view!!

27

## Norris, Nick

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**From:** Vilde King [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO SUGARHOUSE PARK

Hi Nick,

I'm a resident of sugarhouse a few blocks from the park. For the love of god, if you guys put in a Kum&Go (and I even love that gas station) in the lot where sizzler used to be in sugar house park, I will personally block the entrance every single day with my body and my dog. Even if you arrest me I will have someone else do it. That lot is so gorgeous and 13th is already clogged as it is. Protect that area. Do something for the community. There are so many options for you. A farm supply store, florist, cafe, a co-op, a visitors center for Christ sake! I don't want a gas station in that park. I don't need another one there are already 3 within a mile radius. Be better than that. Don't put a KUM and go there. I don't care about the money they'd (or hell you idk) would make. DON'T!

Thanks,  
Vilde King  
[REDACTED]

28

**Norris, Nick**

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**From:** Abby McGowan [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house vacant lot

Hi Nick,

I've been hearing that there are plans to build a gas station in a lot with arguably the best views in salt lake. I'm referring to the lot that was previously a Sizzler. This would be a tragic use of land given that there is a gas station literally across the street. A cafe or restaurant would be a much better fit for that spot.

Thanks,  
Abby

## Norris, Nick

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**From:** natalie magliocchino [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:34 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Gas Station

Hello,

My name is Natalie Magliocchino and I'm a resident of Sugarhouse. I urge you not to put a gas station on the corner of 2100s and 1300e. There's already a chevron right by the park and it will cause more traffic. It also will be an eye sore in the park. Please reconsider putting a gas station there. I'm sure my neighbors agree.

Thank you,  
Natalie

31

## Norris, Nick

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**From:** Lia Christensen [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM and get this gas station out of our park

As a sugar house native I am so sad to hear that there is a plan to put an ugly gas station at this pristine corner of sugar house park. This would be the best place for literally anything else. It has the best views and there is already a nice chevron across the street. We don't need anymore traffic on this busy corner.

Sent from my iPhone

32

## Norris, Nick

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**From:** Ricky Baeza [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:26 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello Nick,

As a resident of Salt Lake City, I would love to see the abandoned lot near sugarhouse park to be a building that would serve the community. I feel as though Another gas station would result in further congestion of an already busy area. There are various other gas stations individuals can fuel their cars at including across the street. I hope the views and location of this area can be utilized for something other than a gas station.

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Best wishes,  
Ricardo

33

## Norris, Nick

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**From:** Rob Stod [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:25 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

You know the gas station is a terrible idea. You know that. Be better.

34

## Norris, Nick

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**From:** Elmira Sperling [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Say NO to Kum and GO

City Planners,

Really? Please don't put in a gas station. The right hand side of that intersection is already CRAZY and who has even heard of a Kum and Go these days? They must be paying big bucks. Please don't put another gas station in, I've seen so many monster trucks eat the curbs at Chevron and narrowly avoid everyone within a 10' radius.

E  
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Elmira Sperling  
[REDACTED]

35

## Norris, Nick

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**From:** Kayla Savage [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:19 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM&GO Gas Station

Hi Nick,

I'd appreciate if you rethought the gas station in Sugarhouse. There seems to be no purpose for this gas station. If most of the residents are saying they don't want a gas station then it's probably for a valid reason.

- Kayla Savage,

36



## Norris, Nick

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**From:** Shannon Mayo [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:16 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) About the Most Recent Horrible Idea...

Hi,

I am a resident of the sugarhouse area and I am writing to officially disagree with the proposed "Kum and Go" gas station to be placed next to sugarhouse park. As you probably (or I guess \*should\*) know, this area is already extremely congested (thanks CFA). The line for the light at that intersection gets longer every single day I swear. And with this, comes an increased rate of safety and traffic concerns. Adding a gas station here is only going to amplify these concerns and issues. To be frank with you- this is probably one of the worst ideas/proposals I've ever seen... actually maybe second to the LCC gondola, but that's a conversation for another time.

For the love of God please don't allow this to happen. If there's even one iota of care for our community, shut this down, and propose a different use of that space and view.

Thanks for listening,  
SM

37

## Norris, Nick

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**From:** Zachary Bowman [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:16 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n get this gas station out of out park

Hello Nick,

My family (as well as many SLC families) have enjoyed sugarhouse park for years. We go sledding there every winter and have regularly made laps around its walkways. The traffic on 1300 east has always been beastly, around the park, but knowing that future plans of a gas station being placed across from an already existing chevron baffles me. The congestion this will cause is a major concern, honestly confuses me when sugarhouse is such a great place for many unique businesses that could use the space in a way that doesn't cheapen the natural beauty of the park.

Sent from my iPhone

38

## Norris, Nick

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**From:** LaRaine Harmsen [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:13 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) GAS STATION AT SUGARHOUSE PARK?? I THINK NOT SIR.

Hello Mr Sir Gentleman Nick Norris.

Please do not put a Kum and Go gas station at the lot near sugarhouse park. This is ugly and will make it look like a trash dump. If you let this happen I will cry. I will send you video evidence of me crying if you do not believe me.

Seriously. Please. You could seriously put a nice restaurant or something good for the community, but you're putting a gas station that will be ugly and promote traffic and pollution near the park. There is already a gas station near there, we do not need another one.

Let's do something there to bring awareness to pollution and preservation of the park.

I'm not joking, I will cry.  
-Raine

39

## Norris, Nick

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**From:** Trenton Stout [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:10 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum&go's gotta go

Instead of putting a gas station across the street from another gas station, how about a restaurant rebuild, an area for food trucks for the park, repurpose it for the park or anything else than a redundant service.

Thanks

40

## Norris, Nick

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**From:** Katherine Ness [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Urban Planning: Alternatives

Nick,  
A kum and go gas station is considered a low quality brand. You are actually lowering the appeal of the area by thinking of putting it in the sugar house park location. It is very short term thinking and in the long run it will diminish the economy and value of that area. Not to mention the number of people that have died from the traffic in that intersection already.

Adding a gas station across from a gas station is what people do on “small town” exits of the interstate. Sugarhouse park and a collage in that area indicate that it’s not a quick pit stop area for people driving through the interstate to quickly fill up.

If this is truly about finances, give the people of Salt Lake a chance to raise money or propose businesses that they support for that location. This would be a major disappointment to your people and you would probably get a lot of shame for it. Don’t do it- please think longer term and about the infrastructure for the area.  
Urban planning should support generations to come and this feels like it destroys the foundation for the area.

41

I rave to my friends and family about Salt Lake and how I think it has the best infrastructure and urban planning for any city I have been to. If you put a Kum and Go on that corner, it degrades and sexualizes the corner giving everyone an icky feel. I will no longer be proud of the slc government.

Nick, if you have the ability to redirect this path toward a more homely and endearing experience for the people of slc, please do so. You can make this right.

## Norris, Nick

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**From:** Tanner W [REDACTED]  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Literally the worst decision that could be made. You know what I'm referring to. I truly hope you think about this a little more.

Sincerely... everyone.

Thank you.

- Tanner Winnie

Sent from my iPhone

43

## Norris, Nick

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**From:** Malynne Cottam [REDACTED]  
**Sent:** Thursday, September 22, 2022 10:03 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) PLEASE do not put another gas station in Sugarhouse Park

As a resident of Salt Lake City and frequent visitor of the park, I was very disappointed to learn that the Sizzler on the corner in Sugarhouse park would be replaced with a gas station when there is another one right across the street. A local business, more places to gather and enjoy the views, or something else to foster community would be a much better use of the space. Please reconsider. Thank you.

A Citizen

44

## Norris, Nick

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**From:** Alany Romero [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:58 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Salt Lake City, I don't and will not support nor stand another gas station being built near Sugar House Park. We need to preserve the beauty that is already there. Plus the amount of traffic flow will not be good for the families that are visiting the park. I urge you to reevaluate this decision.

-Alany Romero

45

## Norris, Nick

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**From:** Lucas sena [REDACTED] >  
**Sent:** Thursday, September 22, 2022 9:57 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park gas station

Hey bro please don't let this terrible discussion actually happen. Can you guys pick something that will utilize that space properly, even if it's a chain put something nicer than a gas station.

46

## Norris, Nick

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**From:** Jake Kolu [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and Go station at Sugar House Park

I cannot begin to fathom how this is acceptable in your eyes. One of the most beloved parks in all of Salt Lake, and location anyone would kill for, and it's being used for ANOTHER gas station? JUST CROSS THE STREET. Do not ruin the opportunity to have a beautiful, park-friendly local business there by putting an ugly gas station. Compliment the park, don't give in to corporate funds. Be proud of your city not sold to the highest bidder. I am ashamed to be a SLC and Sugarhouse resident because of things like this. So the right thing, DO NOT build the gas station there.

Jake Kolu

47

## Norris, Nick

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**From:** Anna Mellor [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hello Nick,

Please do not allow a kum & go to be built at the corner of Sugarhouse park. It would be great if that could be turned into a local shop/restaurant & we could support small businesses that way. Pretty much anything besides a gas station - particularly one with such a horrible name.

Let's not further add to the air pollution - particularly right next to the park where residents are trying to enjoy fresh air & exercise.

From your local Sugarhouse resident,  
Anna Mellor

48

## Norris, Nick

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**From:** Max Strayer [REDACTED] PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Solution

Good evening Nick,

My name is Max Strayer and I am one of your concerned constituents.

I am a local real estate agent who works in the [REDACTED] and strive to build Salt Lake City into the best and most community oriented city it can possibly be.

I would greatly appreciate and support any new consideration for the business/ industry that is to inhabit the south/east corner of 1300 E and 2100 S.

The current plan of the Kum and Go gas station causes great discern and disappoint in local government.

With that being said, I completely understand your perspective on implementing an industry that can yield a profit from such an expensive plot of real estate.

49

I do not intent to complain without a solution so I ask you to reconsider this decision and meet with me and my commercial real estate team to formulate a plan that is considerate of the community and focused on an alternative solution. A solution that will appease the local residents and created an iconic place in Sugar House that will be revered.

The infrastructure and cultural implications are too much for this community to bare.

I look forward to your response and wish you nothing but the best.

My best,

--



**MAX STRAYER**

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

50



**Norris, Nick**

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**From:** Sierra Rankow [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) We do not want Kum & Go at Sugarhouse Park

Mr. Norris,  
As a resident of Sugarhouse and as someone who walks and brings my young children regularly to the park, I cannot stress how unwanted this ANOTHER gas station is. That spot could be better used for anything else. It does not serve the community, it will add dangerous and unnecessary traffic, and will be an eye sore for such a beautiful spot.  
-Sierra Rankow



## Norris, Nick

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**From:** Addison Trupp [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:47 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Kum & Go

Respectfully, as a resident of Sugar House and Salt Lake City I am strongly against the construction of another money grab that further pollutes the air and impacts the beauty of the park. I strongly urge the city to reconsider the plans for the site.

Addison

53

## Norris, Nick

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**From:** Sarah P [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:46 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Park Gas Station??

Hi Mr. Norris,

As a resident of Sugarhouse, I'm pretty dumbfounded that the city is planning on replacing the empty Sizzler building on 1300 E and 2100 S with a gas station. There's a Chevron across the street! This could be a fantastic location for a restaurant or a coffee shop, maybe just an extension of the park with seating? Just something to engage all the young people who live in the area, ya know? I don't know why we'd want to bring more car traffic to an already congested intersection between the University and I-80.

I'm really curious why the city is going with another gas station, I'm not saying there's not a good reason, but myself and many of my peers can't figure out what it is.

Love to hear back if you have time.

Sarah Preece

54

## Norris, Nick

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**From:** Pam Spam [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Gas station in Sugarhouse Park... really?

Hello,

As a Utah local and resident of Sugarhouse, it's disappointing but unsurprising that once again my own government proves to me that they care more about money than the health, safety, and general wellness of their citizens and environment. Putting ANOTHER gas station on the corner of the Sugarhouse park shows a degradation of our local governments morals and we will not stand for it. Utah is suppose to be one of the most geographically diverse and naturally beautiful places in the world, but thanks to money grubbing people like you, it looks more like a truck side rest stop where one only stops to take a [REDACTED]. What happened to promoting local busyness and a safe and environmentally clean walking environment? Keep you gas stations out of our parks.

Respectfully,  
Someone who actually cares about the people who live here

55

## Norris, Nick

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**From:** Jenika McCandless [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:42 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please Make the City Better

Hello,

Please don't put a nasty gas station at the corner of 13th and 21st. Like, seriously. Put a local business there. Or a spot for food trucks. That intersection already sucks enough.

Thank you

56

## Norris, Nick

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**From:** Jamie Heckert [REDACTED]  
**To:** [REDACTED] September 22, 2022 9:41 PM  
**Subject:** Norris, Nick  
(EXTERNAL) KUM & GO Gas Station

Hello Nick,

I've recently heard that there are plans to put a Kum & Go gas station on the corner of 2100 S and 1300 E. As a resident of this area, I would be very disappointed to see this go into development. I believe that this would create even more congestion at this already busy intersection as well as detract from the beauty of this area. I also firmly believe this development would have a negative environmental impact. Please consider an establishment that would help enhance the community.

Kindly,

Jamie Heckert

57

## Norris, Nick

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**From:** Cory Inman [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:40 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please change decision to allow a Gas station next to sugar house park

Good evening Mr. Norris,

Please to not allow a gas station to be built on the corner of Sugar house park. Please continue to code this for a restaurant or public space. The views from this part of the park are a special aspect of what makes Salt Lake City great! My family uses this park regularly and this space could certainly be used better.

Thank you for your time and consideration!

Cory Inman

[REDACTED]

58

**Norris, Nick**

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**From:** RebekahRae Newman [REDACTED]  
[REDACTED] September 22, 2022 9:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Let's improve SLC together yeah?

Hi there,

It's come to my attention that a beautiful piece of prime real estate that is a park to the gem that is sugar House park is about to go to waste on a gas station. While I do love a good kum-and-go, could we not find a different location that isn't stealing a prime opportunity to make SLC just a touch more iconic?

It is in the best interest of residents and visitors that this piece of real estate go to cafe or even art gallery. The possibilities are endless. Let's rethink this together. I'd love to help.

Thanks for your time.

Rebekah

## Norris, Nick

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**From:** Erin Thunell [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:37 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar house park proposal

Hi there,

As a resident of the Sugarhouse neighborhood and Salt Lake City, please understand: No one here wants another gas station on the corner of 1300e and 2100s. As a representative of this city, you should be embarrassed to even consider the proposition & should know that implementing this plan will reflect terribly on you directly. There is absolutely no infrastructure for the traffic, chaos & pollution another gas station will bring to that intersection. A terrible plan all around. Please on the citizens behalf, reconsider.

Thanks for your time,  
Erin Thunell

61

## Norris, Nick

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**From:** Wynter Mindnich [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:36 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) SHP Gas station complaint

Howdy,

As a resident of sugar house SLC I am offended by the city's plan for a second gas station on 1300 e where the sizzler once was. A gas station is a lost opportunity to add something meaningful for the community, a cafe, restaurant, bike rental, ice cream, etc. A gas station will only take away from the parks positive essence. It also will just increase traffic in that area. At the end of the day a gas station is lame and would do more damage than good to the community of sugar house.

Regards,  
Wynter Mindnich  
Sugar House resident

62

## Norris, Nick

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**From:**

Louisa Peterson [REDACTED]



[REDACTED] Nick

**Subject:**

(EXTERNAL) Sugarhouse lot

Hi nick, my name is Louisa Peterson and i live in Salt Lake City.

The lot on 2100 south that has been empty for years is beautiful and has great potential. I was very sad to hear that the decision made for the lot was to put in another gas station. We have a Chevron across the street from this lot and I think it would be such a loss for the community to put another right across the street.

This lot has so much potential - especially with the view of the park. I'm sure you've had a lot of emailed concerns by now, but I thought I would email and give my thoughts in hope to see this lot live up to the potential it has to offer.

Thank you!

Louisa

63

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Louisa Peterson

## Norris, Nick

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**From:** Ashley Kipps [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) DON'T RUIN SUGARHOUSE PARK

As a resident of Salt Lake City it's horrifying to see that local officials want to put a GAS STATION in a GREEN SPACE?! There are so many options that could actually benefit our community members and Sugarhouse Park and a random chain gas station is not one of them.

A community garden?  
A cafe?  
A stop n go coffee stand?  
An outdoor seating restaurant?

Please don't fail those you serve by doing this.

Ashley

65

## Norris, Nick

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**From:** Dallin Garber [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:31 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n' Go

I've lived in Sugar House for over seven years and during that time I've watched it really change and grow. That corner of 13th and 21st could be a lot of really cool things, but another gas station seems like the worst possible option. I'm hoping the city will consider anything but that.

Thank you!

66

## Norris, Nick

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**From:** Landon Guss [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM

Kum on man.

You're going to let Kum ruin our Sugarhouse Park? I don't know about you, but I don't want Kum anywhere near my park.

Respectfully, please don't let them Kum in our park.

--

With regards chock full of sincerity, Landon Guss

67

## Norris, Nick

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**From:** Sarajane George [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:27 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM N GO NO

As a resident of sugarhouse/Millcreek area I would like to express my concern and disgust of the plan for the gas station on 1300 east and 2100 south. We don't need it. Put a nice restaurant or cafe plz.

Respectfully,  
JANIE GEORGE

68



## Norris, Nick

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**From:** [REDACTED] lita lasukau <[REDACTED]>  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM AND GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City. I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Thanks,  
Makalita

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## Norris, Nick

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**From:** Jess Hansen [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:23 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO to KUM n GO!

Nick... how did you let this happen! A kum and go in one of the most valuable real estate spots in sugar house? Cmon you can do better than this! There needs to be a place for the community, a place where people can gather and enjoy beautiful sugar house park! Please please please reconsider this decision and choose a better company to have this beautiful lot! Kum n go is the scum between my toes!

Hope you make a new choice

71

## Norris, Nick

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**From:** Amelia Greenall [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & Go

As a resident of Salt Lake County who regularly enjoys Sugarhouse Park, I think that putting a Kum & Go gas station is an enormous waste of space that could be used for something to better beautify the area. There is already a gas station across the street, something like a restaurant or cafe or event center would be more beneficial to both the locals and the area's beauty and the economy. Please reconsider.

72

## Norris, Nick

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**From:** Karlie Place [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:05 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & Get this Gas Station out of our Park

Hello,

I am a SLC resident and I am appalled to hear there is a gas station being added to the sugar house park property. This is a disgusting use of a beautiful piece of property and I urge city planning to rethink this decision as an opportunity to enhance the space instead of turning it into a glorified parking lot.

City resident

73

## Norris, Nick

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**From:** Mathew Putzier [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:03 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin the Sugerhouse state park, so please do not put that kum an go in the vacant lot at Sugarhouse Park, that park means so much to so many people, and it will be doing that park a disservice to put that there.

Thank you for your time

74

## Norris, Nick

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**From:** Annika Machado [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House park

Hello Mr. Norris,

I am a resident of Salt Lake City who utilizes Sugarhouse Park frequently. It is an oasis of greenery and calm in the growing and crowded Sugarhouse neighborhood. I am writing to express my wish to NOT build another gas station in the empty Sizzler lot. I think something more related to the park would be better for the community and create less traffic. Please reconsider the Kum and Go.

Thank you!

75

## Norris, Nick

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**From:** Julane [REDACTED]  
**Sent:** Thursday, September 22, 2022 9:00 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse Land Development

Hello, I am a resident of Salt Lake City. I am respectfully disagreeing with any plans to have a gas station built in the northwest corner of Sugarhouse Park. We do not need it. I would support something like a cafe, seated area, etc. over a gas station with such a horrendous name.

Julane Machado

76

## Norris, Nick

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**From:** Callie Nielsen [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:59 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) NO TO KUM & GO GAS STATION

Respectfully as a resident of sugarhouse and Salt Lake City I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Thank you

77

## Norris, Nick

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**From:** Tori Alexander [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:58 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum and get this gas station out of our park

Hello,

As a resident of Sugarhouse and Salt Lake City. I don't want such an amazing spot for the community to have a gas station built to pollute such an amazing park. Please consider this area for an extension to the park.

Thank you

78

## Norris, Nick

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**From:** Serg Rezanov [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:55 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park KUM and GO?

Can you please do something about this Kum and Go they are planning to put in sugarhouse park? What the hell? That is a terrible decision. Who lets this slide? Put something nice in there instead of a [REDACTED] gas station.

--

Serg Rezanov.

79

## Norris, Nick

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**From:** Andie Mace [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:54 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUR OF OUR PARK

As a resident of Salt Lake City, and a frequenter of Sugarhouse park, I am fervently against this gas station. It will further pollute our air and ruin one of the greatest parks in the state of Utah. Please reconsider.

80

## Norris, Nick

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**From:** Jordan Lopez [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugar House Kum N Go Bad Idea

Dear Nick Norris,

Please don't ruin one of the most amazing views in SLC with a gas station. The vacant sizzler lot should be turned into something that would benefit the community in a greater way. We are all doing just fine going to the chevron for gas. AREN'T WE MOVING ELECTIC ANYWAY? Why another gas station? It isn't necessary. Please consider adding another restaurant or cafe into the area as a place for people to enjoy the beauty of the neighborhood that is Sugarhouse.

Thank you!

-Jordan Lopez

81

## Norris, Nick

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**From:** Reilly M [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:50 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please no Kum & Go in Sugarhouse Park

Please don't put a gas station by the beautiful park in the city! There are children who play there, and it'll increase traffic, compromising the safety of the kids.

Sent from my iPhone

82

## Norris, Nick

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**From:** michael de st. aubin [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:49 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

83

## Norris, Nick

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**From:** Tera Little [REDACTED]  
[REDACTED]  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Please give Sugar House Park the venue it deserves

Dear Mr. Norris

I live just outside Salt Lake City (in North Salt Lake) but my son and I are frequent visitors of Sugar House Park. One of our favorite weekend activities is grabbing lunch at the nearby Chick-fil-A and having a picnic lunch at the park before he visits the playground.

I recently learned of the city's plan to approve a gas station on the vacant lot next to the park. SLC has plenty of gas stations. Please reconsider the Kum and Go gas station and poll the SLC residents to determine a more fitting venue for this iconic gem!

As a fellow public servant, I can empathize with the position you find yourself in but also understand the value of transparent, collaborative approaches to finding solutions. I hope there is still opportunity to influence the decision-making process for this vacant lot next to a lovely park.

Respectfully as a citizen interested in stewarding the greatest good for the greatest number,

84



Tera Little



85

**Norris, Nick**

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**From:** MORGORINO [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:43 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state. Kum n go will ruin 2100 s how about we do something for the public. Money doesnt run all

86

## Norris, Nick

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**From:** Danielle Hogle [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:41 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum get this gas station out of our park

Dear Nick,

I am writing as a lifetime Sugarhouse resident to respectfully ask that we stop with the money grab strategy for Sugarhouse. We do not need another gas station right across the street from one. Please do not build that eyesore there. It could be better utilized as a cafe or restaurant, even a cooking school. Thank you.

Regards,

Danielle Hogle

87

## Norris, Nick

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**From:** Isa Arguelles [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:39 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Sugarhouse park gas station

Hello Mr. Norris,

As a SLC resident and frequent visitor of the Sugarhouse park, I wanted to reach out to you and plead that we do not let the Sizzler lot turn into a gas station. This is a beautiful park and we should be building something that our community can use and enjoy. Maybe a restaurant or some cute local stores. Please do not let this turn into a gas station and ruin this beautiful park.

Best,  
Isabel

88

## Norris, Nick

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**From:** Cassie Tighe [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:32 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hi Mr. Norris,

As a resident of the Sugar House neighborhood and someone who frequents the Sugar House park daily, PLEASE do not approve the Kum & Go gas station move into the old Sizzler lot. As a city with overwhelming air quality issues, we cannot allow another polluter to move in. Especially since there is a Chevron across the street and 2100 already has enough traffic problems.

As a future-oriented and quality of life oriented neighborhood, we should be looking at better ways to utilize this space that will help Sugar House continue to thrive and set an example for other neighborhoods in SLC.

Thank you,

Cassie Huntington

89

## Norris, Nick

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**From:** Theo Gochnour [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:31 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum n Go

Nick,

I know you already know what this email is going to be about. I'm sure you agree with us SLC residents who are appalled at the proposal to put a gas station adjacent to one of the state's great urban parks. Please let me know if there is anything we can do to stop this. It's backwards, short sighted, and wrong. Please do everything in your power to stop this.

Thanks,  
Ted

90

## Norris, Nick

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**From:** Lia Thompson [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:28 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Hi there,

My name is Lia and I am constituent of Salt Lake City. I am writing to you about my concern for the proposed gas station on the south-east corner of 2100 s and 1300 e.

I went to Highland Highschool and walked through Sugarhouse park everyday on my way home. The top of the hill just east of 1300 e has inarguably the most beautiful view of the mountains in the whole park. Think of all the things that could exist on the plot of land that would take better advantage of the view than a Kum & Go.

A nice cafe, where you can sit outside and enjoy the views of the park and the mountains. Or a restaurant with outdoor dining.

Considering there is a gas station directly across the street, don't you think it's a bit redundant, and a waste of a beautiful plot, to add another gas station that will only further congest the already congested intersection?

91

Please take the time to think about this decision, and make the decision that will truly impact our community in a positive way.

Sincerely, a concerned constituent.

## Norris, Nick

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**From:** Janice Lui [REDACTED]  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF SUGARHOUSE PARK

Please do not build a Kum & Go in sugar house park where the Sizzlers used to be. I tell you that they are the worst of all the chain gas stations. Please instead erect something that would contribute to the community's integration or culture.

93

## Norris, Nick

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**From:** Chelsi Wright [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO stays out of Sugar house park

Mr. Norris,  
Respectfully as a Salt Lake City resident that spends much time at Sugar house park. I completely disagree with the idea of putting yet ANOTHER gas station near a beautiful park that not only takes away from the beautiful park, it's in an already traffic prone intersection, there is a gas station ACROSS the street and whose to stay this won't be a repeat of 2011 liberty park pond pollution.

Thanks, I know you will see passed the dollar signs and actually care for the safety and preservation of one of Salt Lakes greatest parks 😊

Get [Outlook for iOS](#)

94

## Norris, Nick

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**From:** Rachel Morin [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:15 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, I believe it is a terrible decision to place a gas station in the Sugarhouse Park. This should be a location for a local business or something that park goers would enjoy and benefit from, not an eyesore of corporate America.

Sincerely,  
An unhappy and disappointed resident

95

## Norris, Nick

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**From:** Jennifer Rockwood [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:12 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park

Hello, my friend

I just learned that the city is planning on putting a gas station in the old Sizzler on the corner of 1300 E and 2100 S. I drive by this corner every day on my commute, and a gas station there would be a huge disappointment. It would be an eyesore right in front of the mountain views and would seriously ruin the vibes of Sugarhouse Park, arguably the best park in the city. That's not even getting into Salt Lake's air pollution; heaven knows we do not need any more gas stations making the problem worse.

I'd love to see a restaurant or cafe there, maybe even something like an art gallery. Whatever it ends up being, I'd like my community to be able to really enjoy the space and look out of big windows onto our mountains.

Thank you,

Jennifer Rockwood

96

## Norris, Nick

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**From:** Stephanie [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:10 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully as a resident of the Sugar House in Salt Lake area. I will not stand, let another money, grab further pollute to our air and ruin one of our greatest public parks in the state. Rather putting a gas station on the lot of the park. I would love to see some thing for the community and complements the park. that that would also benefit the view that that corner has of our park and of our beautiful mountains. I was born and raised here and seeing this to my FAVORITE park is deeply saddening.

- Stephanie Flegal

97

## Norris, Nick

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**From:** laikyn broadhurst [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Keep the park pretty

Nooooo please don't put a gas station on sugarhouse park. Please <3

98

## Norris, Nick

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**From:** Lauralee Browne Gonzalez [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:09 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & Get this gas station out of our park!

Hello Nick!

As a resident of SLC, I will not stand to let another money pit gas station ruin one of the greatest parks (Sugarhouse Park) that SLC has to offer! This intersection/area is already busy enough with Chevron.

Please do not let this happen!

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**Lauralee Browne Gonzalez**  
[REDACTED]

99

## Norris, Nick

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**From:** Lashay Clawson [REDACTED]  
[REDACTED] September 22, 2022 8:08 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GO GAS STATION SUGARHOUSE

As a resident in sugarhouse, respectfully please do not put the kum and go station at 2100 s 1300 e. It will ruin the beautiful scenery at sugarhouse park. It's already so bad with traffic this will make it extremely worse. Instead make it a restaurant, cafe or something that would be enjoyable for the community. Don't make it a kum and go please!

100



## Norris, Nick

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**From:** Meghan O'keefe [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:04 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) PLEASE No Gas Station!

Hi Nick,

I am a resident of the Sugarhouse neighborhood of Salt Lake City. Our community is not in need of another gas station. The corner of Sugarhouse Park has an incredible view and that lot should be used for something that values and represents the park.

Please don't waste this area!

Sent from my iPhone

101

## Norris, Nick

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**From:** Melissa Urban [REDACTED]  
**Sent:** Thursday, September 22, 2022 8:02 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) No Kum, no Go at Sugarhouse park

Mr. Norris,

As a 12 year resident of Salt Lake City and a frequent visitor of Sugar House Park, I am dismayed to hear that the city is considering a Kum & Go gas station to settle into the most valuable piece of real estate adjacent the park. This is a location that could truly serve the neighborhood and park visitors with a restaurant, coffee shop, independent bookstore, or other gathering place, further enhancing the community energy of this park and allowing patrons to enjoy its beauty unfettered.

Instead, you are proposing yet another gas station, which is only going to add tremendous traffic, noise, and pollution to an already overcrowded and traffic-jammed block. This neighborhood does not require another gas station. There is literally a gas station *right across the street*. Sugarhouse and Salt Lake as a whole does not want this, and you are doing the park, the community, and the neighborhood a grave disservice by even considering it.

102

Please listen to your constituents and the residents of this neighborhood and do not approve this plot of land for this usage. We can do better, and a Kum & Go should not be your City Planning legacy.

Best,

Melissa Urban  
[REDACTED]

[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]



[REDACTED]

103

[REDACTED]

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**From:** Sarah T [REDACTED]  
**Sent:** Thursday, September 22, 2022 7:57 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) Urgent

Respectfully,

Please do not build a gas station at the vacant space in sugar house park. This park is one of the gems of slc. A gas station would ruin it. Please please rethink this ignorant decision.

Best

[REDACTED]

## Norris, Nick

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**From:** Stephanie Pendergrast [REDACTED]  
**Sent:** Thursday, September 22, 2022 7:56 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, the area should be a cafe with drink options for all to enjoy the beautiful park, not some ugly gas station!

105

## Norris, Nick

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**From:** Kendall Rodriguez [REDACTED]  
**Sent:** Thursday, September 22, 2022 7:48 PM  
**To:** Norris, Nick  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Xoxo,  
Gossip girl

106

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Cum & Go Gas Station  
**Date:** Tuesday, February 8, 2022 3:36:30 PM

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As a long-time resident and patron of Sugarhouse, I am writing to express opposition to the proposed gas station on 2100 S & 1300 E. From growing up going to the Saturday movies and ice skating at Hygiea, to watching Sugarhouse wane and then boom again, I feel it would be detrimental to the park and commercial center in several ways.

First, the traffic has increased exponentially, especially with the additional of several thousand housing units nearby. The ingress and egress to this site is far from ideal. The only possible exit is to go east on 2100 S. This would mean having to do a U turn if any other direction was desired. Dangerous for other drivers and pedestrians.

Second, Sugarhouse park has seen more and more use, and with the connector to the commercial area thru the tunnel is a desirable place to recreate. Having a convenience store on the corner could lead to increased trash and would detract from the connection to nature patrons of the park are seeking. A business that would enhance use of the park would be more in line with the aims of having a park. Such as, bike or skate rental, a restaurant, an extension of Tracey Aviary or Red Butte garden.

Third, drawing more vehicles right next to the park would increase air pollution as cars idle while waiting, and noxious fumes from the gasoline are emitted. There is also the danger of spillage into Parley's creek. So much work has been done to create Hidden Hollow and other places to enjoy the creek, it would be devastating to flora and fauna were such an event to occur.

Please deny this permit

Lisa Emery

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Gas station on SW corner of 2100s  
**Date:** Friday, February 11, 2022 10:35:32 PM

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Good evening. I just wanted to voice my objection to the planned gas station on this corner. I'm sure I am stating the obvious, but I cannot think of a worse plot of land to build a gas station. This is a beautiful corner located inside the best public park in all of Salt Lake. Moreover, it has some of the best views. A gas station should not be permitted, rather you should encourage retail with a balcony requirement on the backside of the building so all of the runners, bikers and people enjoying the park, can also enjoy a snack or drink. Please reject the application and tell them to build it somewhere else. People can pump gas anywhere, just don't do it inside Sugar House park. I can only imagine the owners want nothing but profits, while not having to invest much into building something of value. And since that is assuredly the case, tell them to build in any of the hundreds of run down building/lots, vacant lots, massive unused parking lots that are located all over Salt Lake City.

Thanks so much!

***Ryan Ermisch***  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#); [Fowler, Amy](#)  
**Subject:** (EXTERNAL) Sugarhouse Corner  
**Date:** Thursday, February 10, 2022 10:22:55 AM

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Hi,

I'm writing as a resident of Sugar House to oppose the development of a Kum and Go (or any similar development) on the corner of Sugarhouse Park in the old Sizzler location. As a mother of a child learning to drive, I can tell you that corner is already massively congested and difficult to navigate. I worry that more constant in and out of a gas station will only add to the navigation issues there, not to mention taking away from the neighborhood feel.

We frequent the park and purchased our home here a few years ago based on the quaint neighborhood vibe. While I appreciate the redevelopment on the commercial side of the street in the Target area, I have a greater appreciation for the park and beautiful opportunity in the neighborhood.

I want to live in and around a neighborhood, not a commercial development. I do not want the skyline further obstructed with signage. I do not want more bright lights brought to the neighborhood area. While I understand it is a commercial development area, a cafe, neighborhood gathering space, public art space, or similar use would help maintain the neighborhood's pride and uniqueness. I think this is especially important on the corner of the park, where there is a unique opportunity to reopen the space to something lovely and distinct. Also, as a parent of children who practice in the park multiple times a week, I would rather have something to appreciate nature, art, or the neighborhood. There is a gas station on the other side of the street if that's needed.

I know that there is public comment now. I was informed of the plans by a neighbor, but don't feel this has been shared with residents fully. I feel if other residents knew the options, they would not support a garrish gas stop.

Thank you for your consideration.  
Meghan Everette

## Martinez, Diana

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**From:** dodie fraughton [REDACTED]  
**Sent:** Saturday, February 19, 2022 2:01 PM  
**To:** Martinez, Diana  
**Subject:** (EXTERNAL) Sizzler site

Dear Ms. Martinez,

I am a resident of Sugar House and am writing to object to the placement of a gas station on the northeast corner of the park. I have heard that this plan may have already been refused, I certainly hope it's true. This is one of the most beautiful views in the city and we need to be thoughtful about what goes in there.

We could certainly use a small public gathering space...a cafe or an art space, something that complements the walkability of the neighborhood. Please consider the character of this neighborhood and be discriminating in choosing an appropriate solution.

While traveling through the United States I have seen many examples of wise land use in similar situations. I hope Salt Lake will take the time to consider how best to preserve this important piece of land. The park is a treasure and should be treated as such. Please honor the beauty of this corner! Let's create a space where many people can experience what makes Sugar House one of the best places to live.

Dodie Fraughton  
[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Comments on Kum & Go Gas Station  
**Date:** Tuesday, February 8, 2022 9:59:11 PM

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Ms. Martinez,

I do not think that putting a gas station in the place of the previous Sizzler is a good idea. I live at [REDACTED] and regularly visit Sugarhouse Park. Sugarhouse Park is one of Salt Lake's gems, with wide open spaces. This is a great opportunity to improve the open space, with ideally a business that would complement the park (for example, a bike rental shop or a cafe). I would prefer to see something that promotes spending time in leisure and in community at the park. A gas station, in particular, is a very bad idea at that corner. There is already a gas station directly across the street. There is a CVS on the other corner that serves convenience type of foods as well as fast food on the last corner. I do not see this gas station fulfilling any needs that are not already being met by the other businesses. Yes, there are businesses on the other corner, but they are at least separated by major streets from the park. Adding a gas station directly adjacent to the park (on the same lot) will destroy the character of the park and neighborhood. The deserted Sizzler is an eyesore, but adding in a gas station will just make that worse.

In addition, the park has a large amount of pedestrian traffic as well as bikes, scooters, families, etc. A gas station will greatly increase traffic on that corner and cause potential pedestrian / bike / car collisions. I run there as do many people. In addition, that is a very busy intersection with people crossing the street from the park to shopping in Sugarhouse. My kids cross that street, but with another gas station, I don't know if I am comfortable allowing them to. In particular, this gas station would have the potential to be even busier because it is directly off the highway (on the same side of the street as cars exiting the highway), and will have an exceptional amount of cars entering and exiting the highway. I do not think this will add anything to the environment of the neighborhood and, in fact, the addition of underground fuel tanks seems very problematic so close to a large park.

Please reconsider approving this application.

Regards,  
Amanda Funai



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go Gas Station on 13th East  
**Date:** Tuesday, November 15, 2022 6:55:25 PM

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Ms. Martinez,

I am writing to provide input to the current proposal for a Kum and Go Gas Station on 13<sup>th</sup> East. Please consider that this retail gas station will only exacerbate congestion and safety issues at that the 21<sup>st</sup> and 13<sup>th</sup> intersection. As a SLC homeowner that lives on 13<sup>th</sup> East [REDACTED] I have seen countless accidents all along this corridor in the 15 years I have lived in my current home. I walk my dog down to Sugarhouse Park regularly and I have nearly been hit by distracted drivers a few times, while they try to navigate that busy intersection. I can only assume with cars regularly going in and out of a gas station at that corner, this will only get worse. Additionally, as the neighborhood has allowed aggressive apartment development in Sugarhouse, there has been sparse conversation about how to handle the increased traffic. I don't mind more folks living in Sugarhouse as long as we are wisely planning for the future. At current state with Chick-Fil-A and other stores, our neighborhood is becoming a backed-up nightmare.

A few years back, I was assured by the mayor's office that changing the lane striping and parking on 13<sup>th</sup> was to encourage "calming" traffic on the street and that this was a passionate directive of our SLC mayor's office. If SLC is truly committed to calming efforts, let's not accept enterprises that undermine that mission. This lot is adjacent to a beautiful park and there are so many good retail options for that space outside of ANOTHER gas station.

Please, please consider rejecting this proposal. For the future of Sugarhouse Park, 13<sup>th</sup> East and the safety of SLC citizens, we need to better alternatives for that corner.

Respectfully,

**Laura Gilchrist, MBA**  
[REDACTED]  
[REDACTED]  
[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Case PLNPCM.2022-00053  
**Date:** Friday, March 25, 2022 4:57:17 PM

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Dear Ms. Martinez,

As a Sugar House resident I would like to register my opposition to the proposed Kum and Go gas station proposed for the southeast corner of the intersection of 1300 E. and 2100 S. The area is too congested and the distance to the on and off-ramps for I-80 are too close for the additional traffic the proposed station will generate. As a Sugar House resident, I am all too aware of a prior conditional use that was approved that has become a circulation nightmare: the Chic-fil-A (pardon me if I misspelled it). I hope the Planning Commission will not make a similar mistake, just as the City and UDOT are planning intersection improvements to improve congestion.

I am particularly concerned about the impact of delivery trucks, who will need to enter the site from 1300 E. and then turn east onto 2100 S. I assume they will rumble up 2100 E., then get on Parley's Way, to return to I-80. This traffic pattern would be in direct opposition to Section 21A.54.080.B5: *Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows;* and Section 21.54.080.B8: *Access to the site does not unreasonably impact the service level of any abutting or adjacent street.* The additional truck usage generated by the proposed gas station trucks will contribute to the traffic disruption of thousands of people using 2100 S. and Parley's Way. Currently, the trucks hauling away dirt from the new construction at 2100 S. and 2100 E. are a real impediment to traffic flow but at least that will end (someday). The traffic forced to head east, "kuming and going," (sorry -- I couldn't resist!) will become an unfortunate part of a quiet residential and low-scale commercial neighborhood.

Sugar House has suffered enough. I urge the Planning Commission to vote "no" on this proposal.

Thank you for considering my comments.

Regards,

Elizabeth Giraud, AICP

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Convenience Store Comment  
**Date:** Monday, February 14, 2022 5:00:47 PM

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Hello,

I think it is completely inappropriate to put another gas station on this corner. The zoning for this entire intersection should be revisited and amended to encourage the kind of development that complements the entire community, not drivers passing through the area to get on the freeway. 2100 S and 1300 E are long overdue for pedestrian and bike upgrades that complement Sugar House park, and this development does the absolute opposite. Not to mention that this intersection is the Eastern entrance to the burgeoning Sugar House business district and this kind of development is an embarrassment to the city.

Thank you,  
Theo Gochnour

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go-NO!  
**Date:** Monday, February 7, 2022 8:40:12 PM

---

I strongly oppose the construction of a Kum and Go at this site. My reasons are:

-it will add more traffic and congestion to an already extremely busy intersection.

-there are several gas stations in a 2  
mile radius of this site (at least 5)

-cars idling and congestion immediately next to Sugarhouse Park will create unnecessary, unsafe walking and breathing conditions for pedestrians and park users.

Consideration of this last opposing comment should be of utmost importance. Why not consider a business that would support the activities in the park??!!

Thank you for reading my comments. I hope a better alternative business can be found for this site. I also hope the health and safety of local residents is a priority when making decisions about the future of this property-not selling to a top bidder.

Sincerely,  
Victoria Gorman  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas Station  
**Date:** Tuesday, February 15, 2022 8:40:15 AM

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Hi Diana,

I am writing to express opposition to the Kum & Go Gas Station at 2111 S 1300 E.

- This property is adjacent to Sugar House Park, and there are many different uses that would be more compatible with outdoor recreation and pedestrian access.
- This is an important intersection with potential for local placemaking rather than an unsustainable automobile-oriented use.
- There is already a gas station at the intersection.

Thank you for your time!

-Matt Gray

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go status  
**Date:** Tuesday, October 11, 2022 12:23:29 PM

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Hello,

Can you tell me if there will be a meeting for residents of the Sugarhouse neighborhood to voice their concerns about the proposed Kum & Go station on 2100 South? My husband and I would very much like to attend a meeting or have an opportunity to voice our concerns in some way.

Thank you for your reply.

Heidi Makowski  
Sugarhouse resident

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) No to the Kum and Go at the corner of Sugarhouse Park  
**Date:** Tuesday, October 11, 2022 4:07:32 PM

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**NICK NORRIS**

Director  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

TEL 801-535-6173  
CELL 801-641-1728  
Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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**From:** Holly Riordan [REDACTED]  
**Sent:** Tuesday, October 11, 2022 4:04 PM  
**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Subject:** (EXTERNAL) No to the Kum and Go at the corner of Sugarhouse Park

Hi Nick,

As a resident of Salt Lake City and in this neighborhood I would ask that you and the city planning comity reconsider putting this kum and go on the edge of sugar house park where it is planned.

Every single person I've talked to disagrees with this decision and thinks it should go to a coffee shop, restaurant, etc somewhere the views can sit and be appreciated. It is so distributing to me that a gas station would go there and ruin the feel of this beautiful park. The outdoor space is what makes Salt Lake so great. I guarantee you this is an extremely unpopular choice to put this there and will cause so much traffic

I ask if you, please reconsider.

Holly

--

Holly Riordan

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go gas station  
**Date:** Tuesday, February 8, 2022 9:11:54 AM

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Hello Diana -

My family and I are strongly against this project, and feel that it should not move forward.

First of all, "Kum & Go" is a terrible name for a gas station, or any establishment really. TERRIBLE. That area is for mixed residential use as well, and families with children live near there! Disgraceful and embarrassing.

Secondly, there is already a gas station at that intersection. What exactly is the need for another one?

Third, the view of and from Sugarhouse Park would be obstructed and downgraded by more commercialism - the building itself, the huge signs, the high ceilings over the gas pumps, etc. What a shame.

Lastly, the accessibility of a convenience store right next to a public park will most definitely bring in more litter, which would only desecrate the iconic, historical, protected space of Sugarhouse Park that has been enjoyed for generations.

We hope you will reconsider and not move forward with these plans.

--Jackie Myers



**From:** [REDACTED]  
**To:** [Martinez, Diana](mailto:Diana.Martinez@slcgov.com)  
**Cc:** [REDACTED]  
**Subject:** Re: (EXTERNAL) RE: Proposed Kum & Go Gas Station at 2111 S. 1300 East  
**Date:** Thursday, February 10, 2022 10:45:22 AM

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Diana: I would also like to add my approval and support to Josh Stewart's comments about the proposed Kim and Go gas station at the former Sizzler site.

Respectfully,

Janet Hemming  
Chair  
Yalecrest Neighborhood Council

On Feb 9, 2022, at 6:04 PM, Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)> wrote:

Thank you. I will note that in my staff report.

**Diana Martinez**

Principal Planner  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

Desk phone number: 801-535-7215  
Email [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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**From:** [REDACTED]  
**Sent:** Wednesday, February 9, 2022 3:37 PM  
**To:** [REDACTED] Martinez, Diana  
<[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)>; [REDACTED]  
[REDACTED]  
**Cc:** [REDACTED]  
[REDACTED]  
[REDACTED]  
**Subject:** (EXTERNAL) RE: Proposed Kum & Go Gas Station at 2111 S. 1300 East

Ms. Martinez,

I support Joshua Stewart's comments and request.

Sincerely,

Ellen R. Reddick  
Chair Bonneville Hills Community Council  
Chair D6 East Bench Master Planning Group  
801.581.0369

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**From:**

[REDACTED]

**Subject:** Proposed Kum & Go Gas Station at 2111 S. 1300 East

Ms. Martinez,

Please disapprove the Kum & Go Gas Station conditional use for gasoline sales and service at this prominent city location next to beautiful Sugarhouse Park and 1300 East.

The proposed use is inconsistent and **harmful** to the Sugarhouse Community Masterplan in every condition and will create additional public safety hazards for the pedestrians and cyclists in the area. It also goes against city transportation priorities and plans, air pollution reduction as well as the Parks and Recreation Reimagine Nature planning goals and objectives.

The Sugarhouse Master Plan states the following:

1. Policies to help protect the stable, well-kept residential neighborhoods of Sugar House;
2. Programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements to sustain the quality of life in the neighborhoods;
3. A reiteration of a direction for the Sugar House Business District that promotes a vibrant character compatible with the historical character of the area, and directs new development to create the synergy necessary to support a light rail station, encouraging "pedestrian-first" development;
4. A renewed commitment to a mixed land use strategy in the Business District through incentives for residential development;
5. Policies that support the maintenance and enhancement of recreational and natural resources such as parks, open space and trails;

6. An integrated program for mobility throughout the community with a commitment toward optimizing the pedestrian experience and alternatives to automobile travel, particularly in the Sugar House Business District, which is a necessary element of a viable commercial center;
7. Policies that support the preservation of neighborhood character as well as historic and natural resources; and
8. Implementation strategies for accomplishing the goals and policies of this master plan.

The Kum & Go Gas Station would violate the masterplan in the following ways:

1. Gas stations increase air pollution, oil run off, attract transient persons, tend to attract litter and waste and create light and noise pollution at an already busy corner
2. Gas stations would go against the millions of dollars invested in walkable and active transportation infrastructure, parks and trails in this immediate vicinity
3. The primary use of a gas station is to promote automobile usage - not encourage a pedestrian-first development and auto traffic will be harmful to pedestrian vibrancy
4. This is an ideal location for expanding open space for the park and city or be a residential use next to a beautiful park and gorgeous mountain views- not for a gas station
5. Vehicular traffic will not enhance Sugarhouse park but add air pollution to a major recreation area - and this is a key visibility corner to the park
6. This use supports and encourages additional vehicular traffic - not pedestrian traffic and will actually make it less safe for the many nearby residents to cross the street to go to Sugarhouse Park.
7. A gas station will have obnoxious lighting and signage that is neither historic nor will it enhance the natural park like environment next door
8. A gas station already exists across the street and an additional one is harmful to the goals and policies of the area

This proposed use flies in the face of years of efforts to improve the community character of Sugarhouse, beautify the park, improve active transportation as well as misses the opportunity to expand the park's open space footprint at this very prominent civic corner.

With concern,

Josh Stewart  
Architect



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) 21st and 13th gas station  
**Date:** Monday, February 14, 2022 1:41:32 PM

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Nobody I've talked to in my neighborhood wants a gas station there. Actually everyone I talk to thinks the city should just buy the property and make it part of the park! Or put a cafe with access only from park. So many parks in Europe have lovely cafes within the park. Sugarhouse park gets used soooo much! I walk there several times a week and a gas station is the last thing needed. Especially as **it will just have expensive gas for people who are driving through** on I-80! We all drive to Costco for our gas, or at least use a Maverick up 27th. So **PEOPLE THAT LIVE in Sugarhouse do NOT want a gas station!**

**Thanks**  
**Carol Hansen & David G. Smith**

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse Gas Station  
**Date:** Wednesday, February 9, 2022 5:10:30 PM

---

Diana,

I am writing to express my disappointment that the property adjacent to Sugarhouse Park is slated to be a gas station. I live [REDACTED] from Sugarhouse Park and visit the park often—for bike rides, picnics, sports, and family gatherings.

I don't deny that the property developer is currently within his or her rights, and that they must think that this is their best return on investment.

However, I believe it is a missed opportunity by the city and community. There are no other parcels like this one—basically in the crown jewel park in the Valley. This will affect not only those who live in the area, but all residents in the region (County?) that come to Sugarhouse park to get outside, be with family, and experience an escape from the humdrum of everyday life.

A gas station will only remind us all of the traffic, congestion, and rat race that we experience in so many other parts of our lives. It will send a message to all of us that another gas station was prioritized over the community--over the outdoors, over the residents, over our visitors.

It is also a missed opportunity to do something meaningful and special there—that can't be enjoyed anywhere else, and it would have to be something that is integrated with the park itself. This might include:

- Café with indoor/outdoor seating (and lots of bike parking)
- Coffee, hot chocolate, cold drinks
- Bike rentals/bike shop (its right on the Parley's Trail)
- Other recreation equipment rental/available
- Snack bar/ice cream/picnics to go
- Outdoor/Indoor Art Exhibit Space or Gallery
- Farmers Market/Produce stand
- Festival booths/kiosks
- Public Art—murals, sculpture, or interactive art space
- A second floor meeting and performance space looking out at the park, or rooftop deck, with wifi and coffee/snacks/café.
- It could even have a branch of the SLC library that is just a holds and pickup spot

I can see families making it a tradition to bike to the park and have breakfast, brunch, lunch while there. Getting snacks and reading. Browsing and buying from local craft and food vendors. People working from the top deck in biking gear and enjoying lunch and drinks.

To allow this the city might need to make some concessions to how the park can be accessed from the property, maybe help pay for some underground parking, and or some tax incentives or other

financial contributions to make the developer whole. Isn't there a state fund currently providing resources for outdoor/recreation related projects? We would all benefit from this if it is done correctly, and would be worth some taxpayer money.

I use gas stations just like everyone else, but I don't want to see one in the park, when that space could have been helping create memories and establishing family traditions. And getting more people out to the park, with fond memories and desires to return.

Sincerely,  
David Haynie



Sent from [Mail](#) for Windows

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Public Comments - Kum & Go Gas Station  
**Date:** Friday, March 11, 2022 2:36:03 PM

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Dear Ms. Martinez and others in the Planning Division,

I'm reaching out to express my concerns in regard to the proposed Kum & Go Gas Station near Sugar House Park, Petition Number PLNPCM2022-00053. As a nearby resident, I believe that approving the construction of a Kum & Go gas station, or any similar gas station, would be a step in the wrong direction for the Sugar House community and the Sugar House Park. Approving this petition would negatively impact a number of issues that we, as a community, should be striving to uphold and enhance. Below are my main points of concern.

- There are already a number of gas filling stations nearby the proposed location. The market is already saturated and the need for another gas station in this area is either non-existent or, at the very least, could be utilized in a way that better serves the community. There are 6 gas stations within a 1 mile radius of the proposed Kum & Go location. Surely this optimal space on a main street of Sugar House and Sugar House Park can be used for something that better fits the community's desires and needs.
- Studies show that gas filling stations bring both localized air pollution and soil pollution. Without getting into the data and scientific details, adding another gas station to this area would only exacerbate the already unrestrained pollution we have to deal with on a daily basis as residents of Salt Lake City. As a community, we should be striving to reduce emissions from personal vehicles and soil pollution from gas and oil leaks, not encouraging it by providing more gas options in an area already saturated with gas filling stations. For these reasons (among others noted later in this email), approving this filling station so close to one of the most popular parks in Salt Lake City would likely become a deterrent for park usage.
- The intersection of the proposed Kum & Go is one I use very frequently as a pedestrian, bicyclist, and driver. During most hours of the day it is already congested with traffic. Adding another gas station on the corner would only exacerbate this problem, causing unneeded additional vehicle traffic and hazards to pedestrians and bicyclists attempting to enjoy Sugar House Park or the businesses in Sugar House. Ultimately because of this, I believe this gas station would be a hindrance to the success of local businesses and for park enjoyment for both community residents and visitors.
- The residents and visitors of Salt Lake City deserve clean public spaces that are also visually appealing. A gas station, overlooking Sugar House Park, in the heart of the Sugar House neighborhood, would disrupt the appeal and aesthetics of the otherwise beautiful retreat. The additional noise, traffic, and pollution, caused by this gas station would all make running, walking, biking or however folks currently enjoy the park a much worse experience, ultimately negatively impacting the appeal of Sugar House.

I urge you to deny the construction of the "Kum and Go" gas station at the proposed location of 2111 South 1300 East for these reasons. Surely there is another type of business or usage which can complement the park and Sugar House area rather than detract from it.

Sincerely, a concerned neighbor,

Michael Heinze



**From:** [REDACTED]  
**To:** [Zoning](#)  
**Subject:** (EXTERNAL) Corner of 2100 south and 1300 East  
**Date:** Friday, January 28, 2022 12:23:29 PM

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Please, no gas station right on the border of Sugarhouse Park. That corner needs to house something besides another terrible business that adds nothing to our community. We could use something there that would add ambience to the corner, that would be used by those at the Park, that would encourage outdoor activities, rather than more driving on our already congested streets. Make Sugarhouse walkable for all.

Lynn Hoffman-Brouse

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go  
**Date:** Thursday, February 10, 2022 11:42:46 AM

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Good morning Diana,

I am an airline pilot, but I have been wanting to open a coffee shop/ bike shop combo my whole life. My friends and I live in the neighborhood and we have always said something really cool could be in that spot, why is there a sizzler of all things ha. I just saw that the proposal is a gas station, but this doesn't benefit the community like a multi use space like a coffee shop or bike shop would. With all the activity in the park, it could be an amazing resource. Is it too late to apply for something like this? I admit, I am not educated in how to begin the process.

Thanks,

Casey

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Public Comment Kum & Go Gas Station  
**Date:** Saturday, February 12, 2022 10:38:22 AM

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Diana,

I am writing this email as part of the comment period for the proposed Kum & Go located at 2111 South 1300 East. I have never participated in public input for such development, but felt it necessary to voice my opposition.

This property is on a prime corner with the potential for redevelopment that would better serve the public. I believe things to consider are the quality of life, safety, and the environment impacted by the decisions made here. My concern is as follows:

- This is a very shortsighted plan with zero regard for the needs of the community.
- We don't need 2 gas stations across the street from each other. Especially in that area.
- This has become a high traffic area. Adding more cars access pumps creates safety hazards to motorists and patrons of the nearby park.
- If we are to ever shift away from a car centric culture in Utah and improve air quality, it begins here. One less unnecessary gas station contributing to more traffic and further dependence on single occupancy vehicles.
- This is a prime location with the potential to activate this street corner, making it safer for pedestrians and bringing back some of the charm sugarhouse was known for.

Thanks for your time, and I hope the commission makes the right decision for the future of the area.

Max H.

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Old Sizzler location  
**Date:** Tuesday, February 22, 2022 12:54:04 PM

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Dear Diana,

I understand that you are the best person to email with comments on the proposed gas station, Kum & Go, at the SE corner of 1300 E and 2100 S, the previous Sizzler location. I have worked at [REDACTED] across the street and two buildings south, for 28 years. In that time, I've seen many changes and I've tried to welcome all (including my favorite, the underground access from the west-side of the street on 1300 E, to Sugar House Park - so nice). Not only do I work in a nearby building, but I also enjoy the Park often.

For many years I used the Chevron next to my office, on the NW corner of 1300 E 2100 S, to fill my car with gas, but over the last few years I've stopped, mostly because the traffic there has become such a cluster with some drivers rushing to make the left turn light, or desperate to merge onto 1300 east to access the freeway - it's become a harrowing attempt to pull in or to exit.

My biggest fear though, with the proposed gas station, is that the view on that corner, over the expanse of SH Park, and up at the big sky and the Wasatch Range will be obstructed, or in the least enjoyed only by those standing for a few minutes at a gas pump. We live in a place with such lovely vistas, choosing a gas station for the site feels like as a community we are only looking to short-term consumption rather than the long-term joys of taking in the beauty that is so special and specific to our city. I don't often write letters like this, though I wish I took the time to do this more, but this particular project has such meaning to me in my daily life; I felt the need to do something. Thank you for being my sounding board.

All best,  
Dawn

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Dawn Houghton, [REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Zoning](#)  
**Subject:** (EXTERNAL) Please consider plans at the old Sugarhouse Sizzler location  
**Date:** Friday, January 28, 2022 1:21:50 PM

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Dear Zoning Commission,

I am writing to express my disappointment for the current plans to build a Kum and Go gas station at the location of the old Sizzler restaurant at 2100S and 1300 E. There is already plenty of gas stations in the area to meet the needs of community members. Please consider another opportunity that will either meet a community unmet need and will dovetail with the aesthetics of Sugarhouse park.

Thank you,  
Bridget Hughes

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas Station conditional use petition  
**Date:** Thursday, February 10, 2022 9:24:45 PM

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Hi Diana!

My name is Loren Hulse--I'm writing with a reaction to the petition filed to build a Kum & Go on the property at the corner of Sugarhouse Park.

I live on [REDACTED] and travel around the Park almost daily. I have significant concerns about even the current status of that intersection, and think that an added high-use business like Kum & Go would be a detriment to the neighborhood--if not an outright dangerous addition.

There are days when traffic begins to slow down as I approach Westminster traveling southbound. When returning, northbound traffic is often backed up from the corner where the Kum & Go would be sited to or past the light--often approaching the off-ramp from the 80. As that neighborhood has built up, the situation has already worsened significantly. I believe that adding a business like the Kum & Go would exacerbate the situation further.

I write to strongly discourage the Planning Division from granting this petition, and would encourage the City to seek options that would enhance Sugarhouse Park instead--working to not add additional pressure to an already very high-use intersection.

I would be happy to discuss this with you if it would assist--please let me know.

Thank you for all you do!

Best,  
Loren

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) no gas station  
**Date:** Wednesday, February 9, 2022 9:20:44 AM

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Please do not put another gas station on the corner of Sugarhouse Park where a Sizzler is currently located! That will only increase traffic congestion and be another eyesore.

Jennifer Hulse

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugar house gas station  
**Date:** Friday, February 11, 2022 1:00:12 PM

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Hi Diana!

Thank you for making this an open dialogue. I would request that absolutely we DO NOT approve a gas station on the previous sizzler site. I'm not going to lie, I can't even believe such a request has made it this far.

This site is a community space with a beautiful view to the park and mountains and you are thinking of putting a gas station there. Literally a gas station lol. How in the world.

Instead the site should either be at worst case additional surface parking for the park or best case a great modern restaurant or cafe venue that enhances the park. Anything but a gas station. That's laughable. Thank you!!

- JC Hamilton



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October 23, 2022

**Ms. Diana Martinez, Principal Planner**

Salt Lake City Planning Division  
451 South State St. Room 406  
PO Box 145480  
Salt Lake City, UT 84114-5480

Dear Ms. Martinez,

My wife and I have lived in our Sugar House home for over thirty years and our family has enjoyed spending time in the Sugar House community and Sugar House Park. During this time, we have observed two constants, 1) exponential growth of both new commercial properties and expensive high-rise housing, and, 2) increased utilization by Salt Lake City (SLC) residents of available open space and amenities Sugar House Park has to offer.

These comments are in regard to the Conditional Use Application for the Kum & Go gas station/convenience store located on the old Sizzler site. In my opinion, the request should not be approved by the Salt Lake City Planning Division (Division) as it is not in conformance with the Conditional Use Criteria (21A.54.080).

There are many specific conditional use criteria detrimental effects (Section B) that I believe can not be mitigated to achieve compliance with the Division applicable conditional use approval criteria. The specific detrimental effect issues (B 1-15) and concerns associated with the proposed project are summarized below:

**Traffic Congestion Compliance (B.5, B.8)**

The proposed two entrance and exit driveways are designed to be 30 feet wide with one off of 1300 East in the northbound right turn lane and the other on 2100 South, both limited to right turns and eastbound travel. It appears that the driveway design width, and exiting vehicles would hinder the ability of large semi and dual tanker fuel trucks delivering product. The result would be traffic backups into the intersection. (We have all seen the traffic backup on 2100 South trying to turn into Chick-fil-a prior to driveway modifications). The project sponsor and SLC traffic engineers need to evaluate traffic flow and feasibility of getting large trucks into and out of the site without impacting service levels on 1300 East and 2100 South.

With the increased number of new apartment residents in Sugar House, the intersection will have an increase in vehicle and pedestrian traffic impacting the ability for customers and trucks to enter and exit the property without congestion.

**Safety Concerns (B6, B.7)**

The current available design drawings show signage, building and landscape locations that could impede line of sight at the 1300 East and 2100 South intersection for vehicular as well

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as non-motorized and pedestrian traffic. Sugar House Park is heavily utilized by pedestrians and bicycles now and demand will only increase. With limited visibility and mixed traffic, Kum & Go customers may not see the foot and bike traffic, resulting in adverse safety risks.

**Utility Capacity and Environmental Damage (B.10, B.12)**

SLC Public Service should analyze if existing utility infrastructure (power, gas, water, stormwater and sewer) can support the proposed project. Specific assessments should be conducted to determine impacts to surrounding waterways and drainages associated with excavation for fuel tanks. The project could also create negative environmental damage to Sugar House Park, Hidden Hollow and stormwater courses from fuel spills caused by customers and fuel delivery drivers overfilling tanks. Any garbage and trash not properly contained will blow off the site and into Sugar House Park and adjoining properties resulting in littering issues.

**Proposed Project Compatibility with Adjacent Uses (B.3, B.13, B.14)**

In my opinion it doesn't appear that the proposed gas and convenience store is compatible or suited due to the unmitigatable impacts to users of Sugar House Park and both vehicular and non-motorized traffic flow. Traffic, noise and light impacts from a 24/7 operation will impact adjacent park users and residents. As previously mentioned, the placement of signs, landscaping, lights and building, as designed, will limit line of sight for all traffic (pedestrian, non-motorized, delivery trucks and customers in cars) resulting in an increased safety risk.

I am requesting that the Division deny the conditional use permit request and consider discussions with Sugar House Community Council on other uses for the site. One idea I have discussed with neighbors is to get SLC to purchase the property and construct a community education building for classes and exhibits. The building should include space for a contract concessionaire serving coffee/soda, lite meals or snacks that is more compatible with adjacent park users' and residents' desires. The site then should be incorporated into Sugar House Park and managed with Parks, Trails and Open Space bond funding resources.

Thank you for the opportunity to provide these comments and recommendations. I hope you will seriously consider and recommend that the Kum and Go Conditional Use- Gas Station application be denied.

Sincerely,

Jim Burruss

**Jim and Patti Burruss**

A large black rectangular redaction box covering the signature area of the letter.

---

CC

Erin Mendenhall, SLC Mayor

Amy Fowler, SLC Council

Judi Short, Sugarhouse Community Council

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugar House Park  
**Date:** Friday, September 30, 2022 7:41:11 AM

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Ms. Martinez,

I live near Sugar House Park and am strongly opposed to the plans for the convenience store, Kum and Go, to be located on the old Sizzler site. This area is already overloaded with traffic. Another gas station will only make things worse. Perhaps the city could buy the property and come up with ideas for a much more pleasant use of the property.

Respectfully,

James Astin

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum-and-Go  
**Date:** Wednesday, October 26, 2022 7:37:28 PM

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Hi Diana,

I am a mid-twenties, single woman living in the heart of Sugarhouse. I moved to Utah about 1.5 years ago, and I absolutely love that I can walk to bars/restaurants, the park, my pharmacy, grocery store, etc. from my apartment.

I fear the Kum-and-Go development will hurt the area and worsen the main downsides to living in Sugarhouse. I no longer feel safe using the tunnel by myself to walk to Sugarhouse Park because it's a popular hang out spot for the homeless population. It's not ideal to cross 2100, as it's a busy intersection, and I'm often waiting at the stoplights right next to homeless men.

In summary, am concerned the Kum-and-Go will further crowd the intersection and further attract the homeless population to the area. Is there any way we can petition the new gas station or prevent its development?

Sincerely,  
Jenna Barone

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) Kum & Go?  
**Date:** Wednesday, October 19, 2022 12:44:28 PM

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**NICK NORRIS**

Director  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

TEL 801-535-6173  
CELL 801-641-1728  
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*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** UtahJordan [REDACTED]  
**Sent:** Tuesday, October 18, 2022 8:41 PM  
**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Subject:** (EXTERNAL) Kum & Go?

Nick,

A Kum & Go in a beautiful location at sugar house park? C'mon man. You have an opportunity here to create something beautiful for the community. I understand that this takes more planning than the community really understands but I also understand that you've got a good opportunity here that's being squandered in a really dumb way.

Do something positive for the community and fix this! What a great location for a cafe or restaurant and bar! We believe in you.

Best,

--

**B. Jordan Borrowman**

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go  
**Date:** Tuesday, December 27, 2022 4:37:34 PM

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I live in the Yalecrest area and travel along 1300 East quite regularly. I love looking across Sugarhouse Park, and the prospect of that view being spoiled by a Kum and Go is disturbing.

Additionally, the traffic is not improving in Sugarhouse, as is well known. There were numerous complaints about the drive-in to Chik-Fil-A holding back traffic on 21st. The prospect of having a business, which is of necessity a place where cars will "Kum and Go" on that particular corner, right off the freeway ramp, does not sound like a good idea. It does sound like a potential safety hazard for the citizens and visitors in Salt Lake City.

Jan Ellen Burton

**From:** [REDACTED]  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) Proposed Gas Station at 1300 E and 21st South by Sugar House Park  
**Date:** Wednesday, September 21, 2022 11:14:12 AM

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Hi there,

I would like to put in a no vote on the proposed gas station by Sugar House Park. Please put something more beautiful there. Can we make it a gateway entrance to the park? How about a beautiful restaurant with an amazing deck overlooking the park. Anything but a condo or a gas station or fast food! Let's add value to our community.

This proposal would be awful for our community and provide no benefit.

Thank you for hearing my concerns,

Jennifer Holmberg  
Sugar House Resident



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) 21st South 13th East  
**Date:** Sunday, October 2, 2022 9:24:33 AM

---

Please no gas station. One is already on opposite corner. Two is ridiculous, especially with how tricky the traffic is there on that corner.  
Please no gas station!!!!

Jennifer Hunter

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sizzler property  
**Date:** Tuesday, October 4, 2022 8:39:28 PM

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Diana, I know the planning commission will soon be considering the zoning on the parcel located on the southeast corner of 2100 South and 1300 east.

I am very concerned with a gas station being in such close proximity to park, open space and trails. It does not seem like a compatible use to people recreating and exercising. The increased in/out traffic of a C-store and gas station also seems like it would create further congestion to a very busy intersection.

It's heartbreaking to see such an enormous opportunity lost to this type of use for a key sugarhouse parcel.

Thanks, Jill

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go proposal  
**Date:** Tuesday, October 4, 2022 8:19:24 AM

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Please vote no.

Joyce Marder

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go  
**Date:** Tuesday, November 1, 2022 7:26:02 AM

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I have expressed my objections to yet another gas station/convenience store previously. Sugar House does not need more traffic or snack food access.

However, if this venue is exclusively an EV charging station, provides green space and picnic tables adjacent to the park, that could be useful.

Joyce

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugar House Park/Kum N Go  
**Date:** Thursday, September 29, 2022 5:19:46 PM

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Hi Diana-

My name is Jerwin Monje. As a resident of sugar house, I have concern about the possibility of a Kum n Go being put on the empty lot in front of Sugar House Park.

As I understand, Kum N Go is an Idaho based company- so I am curious as to how a new location would benefit the Utah economy.

Another concern would be the increased traffic that this Kum N Go would add. There is already a Chevron across the street and the addition of this station would cause an influx of traffic that would make the area over saturated with unnecessary traffic.

Additionally, there are environmental factors that are of concern. With the Kum N Go placed on that lot, there is the possibility of gas leaking and polluting into the creek- which would be devastating to the natural ecosystem that is in place.

Thank you.

--

Jerwin Ronald G. Monje, MT-BC  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Gas station at 2100 S. 1300 E.  
**Date:** Saturday, October 1, 2022 11:00:19 AM

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Hi -

Please don't put a gas station there, right across the street from the Chevron. That corner is already congested with traffic, and it will lead to more frustration for those trying to turn right on 2100 S. from 1300 W., not to mention additional fender-benders. Also, with the surge in electrical vehicles, gas stations are going to become less and less profitable in the future, and hopefully, obsolete.

Please.

Janiece Pompa

[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** Re: (EXTERNAL) KUM and GO Sugarhouse  
**Date:** Monday, October 31, 2022 3:29:20 PM

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Hi Diana,

Thank you very much for your response. I appreciate your email.

I do realize that this property is not part of the park. I mentioned the park to add context to the location that the gas station is planned for. The addition of another gas station across from an existing one, on that extremely busy corner does not add anything to that area which contributes to the needs of residents and visitors. In addition, the traffic issues which are already an issue will get even worse and cause even more congestion. Thank you for adding my input in the staff report.

Best,

JENNY ROUSE

[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]  
[REDACTED]  
[REDACTED]

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**From:** Martinez, Diana <Diana.Martinez@slcgov.com>  
**Sent:** Monday, October 31, 2022 11:58 AM  
**To:** [REDACTED]  
**Subject:** RE: (EXTERNAL) KUM and GO Sugarhouse

The subject property is privately own, and this is a privately initiated proposal. It is NOT an extension of Sugar House Park.

Thank you for your comments about this proposal. Your input will be included in the staff report and passed along to the Planning Commission when these petitions are scheduled for a Public Hearing at a future date and time. The date of that meeting is not clear at this point.

Please let me know if you have additional questions or comments and again, we thank you for your input.

Regards,

Diana Martinez

Principal Planner  
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

Desk phone number: 801-535-7215  
Email [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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-----Original Message-----

From: [REDACTED]  
Sent: Sunday, October 30, 2022 9:19 AM  
To: Martinez, Diana <[diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)>  
Subject: (EXTERNAL) KUM and GO Sugarhouse

Hello

We strenuously object to the idea of any gas station located on the corner of 21st S and 13th E. There is a station directly across the street already. Sugarhouse is slowly losing its charm and neighborhood feel with new oversized construction projects. Please consider this area as an extension of the park and allow a project that contributes to the neighborhood, not detracts. And the name KUM and Go is insulting to the ear. Seriously.

Thank you

Jennifer Rouse  
[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#); [REDACTED]  
**Subject:** (EXTERNAL) Proposed Kum & Go Gas Station at 2111 S. 1300 East  
**Date:** Wednesday, February 9, 2022 3:23:30 PM

---

Ms. Martinez,

Please disapprove the Kum & Go Gas Station conditional use for gasoline sales and service at this prominent city location next to beautiful Sugarhouse Park and 1300 East.

The proposed use is inconsistent and **harmful** to the Sugarhouse Community Masterplan in every condition and will create additional public safety hazards for the pedestrians and cyclists in the area. It also goes against city transportation priorities and plans, air pollution reduction as well as the Parks and Recreation Reimagine Nature planning goals and objectives.

The Sugarhouse Master Plan states the following:

1. Policies to help protect the stable, well-kept residential neighborhoods of Sugar House;
2. Programs that support neighborhoods with infrastructure, parks, trails, convenient commercial services, and housing improvements to sustain the quality of life in the neighborhoods;
3. A reiteration of a direction for the Sugar House Business District that promotes a vibrant character compatible with the historical character of the area, and directs new development to create the synergy necessary to support a light rail station, encouraging “pedestrian-first” development;
4. A renewed commitment to a mixed land use strategy in the Business District through incentives for residential development;
5. Policies that support the maintenance and enhancement of recreational and natural resources such as parks, open space and trails;
6. An integrated program for mobility throughout the community with a commitment toward optimizing the pedestrian experience and alternatives to automobile travel, particularly in the Sugar House Business District, which is a necessary element of a viable commercial center;
7. Policies that support the preservation of neighborhood character as well as historic and natural resources; and
8. Implementation strategies for accomplishing the goals and policies of this master plan.

The Kum & Go Gas Station would violate the masterplan in the following ways:

1. Gas stations increase air pollution, oil run off, attract transient persons, tend to attract litter and waste and create light and noise pollution at an already busy corner
2. Gas stations would go against the millions of dollars invested in walkable and active transportation infrastructure, parks and trails in this immediate vicinity
3. The primary use of a gas station is to promote automobile usage - not encourage a pedestrian-first development and auto traffic will be harmful to pedestrian vibrancy
4. This is an ideal location for expanding open space for the park and city or be a residential use next to a beautiful park and gorgeous mountain views- not for a gas station
5. Vehicular traffic will not enhance Sugarhouse park but add air pollution to a major recreation area - and this is a key visibility corner to the park

6. This use supports and encourages additional vehicular traffic - not pedestrian traffic and will actually make it less safe for the many nearby residents to cross the street to go to Sugarhouse Park.
7. A gas station will have obnoxious lighting and signage that is neither historic nor will it enhance the natural park like environment next door
8. A gas station already exists across the street and an additional one is harmful to the goals and policies of the area

This proposed use flies in the face of years of efforts to improve the community character of Sugarhouse, beautify the park, improve active transportation as well as misses the opportunity to expand the park's open space footprint at this very prominent civic corner.

With concern,

Josh Stewart



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) NW corner of Sugarhouse Park  
**Date:** Wednesday, October 5, 2022 11:40:34 AM

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Good morning Diana -

It has come to my attention that the building that used to be a Sizzler restaurant may turn into a gas station. This news is heartbreaking to me and in my opinion hurts the community feel of Sugarhouse.

Sugarhouse park is one of the most popular parks and should have places around it that not only work along with the beauty of the park but help build a community feel to the park that so many people use each day. Please consider keeping this something that will improve the community and add to the desire of the park and not hurt it. Give a local restaurant or cafe an opportunity to build something wonderful overlooking the park. Have an outdoor area that blends in with the park and would allow the community to enjoy the park from a table or patio. Perhaps include a walking path to the business and they provide a to-go window for drinks or picnic baskets that people could purchase to then go into the park and enjoy. This space needs to be part of the park and Sugarhouse community, not a large chain gas station that will add passing traffic, additional noise to the park and an unsightly gas station to the view from the park.

Please consider other options that would help our community. I have lived in SugarHouse for 12 years and it has been heartbreaking to see the community and neighborhood feel disappear over the years. Please keep the park area enjoyable for years to come.

Thank you for your time.

Jennifer Stout  
SugarHouse resident

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Please - No Kum and Go  
**Date:** Saturday, October 1, 2022 10:26:58 AM

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The only way to exit the old Sizzler site at 1300E/2100S is by making a right turn onto 1300E heading south or 2100S heading east. People who want to go north or west will need to do a u-turn or drive thru neighborhoods to turn around. This was not a big issue for Sizzler because it did not have the traffic that a Kum and Go will likely have. Plus, with all the new construction in the area, traffic at that intersection is a mess. A Kum and Go will add way more congestion, making our neighborhoods more dangerous and putting our children at risk. Please don't let that happen!

Kind regards,  
Jill A. Thomas

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Petition Number: PLNPCM2022-00053  
**Date:** Monday, March 21, 2022 4:55:08 PM

---

Dear Ms. Martinez,

We do not need any more gas stations, especially this close to the park ponds.

There is very little social benefit provided by adding such a structure at that parcel. Their buildings are garish with the bright red signage and horrible architecture. Very unappealing addition to the visual as you approach the park from the North or the West at 1300 East.

Fossil fuels contribute to our air and water pollution. We should not encourage more retail outlets for such polluters.

As a nearby resident, I oppose this application and encourage the Planning Division to reject their application.

Respectfully,  
John

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go gas station  
**Date:** Thursday, February 24, 2022 2:17:46 PM

---

I would like to add my voice to those who oppose a conditional use allowing the construction of a gas station on the old Sizzler property abutting Sugar House Park.

I suppose my objections could be classified as aesthetic, and therefore naive. But because the property is unique — not just near the park but running alongside it — I am hoping that the Planning Commission will take this uniqueness into account. I realize that it's all about money. But I am hoping (again perhaps naively) that the City will find a way to find a buyer who can actually contribute to the park rather than detract from it.

Elaine Jarvik

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go gas station  
**Date:** Thursday, February 24, 2022 2:17:46 PM

---

I would like to add my voice to those who oppose a conditional use allowing the construction of a gas station on the old Sizzler property abutting Sugar House Park.

I suppose my objections could be classified as aesthetic, and therefore naive. But because the property is unique — not just near the park but running alongside it — I am hoping that the Planning Commission will take this uniqueness into account. I realize that it's all about money. But I am hoping (again perhaps naively) that the City will find a way to find a buyer who can actually contribute to the park rather than detract from it.

Elaine Jarvik

[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2022-00053  
**Date:** Monday, February 7, 2022 7:29:45 PM

---

You have to be kidding me, a gas station in such location, we do not need any more gas stations in Sugarhouse, this is a disgrace for the neighborhood that has already one across the street. The option for this parcel are clear: most preferred for the City to buy it and incorporate in the park, but you guys are cheap! The second option will be a nice restaurant/pub open to the park with great outdoor dining and bar seating with incredible views of Mt Olympus. Of course our good morons will argue against having drinks close to the park, but we need quality in Salt Lake City.



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Proposed Kum and Go next to sugarhouse park  
**Date:** Thursday, March 3, 2022 11:52:04 AM

---

Hi Diana,

I'm writing to express strong opposition to the proposed gas station next to Sugarhouse park. I live in Sugarhouse and visit the park often. Any business in that location should serve visitors to the park, not be a rest stop off the highway. There's already a gas station at that intersection, and given our state's terrible air quality we should not be using our limited space to encourage more driving. Additionally, with the amount of new housing going up, putting a gas station there encourages more driving to an area with already increasingly bad traffic problems.

Thank you  
-Ben Jones

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go Gas Station  
**Date:** Tuesday, February 8, 2022 10:39:11 AM

---

Dear Diana,

I am a Sugarhouse resident and I would like to register my opposition to the use of the property at 2100 So and 1300 Ea on Sugarhouse Park grounds for a gas station.

- \* There is a significant possibility that a fuel leak or an accidental spillage could contaminate the ground water and nearby stream endangering the well being of the birds and animals who reside in the park.
- \* The property is directly connected to Sugarhouse Park and has the unique potential to be used for something that could complement the park such as a community or recreational center, for example.
- \* There is already a gas station directly across the street which fulfills the need for fuel availability in the vicinity.
- \* A gas station would detract from, not contribute to the beautiful landscape of Sugarhouse Park.
- \* A gas station would cause a fuel odor and air pollution nuisance to the park.
- \* A convenience store directly connected to the park would likely increase litter of food packaging, soda cans, drink cups, etc, in the park.

I believe that this property, which is unique due to the fact that it's literally part of the park grounds, should be treated with unique consideration as to how it's use will either contribute to or detract from the park itself. Either a developer should be selected who's intent is to use it in a way that enhances the park, or it should be purchased by the city and developed for the benefit of the community.

Thank you for your consideration.

Erik Jorgensen  
[REDACTED]

**From:** [REDACTED]  
**To:** [Norris, Nick](#)  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park  
**Date:** Tuesday, October 11, 2022 2:01:54 PM

---

Please don't allow them to put a gas station in Sugar House park. It needs to be a place where the community can come together for a meal or a drink to soak in the beautiful park. Please save our park.

Best regards,

Kalen Harrell  
[REDACTED]

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) Sugarhouse Park Kum and Go  
**Date:** Thursday, October 13, 2022 10:34:07 AM

---

**NICK NORRIS**

Director  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

TEL 801-535-6173  
CELL 801-641-1728  
Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** Katie Kinsey [REDACTED]  
**Sent:** Thursday, October 13, 2022 10:30 AM  
**To:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Subject:** (EXTERNAL) Sugarhouse Park Kum and Go

Hello,

I'd like to share my concerns with the old Sizzler next to Sugar House Park being turned into a gas station, specifically a Kum and Go. Respectfully, it's completely moronic to allow this to happen. There are so many other options for that property that are better for the environment and not a complete eye sore to the community. Sugar House Park is a beautiful place and I'm sure that you would agree that adding a gas station to it is an irony that none of us will want to participate in. If you are unable to do anything about this, please point me in the direction of the person or people who can.

Sincerely,  
A Concerned SLC Resident

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK  
**Date:** Thursday, September 22, 2022 7:49:27 PM

---

Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Kendall Rodriguez [REDACTED]  
**Date:** September 22, 2022 at 7:48:19 PM MDT  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK**

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

Xoxo,  
Gossip girl

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK  
**Date:** Wednesday, October 26, 2022 3:01:59 PM

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NICK NORRIS  
Director  
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

TEL 801-535-6173  
CELL 801-641-1728  
Email [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

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-----Original Message-----

From: Kaelun Schaerrer [REDACTED]  
Sent: Thursday, October 20, 2022 12:24 AM  
To: Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
Subject: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

All in all a gas station would not be as fun as a bar and yet even a gas station is better than a smoke shop...maybe a library? Traffic would increase carbon impact around the park and this would not be ideal for the residents. Keep sugar house clean! This gas station is bad. Thank you!

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) replacing Sizzler on 1300 east and 2100 South with a gas station  
**Date:** Tuesday, February 8, 2022 7:52:15 PM

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Dear Diana

I hope that you are the correct person to address this concern to. I live [REDACTED] just north of Highland High school. It has been hard to see how busy Sugarhouse has become over the past 10 years. Recently I heard that there is consideration of having a gas station built where the old Sizzler was on the corner of 1300 E and 2100 South. My family and I are very much opposed to this.

With the degree of development that has occurred in Sugarhouse, it becomes even more important that we have an easily walkable community. I work at the Sugarhouse clinic and walk to work. It is already a challenge to feel safe as a pedestrian in this area. I feel like putting a gas station on that corner will further contribute to the congestion and difficult traffic flow at that intersection.

Additionally, Sugarhouse Park is a delightful oasis in our community. Having the noise and congestion of a gas station there will cause a significant decline in the beauty of the park.

Please pass these concerns along to the appropriate persons as you can!

Thank you

*Esther L. Kannapel*

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sizzler Site - Sugarhouse  
**Date:** Tuesday, February 8, 2022 10:23:33 AM

---

Diana,

As you review appropriate uses, or specific applications, for the current Sizzler site in Sugarhouse, I would urge you to consider the importance of the site 10, 20, or 30 years into the future. As you are well aware, Sugarhouse Park is arguably one of the most important and impressive public space areas along the Wasatch Front. The public space should be framed with developments that complement the investment that the public has already made and the benefits that are enjoyed by residents and visitors to the area.

An idea. There is a swath of the park located immediately to the east of the sizzler site that could be incorporated into a more thoughtful and impactful planning outcome for the site. If aggregated, the development option would make tremendous sense to the city from both an economic and social impact perspective. This would take political leadership and vision, which I believe the city is well-suited to lead. I'd be happy to talk through ideas if you'd be interested.

Regards,  
Scott

**Scott R. Kaufmann**

[REDACTED]  
[REDACTED]

[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go Gas Station  
**Date:** Tuesday, February 8, 2022 10:27:09 AM

---

Hello Ms. Martinez, I am a local [REDACTED] Sugar House Park. I use the park quite frequently and I wanted to reach out my opinion on the proposal of the gas station. I love the park. I walk around it often with my wife and daughter as a form of exercise and therapy. The fact that there is a park that is in the middle of a crowded area is wonderful for families and sporting events. I feel that adding a gas station to the corner of 13th and 21st would be ruining the beauty of the park. I wasn't a huge fan of the Sizzler, but that was put into place before I was born. When the area was cleared, I was hoping that the city would take back the corner and make it part of the park again.

Besides my own opinion of what should be done with the corner, I have concerns that I would like to have brought forth upon this decision.

1. Construction. This area of the city is already crowded. When the roads were shut down for the construction of 13th it displaced most people that needed to go along the roads everyday. With a project like this would add another issue when they are working on the freeway, bridges and apartments going up around the area.

2. Gas station on a fault line. I know that this may seem like something that the city feels they have under control. 13th east is a fault line and with placing a gas station right on the line, this would be a risk if the tanks were ruptured and gas and oil were to seep into the park grounds and cause the animal life danger.

3. Water. The city is already overwhelmed with water shortages and we as the public are being asked to cut back as much as we can. Some of us are living on brown, dry grass in an effort to help the state maintain water. Now, with the building of a new gas station more water would be used when we don't have any to spare. It doesn't seem fare to us that we are being asked to cut back when the city is continuing to build unnecessary buildings to an already crowded area.

4. Already gas stations. Right across the street there is a chevron gas station. 2 blocks north there is a sinclair gas station. Southwest of the park there is a Maverik gas station. Further along 13th, Highland Dr, and 21st south there are plenty of gas stations. The area is already saturated with gas stations and Salt Lake is already dealing with bad air. Continuing to add gas stations to the city when there is already so much is unnecessary.

I feel that we have an opportunity to make the park a little better and give families more room for outdoor activities. I'm all for businesses coming into salt lake, but why place something like that in an area that can easily expanded by the surrounding park.

Thank you for your time.

-Richard K.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) proposed gas station at Sugarhouse Park  
**Date:** Monday, February 14, 2022 1:04:52 PM

---

I have lived at [REDACTED] for over 32 years. This area of Sugarhouse is already undergoing a change in composition due to the large number of mutli-unit buildings under construction. The essential character of this area is steadily being eroded, but I understand the need for more housing. However, I see no need for another gas station, especially just above Sugarhouse Park. The city has made some effort to keep this area a restful and renewing place and a gas station at this site will intrude on this atmosphere. As there is already a station just across the street it would not be any increase in convenience for drivers and would add to the noise and odor that already is intrusive here. There would be cars and truck turning in and out of the driveways just where people need to walk to go to the park. The noise and air pollution in this area is often very detrimental to all the people who use the park for exercise and recreation. The increase in exhaust and gasoline fumes from a station would spread into just the areas where many joggers and walkers go. This would significantly affect their health, especially in the time of Covid when many people may have impaired breathing. The large pond in the summer is home to many water fowl that are sensitive to hydrocarbon pollution, which would inevitably migrate from the station as cars leak oil and gas. There must be some other business that could use such a popular site that would compliment rather than detract from the ambiance of Sugarhouse Park.

--

Bertram Kundert

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) gas station - sugarhouse  
**Date:** Tuesday, December 6, 2022 5:40:23 PM

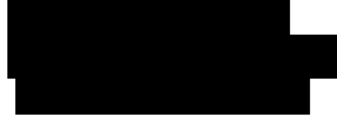
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I cannot believe that the council would consider a gas station a necessary or fitting use of the lot on the corner of 21st South and 13th East. First, there is a gas station already on that corner and second, another gas station hardly compliments or serves our beautiful park. How about a nice deli/essential groceries, which would give families and all who use the park to find something good to eat or pick up something at the end of the day on their way home. I beg you to reconsider.



**Liana**

Liana B. Teteberg



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**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Sugar House Park: Gas Stations Contaminate Soil  
**Date:** Sunday, October 2, 2022 1:49:34 AM

---

Hi Ms. Martinez and others,

This email is regarding the recent issue regarding the Sugar House Park estate's recent acquisition to build a Kum N Go on this lot. Not only will this gas station cause harm to the surrounding community but will also cause negative environmental impacts that can be more costly than this gas station's profits.

Gasoline in the soil can be dangerous, as it contains the toxic chemical benzene, which can leach into the water supply. In August 2012, soil near a former Exxon gas station in Wilmington, North Carolina, was found to be contaminated. Groundwater and soil contamination has been detected at an abandoned former gas station. (Smith, 2017) Being that Sugar House Park's newly available real estate owned by Romney Farr Properties should be protected by Salt Lake City and Salt Lake County who provide the essential funding for the park's maintenance; since 1990, should avoid soil pollution and potential water contamination caused by harmful gas station pollutants. This lot is so close to Sugar House Lake, so these potential pollutants are highly possible.

Allowing this area to become a gas station will not only cause harm to the environment it occupies but the neighborhood it inhabits. Not only are there existing gas stations near this area, but it is also a highly trafficked area that will be polluted with a new type of pollutant, excessive unnecessary traffic. This area has already been deemed an issue area regarding its accessibility as it is a constant overpopulated street with high complaints and accident rates.

Kum N Go may meet with you to apply for a conditional permit. I beg for you to consider what this gas station will do for the surrounding community and its environment. As you hear what these Kum N Go representatives pitch to you, keep in mind their intent is for their own greedy reasons to profit from the detrimental environmental impacts their gas station will cause. Gas station soil pollutants can take many years and a huge amount of money to clean up its soil or surrounding polluted sites or water. This recent decision can cause irreversible damage to this beautiful site.

Please think of the community, the environment, and this appealing site's potential. Please do what will better Utah as you have pledged to do.

Sincerely,  
Landry Cazier

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Public Comments re: Kum & Go Gas Station  
**Date:** Tuesday, October 4, 2022 11:54:45 AM

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Hi Diana,

I'm writing in advance of the public hearing to express my concerns about the proposed Kum & Go gas station on the corner of 21<sup>st</sup> S and 13<sup>th</sup> E.

As someone who has lived in Salt Lake City for over 20 years, worked for several years at the RCC near this intersection, and has experienced the increasing congestion in Sugarhouse – particularly at the intersections of 21<sup>st</sup> S + 11<sup>th</sup> E, 21<sup>st</sup> S + 13<sup>th</sup> E, and everything in between (no thanks to chik-fil-a) a gas station on this corner would be a total cluster.

Last year, I had to quit going to the Orange Theory on Wilmington Ave. because the traffic between Highland High and Wilmington + 11<sup>th</sup> E. was so bad. As it is now, I have to wait for two green lights at the intersection of 21<sup>st</sup> S + 13 E to turn left onto 13<sup>th</sup> E. and then make the right onto Wilmington (with everyone in the right turn lane and then staying in the right lane because they're going to Target or West on I-80).

What is being proposed is ADDING cars to that existing traffic because the only way to reasonably exit a gas station at that location would be to turn right towards the park, make a U turn, and then get in that left lane to get back to I-80.

Right now, if you are turning right onto 21<sup>st</sup> S. (around the old Sizzler toward the park), it flows okay when the light is green. A gas station here would completely change that because now you'd have to yield to cars exiting the gas station. As I'm sure you know, when the light is red there – you have to yield to cars turning that way from the north or cars who have the green going east and it's a pretty steady flow at all hours. It would add more congestion and really diminish this area which has so much potential.

Drivers in need of gas have the option of exiting I-80 west at 13<sup>th</sup> E and simply crossing 13<sup>th</sup> E, driving down Stringham and going to the Speedway near the Patagonia Outlet. This gas station exists and it avoids adding MORE cars and traffic into the busiest Sugarhouse intersections.

PLEASE PLEASE PLEASE do not allow this gas station to replace the old Sizzler.

Kind Regards,  
Laurel

--  
Laurel Duncan, CRA

[REDACTED]

INSCC Bldg., Rm. 350  
Salt Lake City, UT 84112-8906

[laurel.duncan@osp.utah.edu](mailto:laurel.duncan@osp.utah.edu)

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) KUM & GO GAS STATION  
**Date:** Wednesday, September 28, 2022 10:12:29 PM

---

Hi Diana,

I don't think this gas station will be beneficial to Sugar House or the Sugar House park. I believe it will create more horrific traffic, be detrimental to the environment by any possible gas spillage that can pollute the Creek & area but most importantly, this Iowa based gas station does not benefit our Utah economy.

Thanks!  
Makalita Lasukau, a born & raised citizen of Utah.

--



Best regards,

**MAKALITA LASUKAU**

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Fwd: Kum & NO! Gas station there  
**Date:** Wednesday, September 28, 2022 2:48:50 PM

---

Hello,

I sent this email to Nick. It appears you are the one handling this permit request. I understand it is private property, but something must be done!! The environmental impacts could be irreversible.

Sent from my iPhone

Begin forwarded message:

**From:** lemon smith [REDACTED]  
**Date:** September 26, 2022 at 1:13:03 AM MDT  
**To:** [nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)  
**Subject:** Kum & NO! Gas station there

Hello Nick,

I live near SugarHouse Park and I am very disturbed by this proposal to put the Kum & Go near the park. I live next door to Robin Davis who is a retired environmental engineer for Salt Lake. She handled gas stations and knows the underground spills and leakage that occur.

This could be irreversible to the ecosystem at the park and the natural green space beauty that we have in a city area! We need that green space, so we must protect it and not allow dollars to cloud our judgement.

Please do not let this Kum & Go be put near the park. Do not let this be the next 1100 East. Sugar House does not have the same feel now as years past - with those Giant high rise apartments practically touching the sidewalk. It was so charming and cute before!

Let's protect the park!! Do not jeopardize it with the potential traffic, the AWFUL name plastered on it, but most of all the negative environmental impacts it could have. Those could be irreversible. Do not allow the chance of the ground water or the pond to be contaminated! Don't make the mistake - protect Sugar House Park! Save the remaining charm of Sugar House, please.

Thank you,  
Starr Smith

Sent from my iPhone





**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Corner lot at sugar house park  
**Date:** Saturday, October 1, 2022 9:52:26 AM

---

Hello,

I understand you are the lead planner for the vacant lot on the corner of sugarhouse park. I also understand the plans are to build a cum and go gas station. As a homeowner in the area, I am wondering what we can do to get these plans for a gas station changed to something that will benefit the community vs something that will bring no benefit or better our community in any way.

Are there meeting planned? Does the community get any serious input? The location is dangerously traffic busy as is, there are a handful of gas stations within a one mile (if not less) radius and will only cause more eyesore for our beloved park. A gas station will also encourage more unwelcome activity in our park and will do nothing to bring value to the area, our homes, and the park.

I understand that by the time the public is made aware of plans, the plans are long ago cemented, but the tax payers of this area are pretty angry, outraged and feeling every discouraged that our pleas to enhance the area were seemingly ignored and dismissed.

Please let me know if there is anything we can do to prevent this very unwelcome plan from being implemented.

Thank you for your time and attention  
Lisa Tower

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Comments: Land Use/Zoning Petition Number: PLNPCM2022-00053  
**Date:** Thursday, March 24, 2022 1:11:21 PM

---

Ms. Diana Martinez  
Principal Planner  
Salt Lake Planning Commission  
via email

Re: **Petition Number:** PLNPCM2022-00053

I live in the Bonneville Hills neighborhood of Salt Lake City, in District 6, about two miles from Sugar House Park, which our family frequents regularly. I have been selected to be a board member for the Sugar House Park Authority, effective in April 2022, although these comments are my own.

These comments concern the matter involving the proposed gas station-convenience store at 2111 1300 East, on a property zoned for Mixed Use Low Intensity in a Community Business Zoning District. Approval of this use is not "matter of right" but conditional, based on the consideration, review, hearings, and determinations by the Salt Lake City Planning Commission.

- 1. By definition a convenience store-gas station, even with only 6 pumps, is a higher intensity use, with 2,000 or more daily visits, especially in a location within one half mile of an Interstate Highway exit..**
- 2. The lot with the address 2111 1300 East is designated for Mixed Use - Low Intensity use (commercial) in the Sugar House Future Land Use Map in the Sugar House Master Plan.** According to the Sugar House Master Plan, the site of the former Sizzler Restaurant at 2111 1300 East, which the gasoline and convenience store chain Kum & Go wants to convert, is designated as a "low intensity use."
- 3. The lot with the address 2111 1300 East is an anomalous use in that it is a commercially zoned and privately owned lot on a block that is otherwise devoted to institutional uses,** the Sugar House Park (110.5 acres) and Highland High School of the Salt Lake City school district. Other regional parks elsewhere in the city, such as Liberty Park, do not have commercial zoned and active uses within the boundaries and perimeter of the park. The lot in question is less than 1 acre.
- 4. Land use context should be the defining factor in determining whether or not the proposed new use is appropriate. Land use context should be considered in terms of how Sugar House Park is the gateway to the neighborhoods north and east of the park, not compared to the high intensity use commercial district to the west of the park.** As well as to how the site in question is less than 1% of the total land on the block.

How the land use is separated between low density residential to the north and east and higher density commercial and medium density residential to the south and west of the Park is clearly defined on the Sugar House Future Land Use Map presented within the Sugar House Master Plan

The designation of "low intensity use" makes sense, because the rest of the "block," more than 99% of the land area, is devoted to two institutional uses, the Sugar House Park and Highland High School. With some exceptions most of the residential blocks north and east are 100% residential, with a mix of institutional (churches, schools) and occasional commercial uses for a 1-2 mile radius north and east from the park.

**5. My understanding is that it is not unusual for the Planning Commission to approve higher intensity uses for sites zoned low intensity. However, it would be a mistake to rely on those precedents when considering the matter of the 2111 1300 East site.**

I am not familiar with all of the sites where the SLCPC has ruled in favor of higher intensity uses for properties zoned low intensity, nor with the particular conditions and context for those sites.

I am familiar with the land use context concerning this particular petition, and I believe it would be a mistake to make such a determination for the 2111 1300 East site.

The key question comes down to land use context. While there is no question that the Sugar House Park abuts wide and traffic engorged roads and seemingly a gas station is congruent with the transportation context--I-80 on the South, the six lane 1300 East on the west and the six lane 2100 South on the north--the fact is that the site should be considered in terms of how 1300 East is the primary border and dividing line between the commercial and mixed use high intensity district of Sugarhouse, and the residential neighborhoods north and east, which are dominated by one and two story detached single family houses, dotted by the occasional duplex or small apartment building.

(The roads are designated freeway, arterial state route, and city arterial respectively in the Sugar House Master Plan.)

Except for the site in question, the face block of the east side of the 2100 block of 1300 East is not commercial at all, but institutional. It is the land on the west side of the 2100 block of 1300 East that is intensified, designated as Business District Mixed Use - Town Center Scale.

While there is a modicum of commercial uses on the east side of the 2000 block of 1300 East (designated Mixed Use - Low Intensity) and the north side of the 1300 and 1400 blocks and the northeast corner of the 1500 block of 2100 South (designated Neighborhood Business), these are low intensity uses, dental offices, a coffee shop, light commercial, restaurants, a clothing store, etc. This commercial use does not shape the land use context of the block containing Sugar House Park and Highland High School.

In the Sugar House planning district, it is clear that the highest intensity uses are located west of 1300 East. The Park in particular serves as the primary and premier gateway to the residential neighborhoods, with a decided step down in intensity and height through its provision of open space.

The 2111 1300 East site and its allowable uses should be considered in that context, not the high intensity use district that typifies Sugar House between 700 East and 1300 East on the west/east, and I-80 and 2100 South on the south/north..

**Conclusion.** Because a high intensity use of a gas station-convenience store is counter to the

Sugar House Master Plan as well as to the land use context of how Sugar House Park serves as a buffer and gateway to the residential neighborhoods north and east, I recommend that the conditional use petition for a change in intensity of use not be approved for the site at 2111 1300 East.

Thank you for your consideration.

Sincerely,

Richard Layman



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Record PLNPCM2022-00053  
**Date:** Friday, January 28, 2022 3:12:57 PM

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Hi Diana -

I was hoping you might be able to tell me if you are assigned to the conditional use application for the property located on 2100 S 1300 E? This would be the old Sizzler on the southeast corner. Many of us in my neighborhood in Sugarhouse are pretty disappointed to hear that the application is for a Kum and Go gas station and would like to be able to voice input and concerns. I was also curious as to when this is going to be on the agenda for an up and coming meeting? I looked at the February agenda and I don't see it on there at this time. It may be that it is too soon in the process. I appreciate any information you can provide.

Best regards!  
Tanya Liddle

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go on old Sizzler site  
**Date:** Wednesday, February 9, 2022 3:47:58 PM

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First let me object to the business name . As a retired teacher, it's disheartening to have children see that and get confused about spelling. It's very tacky and degrades our community.

Second, why not a beautiful restaurant with a gorgeous view of our magnificent Wasatch Front to be enjoyed by all with outdoor seating and a quality menu etc.

Or what a great place for a lovely, inviting Sugarhouse visitor center with photos and information about Sugarhouse Park and its state prison history, the tunnel under 13th East and hoodoo art, the artist hired and whole process and the history of Sugarhouse with explanations of why the name Sugarhouse and all the mayors etc. Plus some recognition to the grounds crew who do such a great job, and the new community garden etc. The park has such a rich history that it would draw many people to learn about it and as a teacher, I would want to schedule a field trip for my students....

Please consider that putting an ugly gas station will degrade the accessibility to the park to bike riders and pedestrians and be a missed opportunity to upgrade the area and take advantage of the beautiful view of the park and the Wasatch mountains!

And yes I live in the area and find great joy in using the park on a regular basis.

Sincerely,

Rhea Lisonbee  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) 2111 South 1300 East Conditional Use Comments  
**Date:** Tuesday, February 8, 2022 8:17:54 PM

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I'm writing to submit my comments on the gas station proposed at 2111 South 1300 East. I would be disappointed to see that use of the property. While I recognize that this corner is likely appealing to a gas station owner, I'm concerned that it is not the highest and best use of the property. Here are my primary concerns:

- There are numerous gas stations within a 1 mile radius of the proposed location
- The city has already done so much to improve the aesthetic of Sugarhouse park along 1300 east. I feel that a gas station takes away from the aesthetic
- A gas station does not promote walking and cycling in the area or at the Park. A cafe, restaurant, etc would promote this much more than a gas station would.
- I'm concerned about the safety of pedestrians and cyclists along 1300 east with the increase in cars that will be regularly coming and going from the gas station.

Thank-you for soliciting public opinion.

Jason Lobb, PT, OCS

[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) PLNPCM2022-00053 Conditional Use -Gas Station  
**Date:** Wednesday, February 9, 2022 6:09:39 PM  
**Attachments:** [image.png](#)  
[image.png](#)

---

Diana - hi

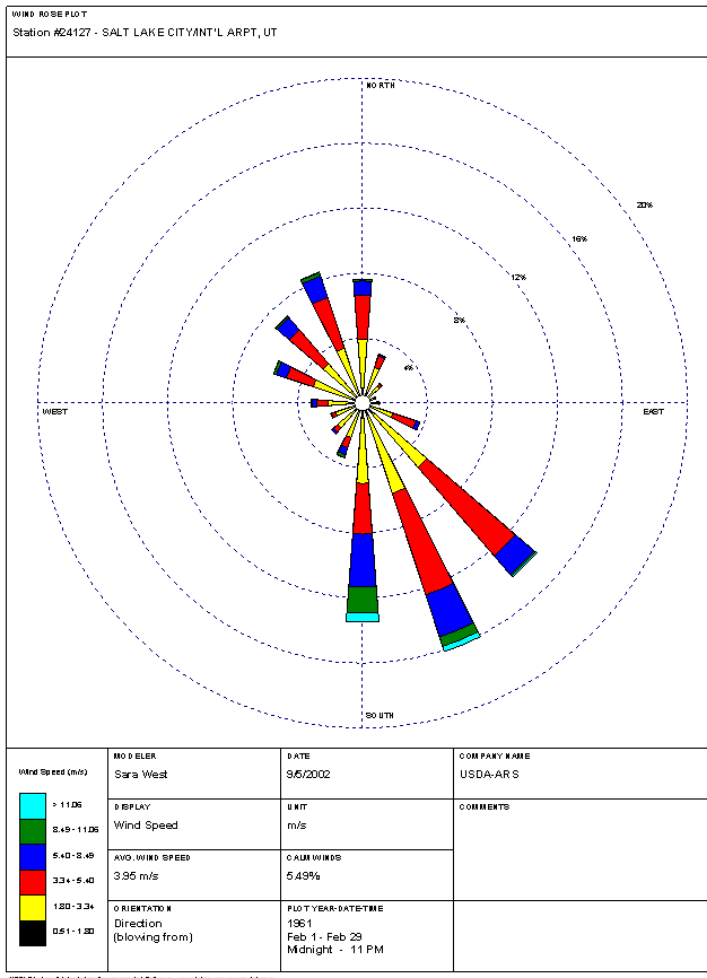
I live in Sugarhouse [REDACTED] and wanted to submit some comments for the above application. I hope you find these comments constructive.

My initial concern is that we already have a gas station on the opposite side of the road - the Chevron - with a convenience store attached. The Kum and Go seems unnecessary on the face of it.

My more practical comments:

**Air pollution**

The old Sizzler site sits right on the northwest corner of Sugarhouse park. Residents of the area all well know from years of living here that the prevailing wind from the northwest carries the smell of whatever is on that site directly into the park. It was not at all unusual to smell steak when walking around the southeast corner of the pond. It is safe therefore to say that the smell from that site carries somewhere around 1000ft on a normal day. Wind rose plots can show you the prevailing wind directions. Below is an example plot for Salt Lake City in February (source: [https://www.wcc.nrcs.usda.gov/ftpref/downloads/climate/windrose/utah/salt\\_lake\\_city/](https://www.wcc.nrcs.usda.gov/ftpref/downloads/climate/windrose/utah/salt_lake_city/))



You can see accumulated data from my own weather station here: <https://tempestwx.com/history/21392/day/2022/2/9> Click through to see data for any group of days, weeks, months or years.

While it's reasonable to argue that vapor recovery systems might be employed, and that oil and gas spills would be cleaned up in a timely manner, it's also safe to say that every gas station simply smells like a gas station. There's no getting away from that fact. The inevitable petrochemical smell will be blown into the park, down the hill across the pond. This is a beautiful area where people sit, bike, walk, run and do other outdoor activities (as you'd expect for a park), so on the air pollution basis alone I have to register an objection to the planned proposal.

### **Ground pollution**

From a ground pollution point of view, LUST events (leaking underground storage tanks) are very common with gas stations. The Utah DEQ reports that they closed 104 sites in 2019 for LUST events (<https://deq.utah.gov/environmental-response-and-remediation/keeping-an-eye-on-underground-storage-tanks>).

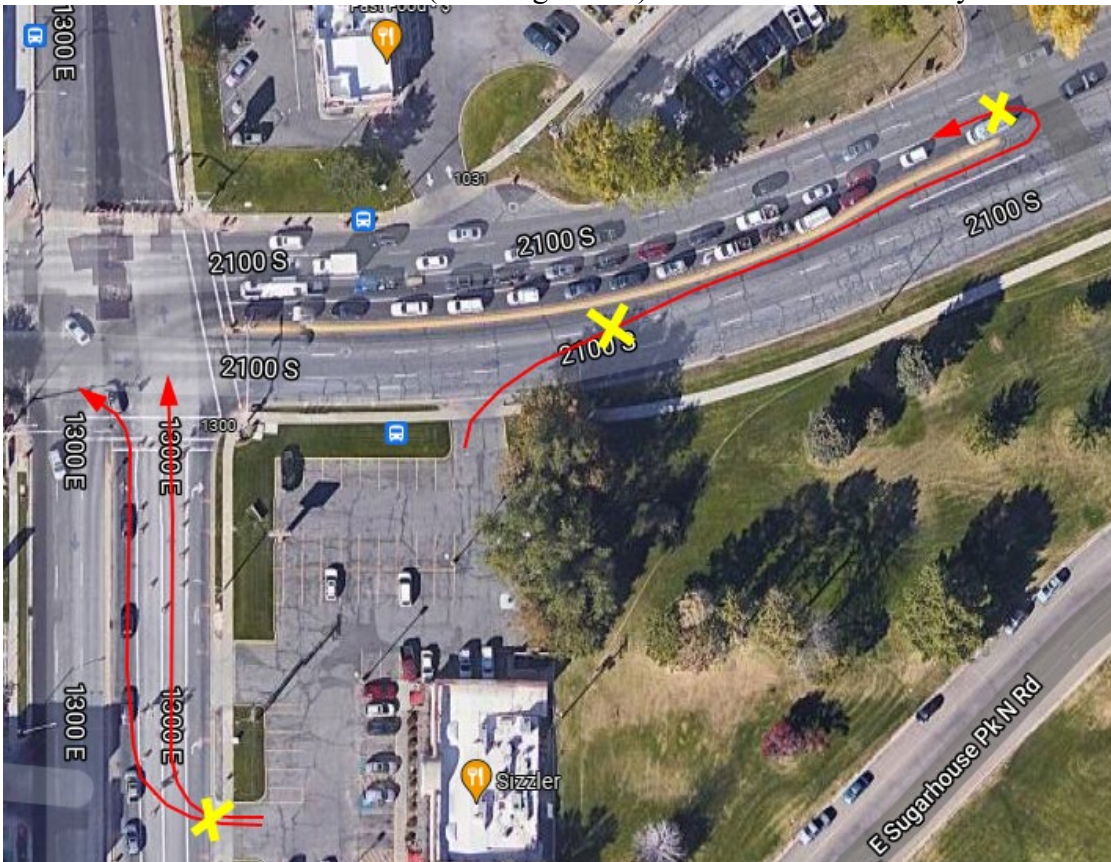
It's reasonably safe to assume, therefore, that the tanks for the proposed gas station will leak at some point, and will contaminate the groundwater in the area when doing so. Any leak in this location would likely also permeate the soil and be emitted around the footpath tunnel under

1300E which is below the grade of the proposed site. It's simply not safe to have underground petrochemical storage tanks that have a leak runoff capture area in a public park.

**Access**

Finally, from the point of view of access, the northbound traffic at the 1300E / 2100S intersection regularly backs up, blocking access to the location in this planning request. When the Sizzler was still there, the egress from the site back on to 1300E was a constant cause of issues with people trying to turn north into the already-congested junction, as the majority of vehicles were attempting to cut across two lanes of traffic to go straight ahead. This in turn blocked the right turn lane at the intersection, which the Salt Lake City transportation division has already noted as one of the busiest right-turn lanes in the city. Egress from the plot to the north directs traffic on to 2100 South heading east, and historically this caused a problem with that traffic cutting across the three lanes of the road in an attempt to U-turn back to the west at View Street.

The image below shows the most common egress routes when the site was a Sizzler (in red) and the common traffic conflicts (blocking access) and traffic accidents as yellow crosses:



Chris Longhurst.

**From:** [REDACTED]  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) No gas station at SH Sizzler site  
**Date:** Thursday, September 22, 2022 6:24:23 PM

---

Hello,

I am a longtime Sugarhouse resident and I absolutely oppose the idea of putting a gas station on the Sizzler site. I have concerns about the creek and the (already terrible) traffic in the area.

Thank you,

Meghan Balough

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go gas station at 1300E/2100S  
**Date:** Tuesday, November 29, 2022 12:07:04 PM

---

Dear Ms. Martinez,

I am writing as a Sugarhouse resident, and also as a chair of the SLC Bicycle Advisory Committee, though this opinion is my personal one.

While it would be preferential to have a better fitting establishment for the parcel, I understand that the City does not have much leverage and the gas station may go in. If that happens, I think it would be better if the convenience store building was abutting the Sugarhouse Park, rather than the street as it's designed now. The reasons for this are severalfold.

Firstly, it would make it more convenient for the park visitors to use the store - there's no retail in the park now so I imagine a lot of park visitors would use it. They could even make a patio facing the park. And trails/paths could connect to the park.

Secondly, having the building not abutting 1300 E would allow for the City to negotiate easement on a few feet of the property adjacent to the City owned park strip along 1300 E and allow a full width multi-use path along 1300 E all the way to the 2100 S intersection, naturally continuing the multi-use path that UDOT is putting on the new I-80 bridge.

I appreciate if the City could take this into consideration and make the best out of this questionable situation.

Sincerely,

Martin Cuma  
[REDACTED]  
[REDACTED]

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) Please no to Kum n go  
**Date:** Friday, October 14, 2022 6:29:57 AM

---

Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Morris Kunz [REDACTED]  
**Date:** October 14, 2022 at 12:00:05 AM MDT  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject:** (EXTERNAL) Please no to Kum n go

It would be so much better for that area to to not have another gas station and do something that benefits the community

Thanks

--

MORRIS KUNZ [REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](mailto:Diana.Martinez@slcgov.com)  
**Subject:** Re: FW: (EXTERNAL) Please no to Kum n go  
**Date:** Monday, October 17, 2022 1:21:46 PM

---

Thank you Diana

On Mon, Oct 17, 2022 at 8:50 AM Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)> wrote:

This proposal is a privately initiated proposal.

Thank you for your comments about this proposal. Your input will be included in the staff report and passed along to the Planning Commission when these petitions are scheduled for a Public Hearing at a future date and time. The date of that meeting is not clear at this point.

Please let me know if you have additional questions or comments and again, we thank you for your input.

Regards,

**Diana Martinez**

Principal Planner

Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**

SALT LAKE CITY CORPORATION

Desk phone number: 801-535-7215

Email [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or*

*prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** Norris, Nick <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Sent:** Friday, October 14, 2022 6:30 AM  
**To:** Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)>  
**Subject:** Fwd: (EXTERNAL) Please no to Kum n go

Nick Norris

Planning Director

Salt Lake City

sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Morris Kunz [REDACTED]  
**Date:** October 14, 2022 at 12:00:05 AM MDT  
**To:** "Norris, Nick" <[Nick.Norris@slcgov.com](mailto:Nick.Norris@slcgov.com)>  
**Subject:** (EXTERNAL) Please no to Kum n go

It would be so much better for that area to to not have another gas station and do something that benefits the community

Thanks

--

MORRIS KUNZ [REDACTED]  
[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#); [Fowler, Amy](#)  
**Subject:** (EXTERNAL) PLNPCM2022-00053 Kim & Go Gas Station  
**Date:** Wednesday, November 2, 2022 8:33:46 AM

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Hi,

I am writing to ask Representative Fowler to vote no on the request to approve the petition PLNPCM2022-00053. To add what is requested would make the already dangerous corner, worse. The in and out would impact walkers, runners, bicyclists, and all manner of vehicles. It would not be providing anything substantial that isn't already provided, multiple times over, within a mile. Nothing worth the risk and added congestion.

We need a safer option.

Thank you,

Misty Morris

Address listed for resident verification only:

[REDACTED]

**From:** [Clark, Aubrey](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) Kum & Go in Sugar House  
**Date:** Monday, September 26, 2022 8:06:21 AM

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Aubrey Clark  
Administrative Assistant  
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

DIRECT (801) 535-7759  
CELL (385) 499-3402  
EMAIL [aubrey.clark@slcgov.com](mailto:aubrey.clark@slcgov.com)

[www.slc.gov/planning/](http://www.slc.gov/planning/)

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**From:** Madeline Elise [REDACTED]  
**Sent:** Friday, September 23, 2022 8:26 PM  
**To:** Clark, Aubrey <[Aubrey.Clark@slcgov.com](mailto:Aubrey.Clark@slcgov.com)>  
**Subject:** (EXTERNAL) Kum & Go in Sugar House

Dear Salt Lake City Planning Commission,  
As a resident of Salt Lake City and a frequent enjoyer of its beautiful parks and views, I would like to express my immense dissatisfaction with your decision to put a Kum & Go in a beautiful spot already next to another gas station. I'm sure this was a financial decision and that the land went to the highest bidder, but we need to look into the future of our great city.

We do not need another gas station. Electric cars are on the rise, there is more demand for public transport, and some towns are even [banning the construction of new ones](#). I hope you take this into consideration.

Best,  
Madeline Smith

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Plans for old Sizzler location  
**Date:** Sunday, February 27, 2022 9:07:34 AM

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Hi Diana,

I live nearby and go thru that intersection several times per day. There is already significant traffic congestion from the nearby Highland High and Westminster College. And for the people who are walking or on a bike and trying to cross that intersection it's a disaster. Drivers get impatient and do not respect the pedestrians, even if they are in the crosswalk. The traffic backs up on 13th East for those who are attempting to travel southbound, much of which is caused by the Chevron traffic. For someone traveling westbound on 21<sup>st</sup> south and attempting to turn left to travel south, it's a nightmare doing that with vehicles in and out of the Chevron.

If another gas station was added at that intersection, I could see the northbound vehicles back up to the exit from I-80. And cars exiting the new gas station on 21<sup>st</sup> would cause havoc for the cars who went east from 13th.

Pls consider the additional congestion this added gas station would create for the area. It's a beautiful spot and a mini mart/gas station would not add anything good.

Thank you for your consideration.

Barbara Madsen

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Mart  
**Date:** Tuesday, March 8, 2022 8:16:04 AM

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I think it is *tragic* that Salt Lake needs to approve another high-priced gas station/convenience store in order to have the former Sizzler's property redeveloped. The area is already overburdened with traffic and noise. We should do better.

Joyce Marder

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugar house park  
**Date:** Tuesday, February 15, 2022 11:02:35 PM

---

Hi there my name is Erin McCormick and a resident of Millcreek/lower Sugarhouse.

I have been informed that the idea of a gas station is being thought of to put where Sizzlers was. Please please please do not do this. Keep SH a place where people can go relax and enjoy the views, rather smell gas.

SH is meant to be a local, inviting, and classy area. Let's add a business that wants to thrive or a new restaurant (not a chain). SH has so much depth to it and gas station does not belong there.

Thank you for reading!  
Erin McCormick

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Proposed Gas Station - Kum & Go  
**Date:** Monday, February 14, 2022 6:59:40 PM

---

Hello Diana;

Regarding the proposal to build a gas station near Sugarhouse Park at the corner of 1300E and 2100S  
You and I had the opportunity to talk today when I called your office  
Thank you for taking the time to chat with me

My family and I have lived in SLC for almost 20 years, 10 years of which we have lived in or around Sugarhouse Park  
Even when we did not live near Sugarhouse....we would travel to the Park to let our kids play and walk our dog

Later in life, we finally decided Sugarhouse area was where we wanted to live  
When we lived at 15th and 15th, and we walked Sugarhouse Park almost daily (sometimes multiple times per day)

As you know, Sugarhouse Park is such great park, and very popular for its green space, parks, basketball parks  
Its like our mini version of 'Central Park in New York'

In addition to all the green space that the Park provides, the most important aspect of Sugarhouse Park are the views of the Wastach Mountains  
For some reason, our mountains look larger from the view at Sugarhouse Park

In conclusion, I really feel that the South East Corner of 1300E and 2100S was meant for restaurant (similar to the Dodo, or Park Cafe)  
A restaurant where people can come with their families, have breakfast, lunch or dinner.  
Enjoy the park, sit on a patio and stare at our Mountains  
Perhaps one day the 4th of July Fireworks might start again.....

In my opinion, putting a gas station that is already surrounded by a Pharmacy, KFC, and another gas station would be a waste of a great section of land  
The area around Sugarhouse has already become busy enough (with all the apartments, the University of Utah)  
Lets have something that protects the park, and gives people another reason to use the park.....not a gas station

Thank you  
Stephen McGowan

[REDACTED]

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) Kum & get this gas station out of our park  
**Date:** Monday, November 28, 2022 8:34:43 AM

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**From:** [REDACTED]  
**Sent:** Saturday, November 26, 2022 3:53 PM  
**To:** Norris, Nick <[nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)>  
**Subject:** (EXTERNAL) Kum & get this gas station out of our park

Dude dont do this, we dont need that shit. Make it a bathroom at the least, just something the public can use and be able to look at the mountains!

Sincerely,  
Concerned Citizen

**From:** [REDACTED]  
**To:** [Brandon Hill](#)  
**Cc:** [Norris, Nick](#); [features@sltrib.com](mailto:features@sltrib.com); [letters@sltrib.com](mailto:letters@sltrib.com); [Public Lands](#); [Zoning](#); [Mayor](#); [Sugar House Community Council](#)  
**Subject:** (EXTERNAL) Re: Sugarhouse Park Development  
**Date:** Saturday, September 24, 2022 1:11:04 PM

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If UDOT were still involved with 1300 East they would absolutely never allow a “right in right out” that close to the intersection of 1300 & 2100. I also highly doubt they would approve of an entrance/exit on 2100 South because of its proximity to the same intersection.

[Sent from the all new AOL app for iOS](#)

On Saturday, September 24, 2022, 12:40 PM, Brandon Hill [REDACTED] wrote:

Thanks for your comments, Mike! I think you share concerns that most of us in the community agree with. Hopefully, we can put a stop to this development!  
Brandon

Co-Chair Sugar House Chamber  
Sugar House Community Council Trustee

On Fri, Sep 23, 2022 at 12:59 PM [REDACTED] wrote:  
Mr. Norris,

I was more than surprised that the city would be considering to permit a new Convenience Store on the corner of 1300 East and 2100 South in Sugarhouse. Sugarhouse and Sugarhouse Park is the envy of every other city along the Wasatch Front. Building a Kum & Go with fuel I think would be the last of a very long list of things to use the property. I watched the last Zoom call with the Sugarhouse Community Council. I found it ironic that the person on the agenda before Kum & Go was talking about the Brand of Sugarhouse. Things he thought they could possibly do to showcase the history and uniqueness of the area. Kum & Go then followed with their updated design. None of which comes close to fitting in with the Sugarhouse Brand. Kum & Go had stock answers to all the Council's questions with the exception of one, What are they bringing to the area that is either needed or currently missing. To that question they had no answer. There is a gas station directly across the street and another one on 1700 South (both locally owned) plus a new CVS across the corner. There is not a single thing they bring new to the area. The traffic issue alone should be enough to rethink the permit. In speaking with the Utah Petroleum Dealers Association the average store does 1,200 transactions per day with most of those sales occurring during the busiest traffic hours. Not to mention the daily delivery trucks of fuel, Groceries, Beer, Coke, Pepsi and all the other items needed. In watching the station across the street there is hardly a time when they don't have some kind of delivery truck there. They also mentioned on the Zoom call they are installing Diesel which then makes it even more of a problem as they become a mini Truck Stop. I ask the Chevron why they did not offer Diesel and their answer was most diesel vehicles are either pulling a trailer or are much larger in size and they can't handle the traffic even though that property is 4 times larger. This would become as bad if not worse than the Chick Fillet problem down the street as 1300 East has 2 to 3 times the traffic than 2100 South, plus Chick Fillet is not on an already busy intersection. In making a list of the pros and cons of a Kum & Go on that site I can't think of a single pro. There are much better fits for that area and ones that don't create the problems. Something like



a bank, an office building, a small strip mall with retail. The best use would be for the city to purchase it while it is available and add it to the park. I am sure the Park people could think of a hundred ways to use it to make the park better.. I think the neighbors and surrounding businesses could even help raise the money. There has not been a single person I have talked to about this site that think another gas station on that site is a good idea. I have had an office on 1300 East for over 20 years and love everything about Sugarhouse. The very last thing we need is a High Traffic business to add to our ever increasing traffic problems. I hope the city will help prevent Sugarhouse from becoming "gasoline alley" and losing the feel of the local Community it is.

Mike Peterson

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**From:** Jim [REDACTED]  
**Date:** January 20, 2022 at 2:41:55 PM MST  
**To:** Planning Public Comments <planning.comments@slcgov.com>  
**Subject:** (EXTERNAL) Sizzler/ gas station

As a home owner living 4/10 of a mile from the old sizzler site must express total disgust with the gas station proposal. Last thing we need especially on a site overlooking the park where a host of other uses could take proper use of the view. Their is something very wrong w/ zoning if this is allowed to happen. As we go towards all EV then seems no new gas stations should be allowed anywhere in city.

Save the new sugar house from this monstrosity!  
Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Gas station  
**Date:** Thursday, December 1, 2022 1:17:06 PM

---

Dear Ms. Martinez,

We are against the proposed gas station. However I understand nothing can be done about it.

Jeff Myers  
Salt Lake City

Sent from my iPad

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) K&G Sugarhouse Park  
**Date:** Friday, October 14, 2022 2:08:10 PM

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Hi Diana,

My name is Nicole and I am a born and raised Salt Laker. I recently heard about the gas station that could possibly occupy the West side of Sugar House Park where the old Sizzler used to be.

This is extremely concerning. The traffic in that area is already extremely congested. Often the traffic from Chik-fil-a spills down the street. And I've noticed the intersection at 2100S and 1300E has become busier and more dangerous for cyclists and pedestrian traffic. We should aim to get more cars off the road in a neighborhood that is growing at such a rapid pace.

I'm also concerned about the oil spillage into Parleys Creek.

I understand the property will likely be sold to the highest bidder, but I also think the current plan to sell it to the gas station will be very detrimental in the long run.

Respectfully,

Nicole Gaddie  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse park - Kum and go  
**Date:** Wednesday, September 28, 2022 9:32:00 PM

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Hi Diana,

Please don't put a Kum and Go right next to sugarhouse park. There's already so many gas stations in the area. Honestly the sizzlers wasn't much better but this is a prime chance to put a local business (preferably an eatery of some kind or even better some more high density housing since we definitely need it) next to one of our best local parks.

Thanks for taking the time to read this!

Respectfully slc resident,

Naoki Tominaga

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Thank You!  
**Date:** Tuesday, February 15, 2022 3:10:30 PM

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Hi Diana-

Hope you are doing well. I rarely have concerns in regard to the city, and think you and your colleagues are doing a wonderful job with the unprecedented growth. SLC is truly growing into a world-class city!

I'm writing to let you know that the vacant lot adjacent to Sugarhouse Park should not become a Kum & Go or gas station for that matter. It will distract from the calming nature of the park and will immediately become an eyesore. SLC can do better than placing a national chain in one of SLC's best city parks.

I hope you look into the beauty of that parcel and rethink its permitted conditional use.

Thank you again for your hard work and dedication to our city.

Sincerely,  
Andrew Nadauld

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Old Sizzler Location  
**Date:** Thursday, February 10, 2022 10:50:19 AM

---

Good morning!

My name is Travis Nelson and I live just [REDACTED] neighborhood. I live on [REDACTED] I just saw the recent proposal to put a Kum and Go gas station on the corner of 2100 S and 1300 E where the old Sizzler restaurant was located. I want to say that a gas station is a terrible use of this amazing space. You could not find a more scenic piece of land in the sugarhouse area. I frequently run the perimeter of the park and I am always surprised we don't have some sort of restaurant, bar, coffee shop, etc with a view of the park on this site. From the property line, you can see across the lush, green grass and beautiful pond with the picturesque mountain range behind it. There is no better place for a scenic restaurant, bar, coffee shop, etc. My wife and I have discussed how few "restaurants with a view" there are in this city which has huge potential for such a place. Salt Lake City provides an environment unlike anywhere else and it seems to me that we aren't making the most of it. This location is an opportunity to change that.

Regardless of the desire to have a scenic, sit down establishment, there are many negative connotations that come with a gas station. Sugarhouse park is a place that I and many of my friends like to go run and bike. An excessive amount of cars fueling or idling while waiting for a pump pollutes the air those in the park will breathe. There are many studies and websites that can verify this which I will add below. There is also a headache and environmental danger associated with installing and certifying underground tanks full of flammable liquid. In the era of a transition away from fossil fuels, the long term benefits of a gas station will slowly diminish as more and more cars bypass the pump for an electric car charger. I have purchased an EV and am already planning to get another one in a few years as the technology improves. I can say that many of my friends and family have the same sentiment. Gas stations will slowly become a thing of the past. To spend the resources necessary to put a gas station at this location is short sighted.

This Kum and Go is unnecessary. A quick google search for gas stations in the immediate vicinity proves this. There is currently a gas station across the street! There are also 2 more less than a mile away (0.7 mi to Speedway on Highland and 0.5 mi to the Smiths also on Highland).

Finally, a gas station will increase traffic in an area that is already congested and unsafe. Even more I80 through traffic would be funneled into a smaller residential oriented street (1300 E). U turns are difficult and with all the new growth in the area, traffic is just going to get worse and worse. I would be interested to see the data on how dangerous the intersection of 1300 E and 2100S is already. There are many other suitable spots for a gas station in the area. If we added a gas station on 700 E near the I80 freeway that would be a much more suitable, large road that could handle an increase in highway traffic looking for a spot to fill up. 1300 E, however, would not be able to handle further increases in traffic. A gas station on 700 E also wouldn't be taking up a picturesque location unlike anywhere else in our great city.

For additional reference, the city of Eagle Mountain pushed back against a gas station with a very well documented proposal that I will attach a link to. It has some great points and links

to articles as well.

To close, I think that a gas station is a poor decision for such a valuable piece of land because it makes an already congested area even more congested, it add pollution to a beautiful green space, it is short sighted as the Kum and Go will become less viable as time goes on, and most importantly, we should use this opportunity to create a business that can allow people to enjoy the beauty of sugarhouse park.

Thanks for your time on this important matter and don't hesitate to ask any questions.

Travis Nelson



Eagle Mountain Proposal:

<https://eaglemountaincity.com/wp-content/uploads/2020/07/Resident-Petition-Stop-Gas-Station-Construction-In-Our-Backyards.pdf>

Study regarding Gas Station emissions:

<https://www.sciencedaily.com/releases/2018/10/181004110021.htm>

Gas station pollution article:

<https://sciencing.com/pollution-gas-stations-18064.html>



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**From:** Amanda Pryor O'Connor [REDACTED]  
**Sent:** Monday, February 14, 2022 12:55 PM  
**To:** Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)>  
**Subject:** (EXTERNAL) PLNPCM2022-00053 - public comment on proposed use

I'm writing to provide comments on the proposal Kum and Go facility at the intersection of 1300E and 2100S in Sugarhouse. I believe the proposed use is incompatible with the adjacent land use, and is inconsistent with (1) the Sugar House Future Land Use Plan and the following Conditional Use Criteria. The City Council should defer their decision until additional studies can be completed, disclosed to the public, and considered by the Council in decision making.

**Conditional Use Criteria B.6.2. The use is consistent with applicable policies set forth in adopted citywide, community, and small area master plans and future land use maps.**

***Comment 1 – The future land use map/Sugar House Future Land Use Plan identifies the proposed site as Low-Intensity Mixed Use. The proposed use is inconsistent with Low-Intensity Mixed Use development definition and objectives and the policies set forth in the Sugar House Future Land Use Plan.***

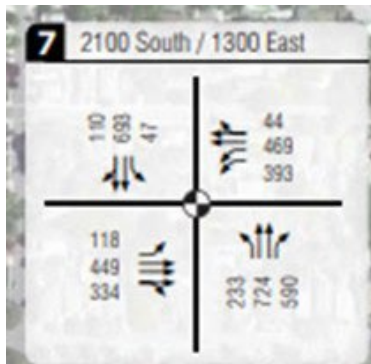
- a. As defined in the Sugar House Future Land Use Plan, proposed development and land uses within the Low-Intensity Mixed Use area must be “compatible with the land uses and architectural features surrounding each site.” The adjacent site is Sugar House Park, which is zoned as Parks & Open Space. The (1) intensity, (2) design, (3) traffic generation, and (4) access and circulation of the proposed use is incompatible with the adjacent “open space” that is land set aside for conservation and recreation purposes (as defined in Salt Lake City Code 21A.62.040).
- b. Further, as defined in the Sugar House Future Land Use Plan, the intent of the Low-Intensity Mixed Use area is to support “more walkable community development patterns located near transit lines and stops”. The increased traffic and congestion required by the required type and frequency of access to the proposed site is incompatible with a more walkable, pedestrian friendly community.
- c. The Sugar House Future Land Use Plan identifies maintain a street pattern that minimizes traffic congestion as a key Business District Issue and calls for the development of Small Area Plan for the Business District to address this issue, further stating the mobility pattern should be analyzed prior to any new development (p5). The policy includes the following measures, with which the proposed use is incompatible:

Enhance pedestrian crossings along with traffic calming measures, and provide access through the district that connects Sugar House Park, Hidden Hollow and Fairmont Park  
Require new buildings to honor the historic character of the area

**Conditional Use Criteria B. 6. 6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic.**

***Comment 2 – The City Council should defer the decision until current traffic conditions can be studied, disclosed to the public, and considered in the decision.***

- a. The City Council should require an updated study on the Average Daily Traffic (ADT) on the adjacent roadways 1300E and 2100S. The most recent Circulation Plan for the Sugarhouse Business District was in 2013 (2012 data) indicated moderate congestion at the 2100 South/1300E intersection. This data is outdated and does not reflect multiple new housing developments with new residents and increased private businesses in the last 10-year period, including the CVS Pharmacy at the same intersection. A convenience/gas station will require a high frequency of access at least one access point each on 1300 E/2100 South, adding substantially to traffic congestion.



**Conditional Use Criteria B. 6. 8. Access to the site does not reasonably impact the service level of any abutting or adjacent street.**

**Comment 3 – The proposed use and site will require access at least one access point each on 1300 E and 2100 South. Already a congested intersection (see above), access to the site will unreasonably decrease the service level of both 1300 E and 2100 South.**

- a. The most recent (2013) Circulation Plan for the Sugarhouse Business District rated the Level of Service (LOS) (at the time of the study) as Grade F Forced, Unpredictable Flows / Excessive Delays >80 >50. See screenshot below. The LOS grade for the intersection as presumably worsened since 2013 with the level and rate of development at that time. A convenience/gas station will require lots of entry/exit from more than one access point on 1300 E/2100 South, decreasing the LOS.

reported based on the worst movement. The software package Synchro / SimTraffic was used for this study.

Table 2.3-2. Level of Service Descriptions

LOS	Description	Signalized Intersections (Avg Delay: sec/veh)	Unsignalized Intersections (Avg Delay: sec/veh)
A	Free Flow / Insignificant Delay	0 to 10	0 to 10
B	Stable Operations / Minimum Delays	>10 to 20	>10 to 15
C	Stable Operations / Acceptable Delays	>20 to 35	>15 to 25
D	Approaching Unstable Flows / Tolerable Delays	>35 to 55	>25 to 35
E	Unstable Operations / Significant Delays Can Occur	>55 to 80	>35 to 50
F	Forced, Unpredictable Flows / Excessive Delays	>80	>50

Source: Fehr & Peers Descriptions, based on Highway Capacity Manual 2000 Methodology (Transportation Research Board)

The existing PM peak hour LOS for the key intersections within the study area are shown in Table 2.3-3. As shown in Table 2.3-3, traffic conditions in the Sugar House CBD are generally stable with the exception of the intersection of 1300 East / 2100 South which experiences heavy delays during the peak hours of the day.

Table 2.3-3. Existing PM Peak Hour Level of Service

ID	Intersection	Control	Delay (sec/veh)	LOS
1	900 East / 2100 South	Signal	34.1	C
2	900 East / Sugarmont Dr	WB Stop	16.0	C
3	1100 East / 2100 South	Signal	32.1	C
4	Highland Dr / Wilmington Ave	Signal	10.1	B
5	Highland Dr / Sugarmont Dr	-	5.7 <sup>1</sup>	A
6	Highland Dr / Simpson Ave	Signal	10.0	B
7	1300 East / 2100 South	Signal	106.9	F
8	1300 East / Wilmington Ave	Signal	19.0	B

Notes:

<sup>1</sup>Represents the worst movement (northbound left-turn)

Source: Fehr & Peers, July 2012

**Conditional Use Criteria B. 6. 12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke.**

***Comment 4 -The City Council should defer the decision until a detailed air quality study can conducted, disclosed to the public, and considered in the decision.***

- a. The proposed use as a gasoline service provider and the required high frequency access by motorized vehicles will impact the surrounding air quality, and introduce a direct health hazard to recreational users at the adjacent open space (Sugar House Park). A detailed study of air quality emissions and modeling,

including the cumulative impact on local air quality and health hazard should be conducted, disclosed to the public, and considered in the decision.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Old Sizzler property  
**Date:** Wednesday, November 2, 2022 8:34:50 AM

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Ms. Martinez,

You may have already had my comments and concerns sent to you regarding the Kum and Go gas station/ Convenience store proposal at the corner of 1300 East and 2100 South in Sugar House.

As I have asked a number of other residents and property owners in my neighborhood to email you or call concerning this proposed conditional use for this site, I feel it reasonable to make sure I do the same.

I do not bear any particular angst toward the company with the proposal. I'd feel the same regardless of what company put forth this type of proposal.

I have serious reservations as to the safety of pedestrians and vehicles because of the increased activity that this type of business on this location would create.

With the overbuild of residential and business uses in the Sugar House Business District the traffic has become a serious mess to navigate in the area.

I go out of my way to avoid the area, whether on foot, bicycle or in a vehicle.

I can just see this gas station creating the same kind of mess the Chik fil A has created with their drive through.

As a result, I spend my time and money elsewhere and avoid the SHBD if at all possible.

There are already a number of gas stations with convenience store applications within short distances from this location.

I seriously have questions about problems with environmental issues that could be created.

I believe that a business with shorter hours of use and less density of use would be more likely to sustain the quality of experience in Sugar House Park for those who frequent it and the quality of life in the surrounding residential neighborhoods, as well as for the small local businesses that are located close by.

Regards,

Sheila O'Driscoll

[REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Re: Opposition to Kum & Go Gas Station 2111 S 1300 E  
**Date:** Thursday, February 10, 2022 4:21:43 PM

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Dear Ms. Martinez,

I was stunned when I saw site plans for the Kum and Go gas station near the 21<sup>st</sup> So/13th E. intersection by Sugar House Park. The gas tanks and fuel pumps are only yards away from one of the most important landscape art installations in the country! Patricia Johanson is internationally famous for her monumental art-as-infrastructure designs, and the Segó Lily Dam at the Draw at Sugar House has been featured in a multitude of art exhibits and prestigious publications from the Brazil to China. \*

The idea that a visitor would come to Salt Lake to see the Draw at Sugar House and look up to see fuel pumps overlooking the Segó Lily petal is beyond belief. Moreover, the noise and odors of a gas station drifting down into the Segó Lily Plaza would ruin its unique ambiance as an outdoor performance space.

Please relay my disapproval to the Planning Commissioners. Such an egregious misuse of this special place would be a terrible mistake.

With respect,

Lynne Olson, [REDACTED]

- [https://en.wikipedia.org/wiki/Patricia\\_Johanson#The\\_Draw\\_at\\_Sugar\\_House,\\_Salt\\_Lake\\_City,\\_Utah\\_\(2003-2018\)](https://en.wikipedia.org/wiki/Patricia_Johanson#The_Draw_at_Sugar_House,_Salt_Lake_City,_Utah_(2003-2018))



*Kum & Go Gas Station (Conditional Use)*

*A "gas station" use is a conditional use in the CB zone and therefore must be approved by the Planning Commission.*

**Petition Number:** PLNPCM2022-00053

**Zoning District:** CB- Commercial Business Zoning District

**Council District:** District 7- Represented by Amy Fowler

**Staff Planner:** Diana Martinez

**Email:** [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

**Phone Number:** 801-535-7215

**End of the Public Comment Period:** March 21, 2022

**Join the Online Open House at:** <http://bit.ly/slc-openhouse00053>



**From:** [Clark, Aubrey](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) Regarding the Kum & Go in Sugarhouse Park  
**Date:** Monday, September 26, 2022 8:04:00 AM

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Aubrey Clark  
Administrative Assistant  
Planning Division

DEPARTMENT of COMMUNITY and NEIGHBORHOODS  
SALT LAKE CITY CORPORATION

DIRECT (801) 535-7759  
CELL (385) 499-3402  
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[www.slc.gov/planning/](http://www.slc.gov/planning/)

Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

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**From:** Paige Patno [REDACTED]  
**Sent:** Friday, September 23, 2022 12:17 PM  
**To:** Clark, Aubrey <[Aubrey.Clark@slcgov.com](mailto:Aubrey.Clark@slcgov.com)>  
**Subject:** (EXTERNAL) Regarding the Kum & Go in Sugarhouse Park

Good afternoon Aubrey,

I am reaching out to you today because I see that you are the primary contact for the Salt Lake City Planning Commission. I understand that soon the planning commission will make a final decision on whether to move forward with the building of a Kum & Go gas station on the corner of 1300 E and 2100 S at the corner of Sugarhouse Park.

I am reaching out to encourage the planning committee to decide not to move forward with the gas station. Here are the reasons I think such a decision will be detrimental to the area:

1. The traffic in Sugarhouse has grown exponentially from 2017-present. Adding an additional gas station on that corner will worsen the traffic that is already difficult to navigate because of the recent growth, which will cause several issues including delays and accidents.
2. There is already a gas station across the street (Chevron) that is incredibly accessible. There is also



another gas station down the street (Sinclair). There is no need for an additional gas station in the area.

3. This space is wasted on a gas station when it could easily be a business that adds to the character of Sugarhouse Park- such as a restaurant, boutique, bookshop, or cafe- especially when the lot is on a corner of the park with such fantastic views.

I attended Highland High School from 2013-2017 and often took advantage of everything the Sugarhouse area had to offer, including the park. Naturally, because of this I have many fond memories of the park.

I consider Sugarhouse to be my home and a pivotal part of growing up. I have three siblings who presently attend Highland who I have always hoped would be able to use the Sugarhouse area as a place to help with their own growth as it did mine. Sugarhouse is a place of individuality and inclusion and a gas station will damage the integrity of the area and the park.

I am sure that other community members share my concern and would like to maintain the integrity of the park, which can be done by adding a different type of business on that corner.

Thank you so much for your time.

Best,  
Paige Patno

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas Station (Conditional Use) - Comment - Please No  
**Date:** Thursday, March 3, 2022 12:02:58 PM

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Hello Diana,

Permitting a gas station on the corner of Sugar House Park do great harm to the neighborhood, the park, and the local ecosystem. I fear that a gas station leaks could negatively impact the local watershed, pollute the landscape, and induce additional car traffic through an already busy intersection.

This property is a great opportunity to further beautify such a lovely space with one of the best views in the city. I would love to see building on that property that respects and incorporates proximity to Sugar House park into its design such as a cafe + city park office + viewing area.

Thank you for your time,  
-Alex

--

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Comment for Sugar House Park development  
**Date:** Tuesday, February 8, 2022 4:22:41 AM

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As a nearby resident, I oppose the building of the Kum-N-Go gas station on the corner of 1300 E and 2100 S. It goes against the character of the neighborhood and can pose a hazard to pedestrians and cyclists that frequent the area.

Sugar House park is a treasured recreational area for the city that promotes health and well being for Salt Lake City residents. A gas station and the vehicles it serves contribute to polluting the area's water and air quality with vehicle combustion and spilled oil and gas. Kum-N-Go's lack of healthy food options and plethora of junk food further exacerbate the problem.

The gas station also poses dangerous and potentially life-threatening situations for pedestrians and cyclists that frequent the park. Several studies speak to an increase in travel accidents with pedestrians and cyclists near convenience stores, gas stations and fast food restaurants, because of the frequency of vehicle visits to those businesses. With the park being a major hub for pedestrians and cyclists using that intersection as an entrance to the park, their safety should be of utmost importance in determining the future tenant.

Thanks for your work in representing our community views to determine the future of this property.

Brandon Patterson  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Public comment  
**Date:** Tuesday, February 22, 2022 10:02:13 PM

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I'm writing to request that the Planning Division deny the Kum & Go request at Sugarhouse Park. It's the worst possible business to go on such a scenic spot. It would forever change the views of the park and would display the priority for automobiles, fast food and convenience over outdoor spaces, beauty and walkable neighborhoods. The Sugarhouse business district has been growing rapidly and what is now so unique is the density of housing, restaurants and retail mixed with trails and the park. There are better options to continue with the smart growth that has been happening in Sugarhouse to promote culture and distinct place making. A gas station does not do that and should not be an option.

Thank you.

--  
KEVIN PERRY

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Old Sizzler Parcel  
**Date:** Wednesday, February 16, 2022 1:53:05 PM

---

Diana,

My name is Karissa Peterson and I own the Chevron across the street from the old Sizzler/new Kum and Go parcel. I wanted to reach out and introduce myself for a couple reasons. One is very obvious...a gas station across the street from mine is bad for business, but i know I didn't need to tell you that. I was born in Utah, received my Accounting degree from the University of Utah and have lived in Salt Lake City for over 20 years (just last year moved to Park City). I own three gas stations, the one in Sugarhouse, one in Draper, and one in Park City. This store has been in my family for 19 years, we bought it directly from Chevron Corporate. It and the Sugarhouse area has always been what I considered home. My main office is inside that store and I have spent more hours behind that register than any other place. What I am saying is that whatever is built across the street is more than just a competitor...the energy, history, and culture of Sugarhouse is so incredible. I don't think a large chain gas station, that is owned by a corporation from out of state is anything remotely close to preserving Sugarhouses unique personality. I am aware that it is zoned for a gas station and that just because people don't want it there means that they cannot build. I am happy to help in anyway and would also love to be added to any group that has organized themselves in fighting the building.

I have attended the Sugarhouse Chamber meetings and have gotten to know Landon. He has been very helpful. Please let me know if there is anything specific I can do to learn more about the project and the people for and against it.

Thanks!

Karissa Peterson  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Petition PLNPCM2022-00053 - Conditional Use for Kum & Go Gas Station  
**Date:** Monday, March 7, 2022 2:00:53 PM

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Ms. Martinez,

As a resident of Sugarhouse I am very much opposed to the petition request to build a Kum & Go Gas Station at the northwest corner of Sugarhouse Park. This project does not have a community need with a gas station right across the street. It caters to a car-centric community, which is also less desirable. It is the type of business that will bring excessive nighttime lighting, fumes, fire risk, and the potential for groundwater pollution from a tank leak or gas spill into the creek that travels through the park and under 1300 East. It is also a huge loss of opportunity to utilize the CB zoned property for something that would actually enhance the community.

I live on [REDACTED] Sugarhouse Park is such a great city amenity already, but the efforts to increase the biking and walkability of the area with the Parley's Trail that passes under 1300 East makes my neighborhood even more special. My husband and I have spoken wistfully many times about how cool it would be to have that Sizzler become a great local restaurant that built vertically enough to really take advantage of the views in the park and of Mount Olympus. It could really be an amazing destination. Or even a hybrid dining place that was a full restaurant upstairs and coffee/ice cream in the corner to get while you're in the park. Sure, the Kum & Go may offer coffee and ice cream, but it will definitely not enhance the view or become a special community destination.

Wishes aside, since I know as a Planner you are only part of the approval on actual requests, I just want to throw in my own comments as a citizen that it is my wish that PLNPCM2022-00053 be turned down due to its environmental risks, for not being a community need, and for deteriorating the quality of the community with its emphasis on cars and a visual distraction from our lovely city park. Thank you for recording my comments with the Online Open House.

Sincerely,

Lori Powell  
[REDACTED]

**From:** [REDACTED]  
**To:** [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)  
**Subject:** (EXTERNAL) Kum & Go - Sugarhouse  
**Date:** Monday, November 28, 2022 4:41:26 PM

---

Dear Ms. Martinez,

I am writing to request that my comments be added to the zoning request below. Sugarhouse has grown to become such a vital and vibrant part of our community. This corner represents the visual and geographic gateway to Sugarhouse and Salt Lake City in a very real sense. This corner has been a landmark for the residents and visitors for many years. I would truly appreciate that this corner be used as zoned and a conditional use zone for Kum & Go Gas Station/Convenience Store be denied. Adding another gas station/convenience store is simply adding more traffic and more potential traffic and pedestrian accidents in an area where a gas station already exists and traffic is often grid locked for many hours during the day. It also adds visual pollution to a truly beautiful corner of the city.

In addition, the name of the business is objectionable and does not represent well.

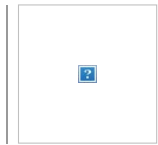
Is there a way to help a local business develop here that can service the needs for refreshments in Sugarhouse Park and generate income to care for the park instead of pollute it?

As a long time resident of Sugarhouse, I thank you for your consideration on this matter and appreciate your adding my objection to the file.

**Kum & Go Gas Station (Conditional Use)** - Nathan Abbott, representing Galloway US, is requesting conditional use approval for a gas station that will be located at 2111 South 1300 East. The proposed project will consist of a 4,745 square foot convenience store located in the northwest corner of the property and three (two-sided) gas pumps located in the south area of the property. The subject property is approximately 0.83 acres combined (36,155 square feet) in size and is in the CB- Community Business Zoning District.

A "gas station" use is a conditional use in the CB zone and therefore must be approved by the Planning Commission. All additional code requirements can be reviewed in Section 21A.40.200 of the Zoning Ordinance.

**Petition Number** PLNPCM2022-00053  
**Council District** District 7- Represented by Amy Fowler  
**Staff Planner** Diana Martinez  
**Email** [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)  
**Phone Number** 801.535.7215



**Maura Powers**



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**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) "Kum N Go" Public Comment  
**Date:** Monday, February 14, 2022 8:48:17 AM

---

Hi Diana,

I hope you're the correct person to leave public comment with about the proposed Kum N Go gas station at the corner of 1300 East and 2100 South. This would be on the parcel currently occupied by the vacant Sizzler.

My comment is simply -- no. It's an inappropriate location for (another) gas station, would add in-and-out driveways and traffic to an already busy intersection, and...this is a marquee location. It would be an amazing site for a restaurant or cafe with outdoor seating facing the park, or a boutique hotel, or (it's Sugar House, so another) residential tower. With a site like this, putting a gas station on it is almost offensive. This is a once in a generation opportunity for Sugar House Park, let's make the most of it.

Thank you for your time.

(btw, actually excited for Kum N Go to come to Utah, this is just the wrong location for it)

**Quinn Rollins**  
[REDACTED]



**From:** [REDACTED]  
**To:** [REDACTED]  
**Subject:** (EXTERNAL) Sizzler Site  
**Date:** Wednesday, September 21, 2022 8:56:05 PM

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Good evening,

I am Opposed to putting a gas station at the Sizzler site in Sugar House, due to the potential environmental impacts this could have. This should be a community market or local restaurant or brewery, but not a gas station next to the park. Or even be part of the park.

Thank you Rana Alexander  
Sugarhouse resident.

Sent from my iPhone

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** FW: (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK  
**Date:** Tuesday, November 22, 2022 11:54:21 AM

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-----Original Message-----

**From:** [REDACTED]  
**Sent:** Friday, November 11, 2022 1:43 PM  
**To:** Norris, Nick <[nick.norris@slcgov.com](mailto:nick.norris@slcgov.com)>  
**Subject:** (EXTERNAL) KUM & GET THIS GAS STATION OUT OF OUR PARK

Respectfully, as a resident of Sugarhouse and Salt Lake City..... I will not stand to let another money grab further pollute our air and ruin one of the greatest public parks in the state.

**From:** [REDACTED]  
**To:** [Martinez, Diana](mailto:Diana.Martinez@slcgov.com)  
**Subject:** Re: (EXTERNAL) Kum & Go Public Commet  
**Date:** Monday, November 21, 2022 5:53:41 PM

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Hi Mrs. Martinez,

Thank you for asking for clarification. I do not have authority to speak for the board, please consider my email/letter coming from me personally as a Salt Lake City / Sugarhouse area resident.

Thank you,

Sent from my iPhone

On Nov 21, 2022, at 3:02 PM, Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)> wrote:

Ms. Christensen-  
Are you submitting this email/letter on behalf of the SHP Authority?

Diana

**Diana Martinez**

Principal Planner  
Planning Division

**DEPARTMENT of COMMUNITY and NEIGHBORHOODS**  
SALT LAKE CITY CORPORATION

Desk phone number: 801-535-7215  
Email [diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)

[WWW.SLC.GOV/PLANNING](http://WWW.SLC.GOV/PLANNING)

*Disclaimer: The Planning Division strives to give the best customer service possible and to respond to questions as accurately as possible based upon the information provided. However, answers given at the counter and/or prior to application are not binding and they are not a substitute for formal Final Action, which may only occur in response to a complete application to the Planning Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.*

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**From:** [REDACTED]  
**Sent:** Tuesday, November 15, 2022 9:12 PM  
**To:** Martinez, Diana <[diana.martinez@slcgov.com](mailto:diana.martinez@slcgov.com)>  
**Subject:** (EXTERNAL) Kum & Go Public Commet

Hi Diana,

I want to thank you for the work you are doing as the PM of this Kum & Go project. It

has caught a lot of attention which comes with more workload and stress for you.  
Thank you for your time.

I was born and raised in Utah and am a homeowner in Sugarhouse ( [REDACTED] )  
[REDACTED] for 6 years.

Please consider this email for your public comments opposing the Kum & Go station. I hope the City Planners will listen to the community and use the research on the negative impacts of gas/convenience stores to decline the conditional use of Kum & Go.

I have done some research and have provided reasons with reference links that demonstrate valid reasons to be against the Kum & Go. There are 3 main topics against this project type— neighborhood, students, environment,

### **Neighborhood**

1. **Loss of Local Revenue** - Why have another national chain occupy this space?  
A number of studies have shown that local economies are better off with locally-owned businesses compared to those which are part of a national chain. These studies show that on average 48% of each purchase at a locally-owned business circulates through the local economy compared to less than 14% of purchases from national chain stores.
2. **Existing Decline in need for Gas Stations**  
The number of gas stations in the U.S. has been declining. In 1994, there were 202,800 gas stations across the nation, but by 2012 the number was down to 156,065. The decline can be attributed to cars getting more miles per gallon, thus needing less gas, as well as new stations adding many more pumps.
3. **The future is Electric** - Electric cars are rising and gasoline needs will continue to decrease.  
What happens to the site when the gas station closes? Abandoned gas station sites are difficult to convert to other uses. In the meantime, they deteriorate, causing the area to appear rundown, and lowering property value. Why aren't we approving more charging stations for hybrid and electric cars. (see graph attached)
4. **Require Market Analysis** - there are several gas stations in proximity. Do we really need another one?  
Only so many convenience stores or gas stations can exist within a given area. Require a market analysis to demonstrate that this area can accommodate another store
5. **Robberies and Employee Health** - Convenient stores do not promote safety and are a common spot for panhandling. *Convenience store hold-ups account for about 6% of all robberies in the nation.* One study noted that: "Convenience store employees suffer from high rates of workplace homicide, second only to taxicab drivers."
6. **Stage II Vapor Recovery and Onboard Refueling Vapor Recovery (ORVR) are**

**NOT effective.** A study published in February 2020, examined the effectiveness of Onboard Refueling Vapor Recovery systems. The researchers found that 88% of vehicles monitored released vapors during refueling despite the presence of Onboard Refueling Vapor Recovery systems.

7. **The real concern is cumulative benzene from storage tanks**

The cumulative effect of benzene released during fueling and from underground storage tank vents remains a cause for concern for those living, working or learning nearby.

8. **Chemicals and Toxicity**

During the operation of a gas station, unburned fuel is released from multiple sources, including spills, leaky pipes, leaky dispenser hoses, leaks in underground storage tanks, and underground storage tank venting [3–6]. All of these sources of exposure can contribute to negative health effects due to the toxicity of chemicals in unburned fuel. We cannot rely upon controls required for new gas stations to resolve the health and safety threat to those who live or play in the vicinity of a proposed gas station.

2. <https://slate.com/business/2016/06/why-americas-gas-stations-are-running-out-of-time.html>

3. [https://neiwpc.org/wp-content/uploads/2021/08/LUSTLine-89\\_FINAL\\_v2.pdf](https://neiwpc.org/wp-content/uploads/2021/08/LUSTLine-89_FINAL_v2.pdf)

4. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC8172828/>

6. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC7020915/>

## **Students**

1. **Another Alcohol Outlet on the Route for High School Students to Highland High**

“Children with an alcohol outlet on the route to school were more likely to be offered alcohol, tobacco, and other drugs as well as be exposed to drug selling and seeing people using drugs.” Children with an alcohol outlet on the route to school were more likely to be offered ATOD as well as be exposed to drug selling and seeing people using drugs.

2. **Increased Obesity for Teenagers**

A higher rate of obesity was associated with the presence of convenience stores within a 10-minute walk of a school.

3. **No Safe Level of Benzene** - why are we adding more benzene emissions in a neighborhood/park atmosphere?

Benzene is the **gasoline constituent most harmful to human health**. Adverse health effects of benzene include nausea, cancer, anemia, increased susceptibility to infections, and low birth weight. According to the World Health Organization Guidelines for Indoor Air Quality, there is no safe level for benzene. Inhalation accounts for more than 95–99% of the benzene exposure of the general population.

1. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3778110/>

2. <https://www.ncbi.nlm.nih.gov/pmc/articles/PMC3041661/pdf/1471-2458-11-68.pdf>
3. <https://www.ncbi.nlm.nih.gov/books/NBK138708/>

## **Environment**

1. **Idling Contributing to Utah's Unhealthy Air**

Idling engines, particularly those in large diesel trucks, emit a large quantity of particulates into the local atmosphere. These particulates can pose a significant health risk for those living near convenience store/truck stops.

2. **Aquatic Impact** - Sugar house park has a pond and river system. What impacts will the runoff have on this necessary park?

Contaminant levels in convenience store-gas station runoff were **5- to 30-times higher when compared to residential runoff.**

3. **Johns Hopkins University researchers found that an average of 40 gallons of gasoline is spilled at a typical gas station per year at the pumps.**

Fuel storage tanks and pipelines pose another source of contamination, though the design of both has improved dramatically over the past couple of decades. Spillage at the pump is a more likely source of fuel release into nearby waterways. The JHU researchers also found that a significant portion of the spilled gasoline can migrate through the concrete pads at many fueling stations. A new study suggests that drops of fuel spilled at gas stations -- which occur frequently with fill-ups -- could cumulatively be causing long-term **environmental damage to soil and groundwater.**

2. [http://owl.cwp.org/mdocs-posts/elc\\_pwp2/](http://owl.cwp.org/mdocs-posts/elc_pwp2/)

3. <https://www.sciencedaily.com/releases/2014/10/141007103102.htm>

I hope the above research helps the planning commission in denying a conditional use for the Kum & Go.

Thank you for reading,

Roxy Christensen

Member, Sugar House Park Board Authority



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) NO KUM AND GO  
**Date:** Thursday, October 27, 2022 10:27:07 PM

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Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Ryann Denison [REDACTED]  
**Date:** October 20, 2022 at 6:39:48 PM MDT  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject:** (EXTERNAL) NO KUM AND GO

the kum and go gas station is awful City planning. Not a good use of land, street, or your resources. Be creative. Try harder.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Against Kum and Go  
**Date:** Friday, September 23, 2022 12:57:09 PM

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Dear Ms. Martinez,

I want to voice my opposition against the proposed Kum and Go in Sugarhouse. It seems to be an unnecessary eye sore with possible devastating environmental impacts. I urge you to decline this conditional use request.

Thank you,  
Rachel Forrest  
District 5 resident



**From:** Richard Layman [REDACTED]  
**Sent:** Thursday, March 24, 2022 1:11 PM  
**To:** Martinez, Diana <[Diana.Martinez@slcgov.com](mailto:Diana.Martinez@slcgov.com)>  
**Subject:** (EXTERNAL) Comments: Land Use/Zoning Petition Number: PLNPCM2022-00053

Ms. Diana Martinez

Principal Planner

Salt Lake Planning Commission

via email

Re: **Petition Number:** PLNPCM2022-00053

I live in the Bonneville Hills neighborhood of Salt Lake City, in District 6, about two miles from Sugar House Park, which our family frequents regularly. I have been selected to be a board member for the Sugar House Park Authority, effective in April 2022, although these comments are my own.

These comments concern the matter involving the proposed gas station-convenience store at 2111 1300 East, on a property zoned for Mixed Use Low Intensity in a Community Business Zoning District. Approval of this use is not "matter of right" but conditional, based on the consideration, review, hearings, and determinations by the Salt Lake City Planning Commission.

- 1. By definition a convenience store-gas station, even with only 6 pumps, is a higher intensity use, with 2,000 or more daily visits,** especially in a location within one half mile of an Interstate Highway exit..
- 2. The lot with the address 2111 1300 East is designated for Mixed Use - Low Intensity use (commercial) in the Sugar House Future Land Use Map in the Sugar House Master Plan.** According to the Sugar House Master Plan, the site of the former Sizzler Restaurant at 2111 1300 East, which the gasoline and convenience store chain Kum & Go wants to convert, is designated as a "low intensity use."

**3. The lot with the address 2111 1300 East is an anomalous use in that it is a commercially zoned and privately owned lot on a block that is otherwise devoted to institutional uses,** the Sugar House Park (110.5 acres) and Highland High School of the Salt Lake City school district. Other regional parks elsewhere in the city, such as Liberty Park, do not have commercial zoned and active uses within the boundaries and perimeter of the park. The lot in question is less than 1 acre.

**4. Land use context should be the defining factor in determining whether or not the proposed new use is appropriate. Land use context should be considered in terms of how Sugar House Park is the gateway to the neighborhoods north and east of the park, not compared to the high intensity use commercial district to the west of the park.** As well as to how the site in question is less than 1% of the total land on the block.

How the land use is separated between low density residential to the north and east and higher density commercial and medium density residential to the south and west of the Park is clearly defined on the Sugar House Future Land Use Map presented within the Sugar House Master Plan

The designation of "low intensity use" makes sense, because the rest of the "block," more than 99% of the land area, is devoted to two institutional uses, the Sugar House Park and Highland High School. With some exceptions most of the residential blocks north and east are 100% residential, with a mix of institutional (churches, schools) and occasional commercial uses for a 1-2 mile radius north and east from the park.

**5. My understanding is that it is not unusual for the Planning Commission to approve higher intensity uses for sites zoned low intensity. However, it would be a mistake to rely on those precedents when considering the matter of the 2111 1300 East site.**

I am not familiar with all of the sites where the SLPC has ruled in favor of higher intensity uses for properties zoned low intensity, nor with the particular conditions and context for those sites.

I am familiar with the land use context concerning this particular petition, and I believe it would be a mistake to make such a determination for the 2111 1300 East site.

The key question comes down to land use context. While there is no question that the Sugar House Park abuts wide and traffic engorged roads and seemingly a gas station is congruent with the transportation context--I-80 on the South, the six lane 1300 East on the west and the six lane 2100 South on the north--the fact is that the site should be considered in terms of how 1300 East is the primary border and dividing line between the commercial and mixed use high intensity district of Sugarhouse, and the residential neighborhoods north and east, which are dominated by one and two story detached single family houses, dotted by the occasional duplex or small apartment building.

(The roads are designated freeway, arterial state route, and city arterial respectively in the Sugar House Master Plan.)

Except for the site in question, the face block of the east side of the 2100 block of 1300 East is not commercial at all, but institutional. It is the land on the west side of the 2100 block of 1300 East that is intensified, designated as Business District Mixed Use - Town Center Scale.

While there is a modicum of commercial uses on the east side of the 2000 block of 1300 East (designated Mixed Use - Low Intensity) and the north side of the 1300 and 1400 blocks and the northeast corner of the 1500 block of 2100 South (designated Neighborhood Business), these are low intensity uses, dental offices, a coffee shop, light commercial, restaurants, a clothing store, etc. This commercial use does not shape the land use context of the block containing Sugar House Park and Highland High School.

In the Sugar House planning district, it is clear that the highest intensity uses are located west of 1300 East. The Park in particular serves as the primary and premier gateway to the residential neighborhoods, with a decided step down in intensity and height through its provision of open space.

The 2111 1300 East site and its allowable uses should be considered in that context, not the high intensity use district that typifies Sugar House between 700 East and 1300 East on the west/east, and I-80 and 2100 South on the south/north..

**Conclusion.** Because a high intensity use of a gas station-convenience store is counter to the Sugar House Master Plan as well as to the land use context of how Sugar House Park serves as a buffer and gateway to the residential neighborhoods north and east, I recommend that the conditional use petition for a change in intensity of use not be approved for the site at 2111 1300 East.

Thank you for your consideration.

Sincerely,

Richard Layman

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) sugarhouse Kum & Go  
**Date:** Thursday, November 17, 2022 7:40:47 AM

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Dear Ms. Diana Martinez,

As a lifelong resident of the sugarhouse neighborhood, I humbly request that the Conditional Use permit **be denied** to Gallway Us. for the proposed Kum & Go at 2111 South 1300 East. Here are the reasons:

- Zoning laws are put in place to restrict development for good reasons, and should be honored at the public's request
- The convenience store will increase traffic at an already dangerously congested intersection
- Offensive to community values, a poorly named convenience store within the perceived boundaries of one of the most beloved city parks
- Do not grant preferential treatment to an out of state business over community values
- There is already a convenience store at the intersection of 2100 South 1300 East that provides services in the area.

Sincerely,  
Robert W. Volker

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas Station (Conditional Use) - Deny  
**Date:** Tuesday, February 15, 2022 3:16:52 PM

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Good Afternoon Diana Martinez,

I just wanted to express very directly that a Kum and Go on one of the best parcels in the Salt Lake Valley would be a grave mistake. The potential environmental risks to the neighboring park could be great and there is no way this is the best use for this site. Sugarhouse would mourn the day it allowed this site to be approved for a gas station.

Thank you for your service and we hope you decide to decline this conditional use permit.

Best,

Matthew Ratelle  
(Salt Lake Resident and Employed in Sugarhouse)

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Sizzler property | Big NO to Kum & Go gas station or any gas station for that matter  
**Date:** Wednesday, February 9, 2022 10:10:50 AM  
**Importance:** High

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Dear Diana,

I am emailing to put my opinion on the record during the 45- day comment window as a “**big NO**” to the Sizzler property lease/sale to the Kum & Go gas station chain, which will ultimately ruin the corner with a less than aesthetically appealing gas station and so many other negative impacts. I am familiar with the Kum & Go stations as I have been to CO and MT, and they are not in line with Sugarhouse landscape design in any way, shape or form.

However, more importantly as the planner on this project, approving the ability for the owner to lease or sell this property at undisclosed crazy, high price to Kum & Go, which would sit directly across from an established Chevron, seems shortsighted, redundant and will inevitably increase traffic, which is already over congested in Sugarhouse due to the popularity of the area and new condo/apt. buildings. A good example is the Chick-fil-A on 2100 South, which has become a driving nightmare and hazard – people stack up in the right lane heading East and in the turning lane, which has caused accidents going in and out of that restaurant due to a poorly planned drive-thru. We don’t need more traffic congestion in this area and specifically on southeast corner of 1300 East and 2100 South especially given how many children and families (and their pets) use the park for recreation near that corner.

Gas station quick marts like Kum & Go also attract transients, and this has been the case in Sugarhouse and near the Draw (the underpass into the park near that same corner). The homeless population has increased exponentially in Sugarhouse Park, and has been increasing for the past several years due to public official policy changes. Crime in our neighborhood (I am a District 7 resident and have been for 30 years) has also shot up – people are posting every day to nextdoor.com in my area about porch pirates, car breaks and home break ins, assaults, etc. Another gas station store would absolutely add to increased crime rate and be an overall detriment to everyone living near and around the park.

In addition, you add a gas station, you increase emissions and noise near the park where people are trying to exercise, walk their dogs, sled in winter time, picnic, among so many other outdoor uses. It will ultimately detract from the other more appropriate businesses near and around the park like The Do Do Restaurant and others.

End of day, what that Sugarhouse Park corner could use is a nice eating establishment / coffee shop or another profitable local venue that brings together the community. Or, maybe SL county or city purchases or leases the land and turns it into an extension of the park in perpetuity much like the SL County is doing with the SL County Equestrian Center and USU.

Diana, this is a highly visual corner with beautiful mountain views. We don’t need a large gas station chain on that corner. What we do need are city / park planners who have the Sugarhouse

community's best interest in mind.

Thank you,

Lee Rech





**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) re: 2111 South 1300 East  
**Date:** Tuesday, February 8, 2022 3:37:55 PM

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Dear Diana Martinez:

I am opposed strongly to a gas station being put in where Sizzler was located at 2111 South 1300 East. Traffic is already congested at that corner. A gas station will add an unprecedented amount of cars to an already jumbled intersection. After all, everyone drives to a gas station. As for aesthetics, which should matter strongly in any neighborhood, could anything be tackier than a "Kum and Go" gas station? Sugar House Park is beautiful. Surely, the land could be used for something more inspiring. Why not a museum, a library, a coffee house, or a food co-op? Perhaps people could get an incentive to walk or bike to the place. Sugar House gets plenty of foot and bike traffic. Maybe it would be possible to make it a car-free enterprise except for employees.

Thank you for your time,

KATE REDDY

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) SE Corner 1300 E & 2100S  
**Date:** Thursday, April 14, 2022 4:17:00 PM

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Hi Diana:

I understand you are the best contact for comments on the 1300 E 2100 S SE corner development. I live in Sugar House, and work [REDACTED]. The lot is one of the best lots in Salt Lake City. It has the most amazing views of the park and the Wasatch range.

The addition of a gas station, particularly as we move toward electric vehicles, is an enormous waste of fantastic property.

I grew up in Australia and there is a restaurant in Melbourne called the Stokehouse - it is an icon. It sits right on the beach and is renowned for its location and offerings. The ground level offers casual dining opening to the beach. The upstairs is fine dining with amazing views of the water. This is the type of business that should be located on this lot. A business that opens to the park with outdoor dining on the park side, casual food, coffee, icecream, duck food - examples such as Publik Coffee, Sweetaly, Caputos, East Liberty Tap House, Oasis. The upstairs should be fine dining with views of the park and mountains to the east, with examples such as Pago, Stanza, Copper Onion. I have dreamt of this location becoming the icon it should be for the 20 years I have lived in Sugar House.

This would be the best destination in Salt Lake City - an icon. It would reflect for decades to come that it was saved to be a restaurant for the people of Salt Lake, and not turned into a gas station, particularly when there is one across the street. We are so lucky that in the 50's the County built Sugar House park. These spaces are so important to the quality of life of all of us who surround it, as well as those who come to visit. I want to maintain this wonderful space with another area that embraces the amazing view and improves the experience in the park for now and well into the future.

<https://stokehouse.com.au/melbourne/>

Thanks, Helen

[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Sizzler Site bordering Sugarhouse Park  
**Date:** Wednesday, February 9, 2022 4:43:34 PM

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Hi, Diana. I am a long-time neighborhood resident residing about one-half block south of Sugarhouse Park at [REDACTED]. I have a number of concerns about the proposed Kum and Go gas station proposal at the old Sizzler site. First, there is already a gas station/convenience store directly across the intersection from the proposed site. A second one doesn't really add anything to the neighborhood. Second, the site borders Parley's Creek which runs through the park. Mixing gas tanks and drinking water seems to be a risky proposal as well. Finally, there have been so many high-rises built between 2100 South and Stratford Avenue and Highland Drive and 1300 East that it is practically impossible to exit the neighborhood streets onto 1300 East during most of the daytime hours. I have seen neighborhood cars lined up for more than two blocks trying to access 1300 East near the I-80 intersections. Please don't add more traffic to that overtrafficed area.

I would prefer something which would enhance the Park experience - a coffee shop, food truck pad, restaurant, etc. Sugarhouse has touted itself as a walkable community. Make it so.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) "Kum N Go" Public Comment  
**Date:** Monday, February 14, 2022 8:48:17 AM

---

Hi Diana,

I hope you're the correct person to leave public comment with about the proposed Kum N Go gas station at the corner of 1300 East and 2100 South. This would be on the parcel currently occupied by the vacant Sizzler.

My comment is simply -- no. It's an inappropriate location for (another) gas station, would add in-and-out driveways and traffic to an already busy intersection, and...this is a marquee location. It would be an amazing site for a restaurant or cafe with outdoor seating facing the park, or a boutique hotel, or (it's Sugar House, so another) residential tower. With a site like this, putting a gas station on it is almost offensive. This is a once in a generation opportunity for Sugar House Park, let's make the most of it.

Thank you for your time.

(btw, actually excited for Kum N Go to come to Utah, this is just the wrong location for it)

**Quinn Rollins**  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL)  
**Date:** Thursday, September 29, 2022 6:32:41 PM

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Kun n go doesn't go with the sugarhouse community. It will add more bottle neck to an already busy intersection. It will also add more emissions to our air. More and more people are changing to electric cars. I've have been watching traffic in our area and more people are using their bikes. E-bikes are big presents also.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Opposed to Kum & Go gas station @ Old Sizzler site  
**Date:** Saturday, October 1, 2022 8:25:36 PM

---

Hello Diana,

I am writing this email to you to express my strong disapproval for the proposed Kum & Go gas station @ old Sizzler site in Sugarhouse. As a resident of Sugarhouse for over 30 years, I don't see how another gas station in this area will be a benefit to Sugarhouse & Salt Lake City residents. First, there are already 6 gas stations within a 1 mile radius of this area - do we really need another gas station? This is such a busy intersection, I see a high potential for auto/ped/bicycle accidents if a gas station is placed @ this location, with cars coming in & out at all times - no matter how it is configured. What is the likelihood this business will be around in 10 years? Are they a local Utah business - NO! We want a business that will thrive in this unique neighborhood location, & bring synergy to the Sugarhouse park area + our community. Lastly, our air in Utah has significant issues, having a gas station in this area will inevitably contribute to our already polluted atmosphere.

Please reconsider the decision to put a Kum & Go gas station at the old Sizzler site for the above reasons. Give the community a chance to decide what they would like to see in this area - perhaps a more neighborhood-friendly business or gathering.

Thank you for your consideration,

Shirley Belleville  
[REDACTED]

Sent from my iPad

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Oppose SH park proposed Kum & go  
**Date:** Tuesday, October 4, 2022 9:14:38 AM

---

Hello Ms. Martinez,

My name is Sarah Diener, I am a SLC resident and would like to officially express my opposition to the proposed Kum & Go gas station at the corner of 21st S and 13th E, adjacent to SH Park.

There are many reasons for my opposition:

- 1) Environmental concerns of storing gasoline in a hill next to a public park with a lake, as well as the environmental impact on the air quality from increased traffic and idling vehicles at the proposed site.
- 2) Traffic and safety: this is already a busy intersection, an increase of vehicles “kuming and going” is dangerous to the pedestrians, bikers, joggers and children who use the park. Citizens want walkable communities, having to drive to the park for safety instead of walk/bike will only increase the traffic and air pollution.
- 3) Impact on community feel. Sugar House residents want to support small local businesses, I imagine a restaurant or small food truck park would be quite successful in this location.
- 4) The name of this gasoline franchise includes a spelling error and a sexual innuendo that is not appropriate for the community.

Thanks for reading , please share my views with any players in this decision.

Best,  
Sarah



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Fuel Station at 1300 E & 2100 S  
**Date:** Monday, October 3, 2022 4:11:06 PM

---

Please include the following in the record for decision making regarding the proposed Kum & Go fuel station.

With both 1300 E and 2100 S divided highways with substantial traffic, the appropriate location for fuel stations serving the primary road – 1300 E – are the NE and SW corners. These locations permit continued progress in the north or south directions with minimal traffic disruption after use of the stations. The other corners require diverting onto cross streets with eventual U-turns or attempting to cross right-turn lanes to get back into the flow of traffic. It's not the right site for the intended car-based use. They should swap with Kentucky Fried Chicken if they want to build a fueling station, otherwise the site should be used for a destination (restaurant) type use. An even better use would be expansion of Sugarhouse Park.

Sincerely,

Steve Graham

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugar House Park and gas station  
**Date:** Saturday, October 1, 2022 8:12:41 AM

---

Hi Diana,

I am emailing you about the proposed gas station that Kum&go is proposing to build on sugar house park. I want to give you a list of reasons NOT to go forward with this:

- 1) Kum&go will contribute to the pollution that is already so hard to clean up in that area. We want to keep the park clean and not make the problem worse.
- 2) The implement of this Kum&go will contribute to traffic that already fills the area leading to more car accidents and deaths.
- 3) Kum&go is based in Iowa and would not support Salt Lake City's mission to support small and local businesses.

We should be supporting Salt Lake City's mission to further the development of our economy by supporting small businesses. Kum&go Is not apart of that mission.

Thank you for reading my message,

Shade

**From:** [Norris, Nick](#)  
**To:** [Martinez, Diana](#)  
**Subject:** Fwd: (EXTERNAL) Formerly Sizzler location  
**Date:** Friday, October 14, 2022 12:23:10 PM

---

Nick Norris  
Planning Director  
Salt Lake City  
sent from my cell phone, please excuse typos

Begin forwarded message:

**From:** Stephanie Quick [REDACTED]  
**Date:** October 14, 2022 at 12:17:39 PM MDT  
**To:** "Norris, Nick" <Nick.Norris@slcgov.com>  
**Subject:** (EXTERNAL) Formerly Sizzler location

Please please please do not let one of the best views in SLC to go to waste by putting another gas station on an already overcrowded corner. SLC has some absolutely fantastic restaurateurs who could make much better use of that space.

Sincerely,  
A resident of Sugarhouse

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) kum and go restaurant  
**Date:** Thursday, October 20, 2022 5:50:50 PM

---

To Whom it May Concern:

My name is Sheri Sohm. For years, I worked in the ELP program teaching problem solving to students at Hawthorne Elementary School. In 1990, my students discovered Hidden Hollow and it was preserved as an example of how natural urban environments can be sustained and enjoyed within the city.

My students were instrumental in the campaign to create a tunnel under the road between Hidden Hollow and Sugar House Park. One of the outstanding features there is the amazing sculptural land art created by the environmental artist, Patricia Johanson.

I, and other educators use the “The Draw at Sugar House” to teach Utah’s Pioneer History to both adults and children. We discuss the settlers' experience; moving through red-rock country, as pioneers did on their journey toward the valley. We teach the unique symbols of the state infused in the artwork making local history come alive.

Today, the usefulness of the site as an outdoor classroom and art installation is being threatened. The Kum & Go is only feet away from the art installation. The traffic, noise, and trash inherent in a fast-food gas station, interferes with the peaceful ambiance of the site. It detracts from the “one of a kind” historic field trip experience. Please deny this proposal and protect this unique site where art and history meet in the center of our great city.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go in Sugarhouse Park Inquiry  
**Date:** Thursday, September 29, 2022 7:41:04 PM

---

Hi Diana,

I hope this email finds you well. Just wanted to let you know I've seen the city's plans to possibly let a "Kum & Go" into Sugarhouse's beautiful park. This is a bit concerning for me & many other residents, as I see a potential for electric cars in the future especially with the climate & energy package approved by congress in August. With this, consumer trends will favor towards E-cars, thus the placement of this Iowa based company would not benefit the residents if Utah. We are so lucky with such a beautiful landscape, we are already heavily gentrified since the pandemic with our booming economy. This is an opportunity to preserve this land and not let franchises especially controversial ones of the fossil fuel industry inhabit this land.

Thank you in advance for considering these topics when this possible purchase is considered by the committee.

Best,  
Sara Truett

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum and Go Gas Station?  
**Date:** Thursday, February 16, 2023 12:06:19 PM

---

As the public comment period is open regarding the above....please at least delay the construction of the above until something better might be proposed! Another gas station on that corner is really unnecessary and frankly, blights Sugarhouse Park directly to the east.

Why the City didn't buy the Sizzler the minute it came on the market years ago to effectively integrate this land into the public space inventory is completely beyond me. It's been vacant for years and I prefer a dilapidated Sizzler to another gas station to be frank. If the city wanted real property tax revenue, it'd be better to put 3-4 story condos there with awesome views of the park and balconies facing the east. Imagine 10-12 units...each valued at 7 figures plus the land value. Surely, this is a better deal for the city from a tax revenue perspective and it is an idea that could incorporate green space unlike a silly gas station/convenience store!

Best,

John

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Comments on gas station in sugarhouse  
**Date:** Friday, March 25, 2022 9:11:47 AM

---

Hello,

I am a Sugarhouse resident, and 25 year Salt Lake City resident. I have witnessed the growth of our city, and the intense spike of growth in the last 10 years. I understand the growth because SLC is such a beautiful, well planned city. The placement of green spaces, thoughtful public transit planning, and commitment to pedestrian access had made this city a desirable place to live. With that said, I plead with the City Council to not allow a gas station on the corner of Sugarhouse Park. The park is an incredible asset, where your constituents have a beautiful green space with views of the Wasatch Mountains. A gas station with convenience store will add trash, noxious smells, more auto traffic, blighted views, and nothing positive I can think of.

Please think of the future and help guide this space to be a positive part of the park, not a commercial, smelly, eye sore.

Thank you for your consideration.

Sugarhouse resident-  
Sabrina sanders

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) The old Sizzler  
**Date:** Tuesday, February 8, 2022 1:05:15 PM

---

Dear Diana Martinez,

I was told that you are taking comments about a proposed gas station on the corner of Sugarhouse park where the old Sizzler used to be.

I use this park quite often and feel that a gas station on that corner would create more congestion, noise and litter in the park. I strongly prefer it not be turned into a gas station.

Thank you for your time,

Sincerely,

Lori Shields

[REDACTED]



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Petition Number: PLNPCM2022-00053 - Kum and Go near Sugar House Park  
**Date:** Tuesday, February 8, 2022 1:04:16 PM

---

Greetings Mrs. Martinez and to whom it may concern,

I wanted to express my extreme concern regarding a petition, Petition Number: PLNPCM2022-00053, currently under consideration to allow the building of a "Kum and Go" gas station near Sugar House Park. I think that approving this petition would be an inappropriate decision and would ultimately negatively impact my local community, the park's visitors, and the park itself. I frequently walk to this park from my home to enjoy it and ultimately this request is for a business which is unnecessary and intrusive. I encourage those with the power to prevent this project from moving forward and to not approve the construction of a gas station at this location.

My concerns are many and are as follows:

1.

**Traffic hazards and congestion** - A similar business already exists at/near this traffic congested location and it will be a nuisance: there is currently already a gas station across the street from the one being requested. This intersection is one I use frequently and is already at limits for traffic and congestion. We do not need to draw additional vehicles/business to this location across the street when gas service is already available nearby. This would exacerbate the given traffic congestion causing hazards at an intersection which does not have the infrastructure to support it currently, and will be even more of a nuisance to nearby neighborhoods should it be allowed.

2.

**Health and safety hazards and added pollution risks in air, land, and soil:** Both air pollution and soil pollution are associated with gas filling stations. Numerous studies have shown there exist dangers of having a gas station in such close proximity to homes/communities. As a resident in Salt lake City you are likely familiar with the struggles we already face with numerous types of pollution. The addition of a gas station would further create pollution in the city, and more specifically add additional air pollution which is unacceptable. The idling of cars at gas stations, as well as venting of toxic fumes associated with gas stations are of particular concern for a business with such proximity to a nearby park where people frequent to "get some fresh air" and enjoy the outdoors. You simply cannot allow nearby residents and park-goers to be subjected to even more pollution.

3.

**Aesthetics and utility of the nearby public park** - This location is near roads, making this area likely to become trapped with gas station litter. This would detract from the beauty of the park and require additional resources for waste management which are not currently funded or planned for. The residents of Salt Lake City deserve

clean public spaces that are also visually appealing. A gas station, in this otherwise beautiful retreat from city and urban architecture, would disrupt the appeal and aesthetics of the park.

For these reasons, I urge you to deny the construction of the "Kum and Go" gas station at the proposed location of 2111 South 1300 East. Surely there is another type of business which can accommodate the park that compliments this area rather than detracts from it.

Thanks for your time, should you have any questions I can be reached at [REDACTED]

Sincerely,  
Ammara

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum& Go  
**Date:** Wednesday, October 19, 2022 10:00:23 PM

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This is just a sick perversion of a name for a gas station. They will just destroy the character of our beloved sizzler corner of the park and sell crack out of the store. Please dont let this be true!

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Opposition to the 2111 S 1300 E gas station  
**Date:** Sunday, February 13, 2022 10:08:32 AM

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I am writing to oppose the proposal to allow building of a gas station on the corner of 2111 S 1300 E. I live close to this intersection, drive through it on a regular basis, and often enjoy spending time in Sugar House Park. Please consider point #3 under Detrimental Effects Determination: I do not see building a gas station well suited to the character of the site. Sugar House Park is one of the most scenic parks in the Salt Lake Valley. The property in question is nearly within the park boundaries. Another dirty gas station pumping fossil fuel and junk food does not belong in such a park environment.

I also worry that adding another high traffic flow business to this intersection will exacerbate traffic congestion. There is often traffic back up at this intersection during rush hour times. Adding another facility with higher volume of traffic trying to enter or exit the various lanes in the intersection will likely lead to more congestion and accidents. There is also high pedestrian use of this intersection, and I fear further complicating the traffic pattern with a gas station will be a negative safety factor for walkers, runners, and bikers.

The Sugar House neighborhood is historically known for a more unique character relative to many other Utah suburbs. The appeal lies in its unique architecture, locally owned businesses, restaurants, and shops. It is a much more walkable community. Many of the changes over the past few decades have been slowly eroding this character. Every effort to preserve what remains of the different cultural feel of Sugar House should be made. Adding a gas station will scar a beautiful park, exacerbate traffic problems, and decrease walkability of the neighborhood. Allowing this construction to proceed will further condemn Sugar House to becoming a cultural void, full of chain restaurants/businesses that we see in areas like Lehi, Herriman, American Fork, etc.

Sincerely,  
Paul Steinman

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Cc:** [REDACTED]  
**Subject:** (EXTERNAL) Kim and Go corner of 1300 E and 2100 S  
**Date:** Tuesday, December 27, 2022 2:27:34 PM

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Today I received

SLC Planning Division: Online Open House Active Projects (Updated December 27, 2022)

I looked at the proposal at

<https://bit.ly/slc-openhouse-00053>

For a mere mortal the plans do not provide any information. Very poor elevation and pages of plans which total 16pp.

Where is landscaping? What is the traffic circulation in and out of the station on a very busy corner where people are turning. How do you get back into the right lane as you come out onto 1300 East which is full of cars backed up and turning right. Must they turn right when the customer leaving wants to go straight north on 1300 East? Pedestrian safety as people whip in and out? Are we creating another Chick Fila? How do these issues get discussed if not shown on plans? **There has to be a letter or comment from city Transportation on the Safety and circulation proposal for the intersection with so many people dashing in and out for a drink or gas.**

How can people comment given such detailed and confusing and unexplained plans? **This intersection is part of the long range planning for 2100 South and really needs to be coordinated with City Transportation.**

Suzanne S. Stensaas

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**To:** [Planning Public Comments](#)  
**Subject:** (EXTERNAL) Sizzler Parcel  
**Date:** Wednesday, January 26, 2022 3:27:56 PM

---

Hi,

I would like to voice that I would not like to see a gas station at this location. Prefer a restaurant w a view of the Park!

Thank you,  
Glenn Strong

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) KUM - MUST GO  
**Date:** Sunday, February 13, 2022 2:14:27 PM

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We do not need another gas station at 2111 South 1300 East.

Sugar House Park, is considered a "crown jewel" among regional parks in the Salt Lake Valley, comprises 110.5 acres of lush, rolling green space in the Sugar House neighborhood of Salt Lake City, Utah. Currently, the park is an island from commercial development, free from the broad and detrimental issues associated with a gas station; increased noise, increased traffic negatively impacting the flow of both pedestrian and mobile traffic, increased trash and vagrancy that is associated with the proposed development.

The addition of a " KUM -and Must Go " station on the Southeast corner of the park does not add to the parks beauty, longevity, or contribute to the long term growth, and value to our community.

As defined per the conditional use criteria the proposed development of the KUM-MUST GO development does not meet criteria.

Detrimental Effects Determination:

3. The use is well suited to the character of the site, and adjacent uses as shown by an analysis of

the intensity, size, and scale of the use compared to existing uses in the surrounding area; **The site is not well suited to the character of the site and adjacent uses. Is a gas station/ convenience store in keeping with the surrounding park, does it add to the longevity and prervation of our green space and serve the community interest, NO**

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered; **Is the scale, design, style and architectural detailing in keeping with the surrounding area or structures. NO . The park is a green space**

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows; **No access point and driveways will contribute negatively to an already busy and overburdened access and egress to the main vehicular arteries serving the Sugarhouse area which has and will continue to see an increase of traffic with the addition of approximately 1000 new residential units in the immediate vicinity of Sugarhouse park.**

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic; **No the internal circulation system will not mitigate adverse impacte on adjacent property and will contribute negatively to an already busy and overburdened access**

and egress to the main vehicular arteries serving the Sugarhouse area.

7. The site is designed to enable access and circulation for pedestrian and bicycles; **No the site as designed will not enable access and circulation of pedestrian and bicycles . More vehicle entering an exiting the corner of 2111 South and 1300 East will create an added danger, congestion and will contribute negatively to an already busy and overburdened access and egress to the main vehicular arteries serving the Sugarhouse area.**

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent

street; **No the site as designed will unreasonably deter and negatively impact the service level of the intersection of 2111 South and 1300 East. More vehicle entering an exiting the corner of 2111 South and 1300 East will create an added danger, congestion and will contribute negatively to an already busy and overburdened access and egress to the main vehicular arteries serving the Sugarhouse area.**

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to

mitigate potential use conflicts; **The site as proposed is not screened in keeping with the land use, landscaping and overall design of the park. The addition will add significant light, sound and general pollution that is not definitively dissimilar.**

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke; **Sustainable development is the practice of maintaining productivity by replacing used resources with resources of equal or greater value without degrading or endangering natural biotic systems.<sup>[2]</sup> Sustainable development binds together concern for the [carrying capacity](#) of [natural systems](#) with the social, political and economic challenges faced by humanity. Does this gas station truly meet sustainability plans as defined above or by the Sugarhouse Board? NO**

13. The hours of operation and delivery of the use are compatible with surrounding uses;

14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; **Clearly, a 24 hour a day facility with glaring lights neon signs are not really compatible with our Sugarhouse Park which has currently has no commercial development at any location around the park.**

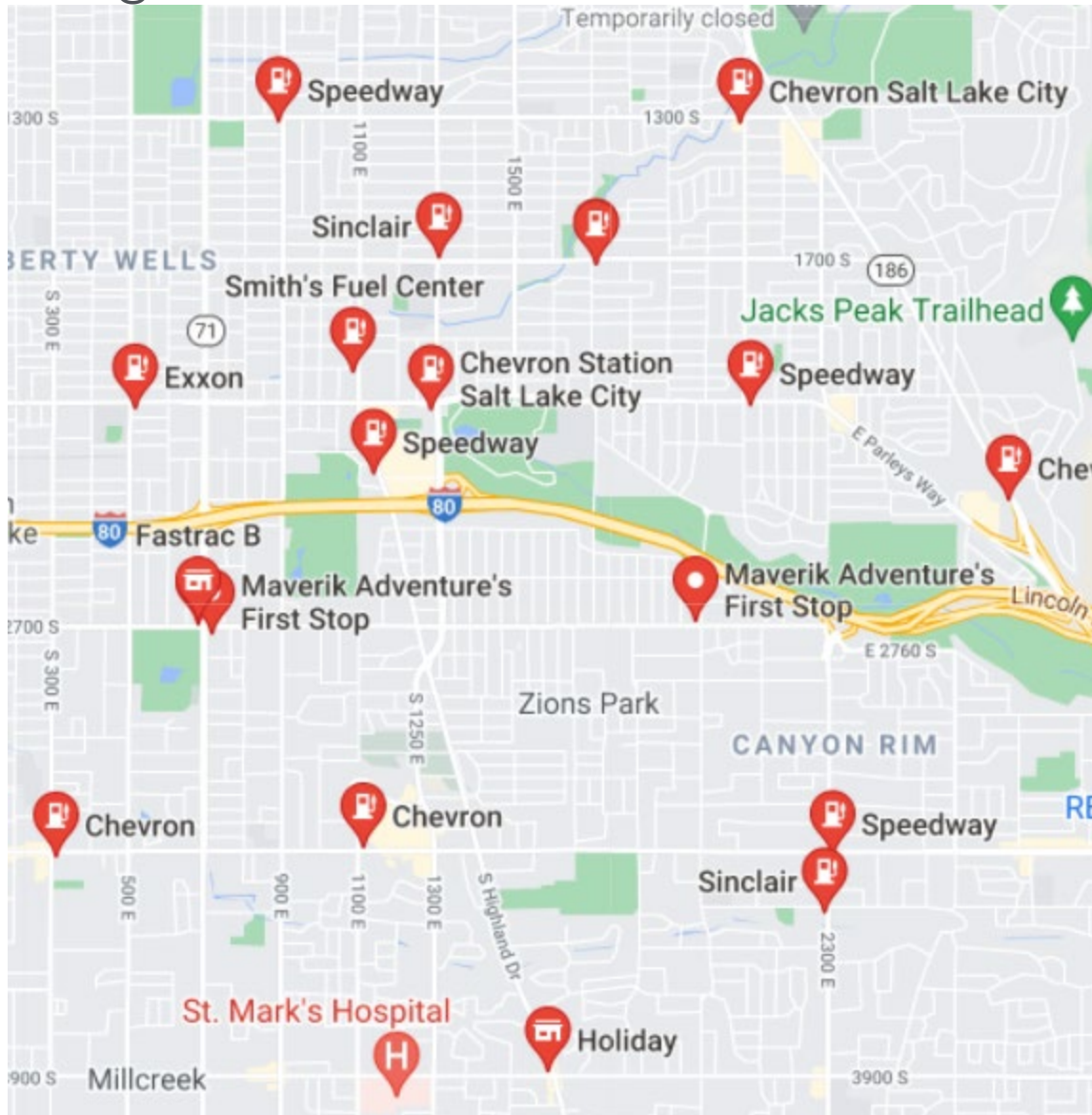
15. The proposed use does not undermine preservation of historic resources and structures. **NO the proposed use does undermine the park, this historic resources that our for fathers had the wisdom to develop and protect when the prison was moved.**

**Our green space, our clean air, and our recreational space is disappearing as development is ongoing.**

**Please think to the future, to your children and there's.**



HOW MANY GAS STATIONS DO WE NEED? THERE ARE @19 GAS STATIONS WITHIN @MILES OF THE PARK.



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Sugarhouse park corner  
**Date:** Saturday, October 1, 2022 9:04:12 AM

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Hello Diana-

I am sure you have received many emails and calls regarding the possibility of a gas station being placed on the corner of 1300 e and 2100 s. This has been brought up in many conversations within my neighborhood and everyone agrees that this does not fit in with what we want in our area. There is no need for another gas station and it would not be beneficial to the area. In the coming years, a gas station will likely be obsolete and we would benefit more from a nice cafe or restaurant. One neighbor even mentioned it would be fun to have a food truck park there. Anything but a gas station. I imagine the neighbors will be boycotting it if it does go in. We have already suffered through all the random chain restaurants and apartments that don't belong in our delightful area. Please express our opinions. No one wants the gas station there. Thank you for your time. -Tiffany Scoville. [REDACTED]

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) KUM - MUST GO  
**Date:** Sunday, February 13, 2022 2:14:27 PM

---

We do not need another gas station at 2111 South 1300 East.

Sugar House Park, is considered a "crown jewel" among regional parks in the Salt Lake Valley, comprises 110.5 acres of lush, rolling green space in the Sugar House neighborhood of Salt Lake City, Utah. Currently, the park is an island from commercial development, free from the broad and detrimental issues associated with a gas station; increased noise, increased traffic negatively impacting the flow of both pedestrian and mobile traffic, increased trash and vagrancy that is associated with the proposed development.

The addition of a " KUM -and Must Go " station on the Southeast corner of the park does not add to the parks beauty, longevity, or contribute to the long term growth, and value to our community.

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the intensity, size, and scale of the use compared to existing uses in the surrounding area; **The site is not well suited to the character of the site and adjacent uses. Is a gas station/ convenience store in keeping with the surrounding park, does it add to the longevity and prervation of our green space and serve the community interest, NO**

4. The mass, scale, style, design, and architectural detailing of the surrounding structures as they relate to the proposed have been considered; **Is the scale, design, style and architectural detailing in keeping with the surrounding area or structures. NO . The park is a green space**

5. Access points and driveways are designed to minimize grading of natural topography, direct vehicular traffic onto major streets, and not impede traffic flows; **No access point and driveways will contribute negatively to an already busy and overburdened access and egress to the main vehicular arteries serving the Sugarhouse area which has and will continue to see an increase of traffic with the addition of approximately 1000 new residential units in the immediate vicinity of Sugarhouse park.**

6. The internal circulation system is designed to mitigate adverse impacts on adjacent property from motorized, nonmotorized, and pedestrian traffic; **No the internal circulation system will not mitigate adverse impacte on adjacent property and will contribute negatively to an already busy and overburdened access**

and egress to the main vehicular arteries serving the Sugarhouse area.

7. The site is designed to enable access and circulation for pedestrian and bicycles; **No the site as designed will not enable access and circulation of pedestrian and bicycles . More vehicle entering an exiting the corner of 2111 South and 1300 East will create an added danger, congestion and will contribute negatively to an already busy and overburdened access and egress to the main vehicular arteries serving the Sugarhouse area.**

8. Access to the site does not unreasonably impact the service level of any abutting or adjacent

street; **No the site as designed will unreasonably deter and negatively impact the service level of the intersection of 2111 South and 1300 East. More vehicle entering an exiting the corner of 2111 South and 1300 East will create an added danger, congestion and will contribute negatively to an already busy and overburdened access and egress to the main vehicular arteries serving the Sugarhouse area.**

11. The use is appropriately screened, buffered, or separated from adjoining dissimilar uses to

mitigate potential use conflicts; **The site as proposed is not screened in keeping with the land use, landscaping and overall design of the park. The addition will add significant light, sound and general pollution that is not definitively dissimilar.**

12. The use meets city sustainability plans, does not significantly impact the quality of surrounding air and water, encroach into a river or stream, or introduce any hazard or environmental damage to any adjacent property, including cigarette smoke; **Sustainable development is the practice of maintaining productivity by replacing used resources with resources of equal or greater value without degrading or endangering natural biotic systems.<sup>[2]</sup> Sustainable development binds together concern for the [carrying capacity](#) of [natural systems](#) with the social, political and economic challenges faced by humanity. Does this gas station truly meet sustainability plans as defined above or by the Sugarhouse Board? NO**

13. The hours of operation and delivery of the use are compatible with surrounding uses;

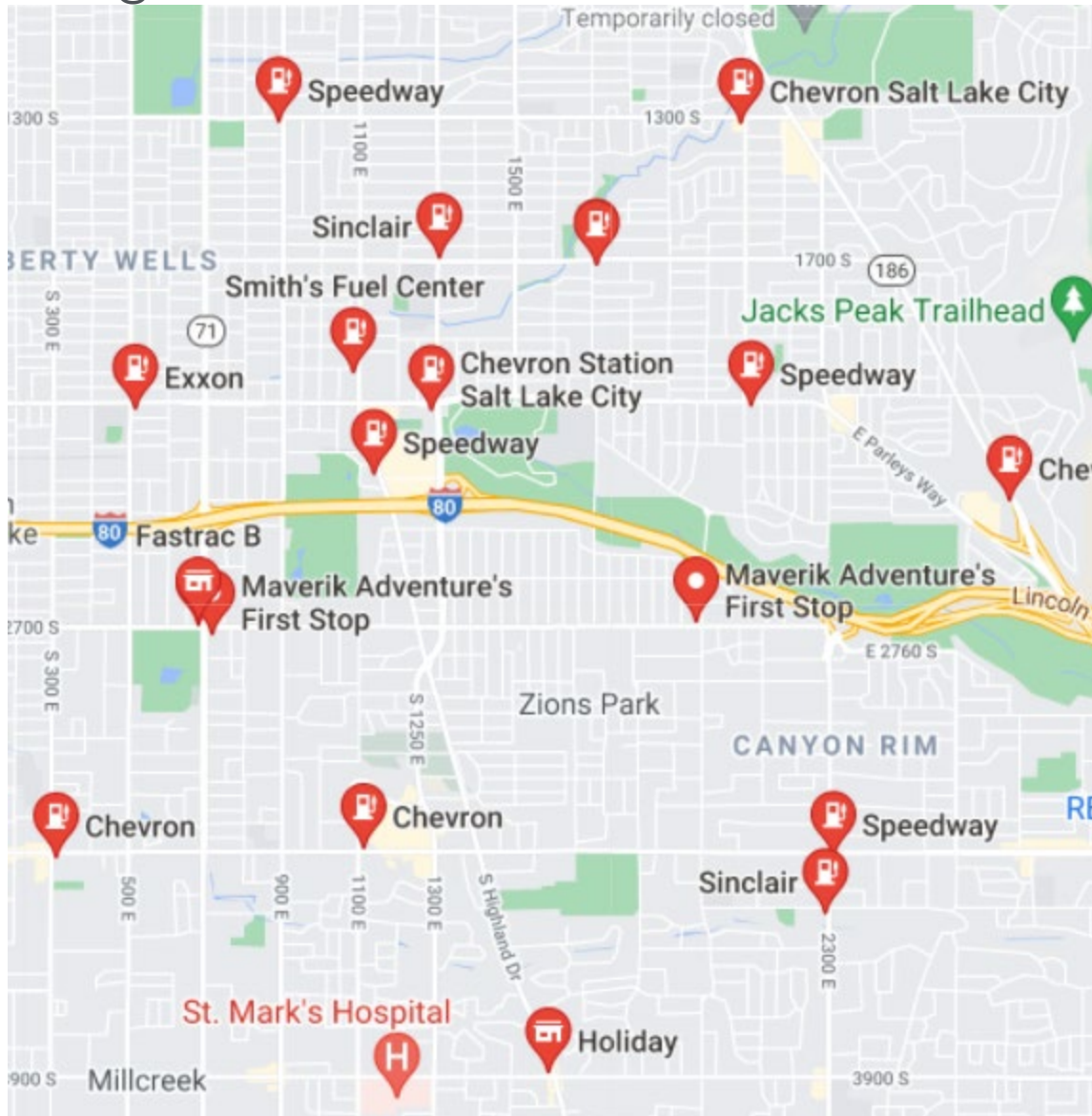
14. Signs and lighting are compatible with, and do not negatively impact surrounding uses; **Clearly, a 24 hour a day facility with glaring lights neon signs are not really compatible with our Sugarhouse Park which has currently has no commercial development at any location around the park.**

15. The proposed use does not undermine preservation of historic resources and structures. **NO the proposed use does undermine the park, this historic resources that our for fathers had the wisdom to develop and protect when the prison was moved.**

**Our green space, our clean air, and our recreational space is disappearing as development is ongoing.**

**Please think to the future, to your children and there's.**

HOW MANY GAS STATIONS DO WE NEED? THERE ARE @19 GAS STATIONS WITHIN @MILES OF THE PARK.



**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Parks Project  
**Date:** Thursday, October 20, 2022 4:35:54 PM

---

Hello,

I am writing to raise my concern about the proposed gas station project at Sugarhouse Park. I live within walking distance of this park and love the atmosphere, neighborhood, and ambiance of the area as it currently stands. I would be sad to see another gas station added near here, especially since the traffic in that area can get pretty bad as it is.

Sincerely,  
A concerned citizen, Tabitha Kirk

**From:** [REDACTED]  
**To:** [Martinez, Diana](#); [Fowler, Amy](#)  
**Subject:** (EXTERNAL) Proposed gas station at Sugarhouse Sizzler west of park  
**Date:** Wednesday, February 9, 2022 2:13:00 PM

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Hello,

I am a concerned, long-time resident of Sugarhouse (20 years) and I've cringed at the historic "ma and pa" restaurants and small businesses being torn down in favor of large corporate developments and it makes me sad. The thought of a "Kum & Go" being in such a visible location next to our beautiful park honestly makes me sick.

When I moved to Sugarhouse it was a thriving artistic community, with walkable areas and spaces where the small businesses thrived in an engaged and safe community. It is no longer. Please stop destroying what Sugarhosue has always been. Please build something where the Sizzler was that the community can be proud of: an art space, cafe (we miss Blue Plate), bookstore, skate park, something that this growing community can be proud of. We do not need another gas station and certainly not one with that name. This is why I (and so many of us) who once called Sugarhouse home are looking elsewhere to live.

Thank you for considering a decent option for our neighborhood. I would love to stay updated about this decision.

Sincerely,  
Hilary Thompson  
[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) District 7 Kum & Go Petition  
**Date:** Monday, March 14, 2022 9:22:58 PM  
**Attachments:** [image013.png](#)  
[image014.png](#)  
[image015.png](#)  
[image016.png](#)  
[image017.png](#)  
[image018.png](#)

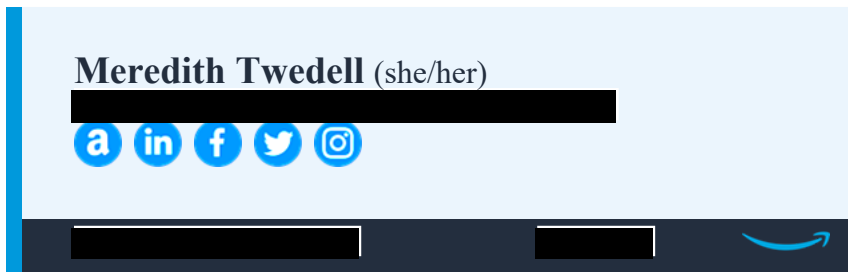
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Hey Diana-

Sending an email on the negative impact a gas station located at 2111 South 1300 East would have on the community.

1. There is already a gas station across the street. The gas station attracts homeless people and increases traffic. With this proposed gas station connecting to sugar house park it will further impact the safety and community of the park.
2. The park is made to be a place for good air quality and calmness. A gas station will take away the health and safety of the park.

My partner and I live within district 7 [REDACTED] and strongly disagree with the implementation of the gas station. Please let me know if there is anything additional we or our community can do to provide our support in not letting this move forward.





**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) The sizzler property  
**Date:** Saturday, October 1, 2022 11:42:34 AM

---

Diane,

I am writing to let you know of my and many other people in the neighborhoods' opposition to the possibility of a gas station on this site. Of all the things that could go there a gas's station is probably the worst. Not only is it unnecessary I also worry about the environmental effects of a big underground tank of gasoline leaking into the ground water or the pond at Sugarhouse park. Please do not succumb to the pressures of big corporations and filthy, greedy oil companies.

Thanks for your time.

Vicki Pugmire

Sugarhouse resident

Sent from my iPad

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) NW corner of Sugarhouse Park  
**Date:** Tuesday, October 4, 2022 9:43:58 PM

---

To have another gas station on this lot is only as ing for further congestion in Sugarhouse, not to mention a total disservice to the community. In 10 years it will become another eye sore as people turn to electric cars. Sugarhouse is slowly becoming an eye sore and the last thing we need is something that doesn't need in with our community.

Thank you

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Petition Number: PLNPCM2022-00053  
**Date:** Monday, March 21, 2022 4:55:08 PM

---

Dear Ms. Martinez,

We do not need any more gas stations, especially this close to the park ponds.

There is very little social benefit provided by adding such a structure at that parcel. Their buildings are garish with the bright red signage and horrible architecture. Very unappealing addition to the visual as you approach the park from the North or the West at 1300 East.

Fossil fuels contribute to our air and water pollution. We should not encourage more retail outlets for such polluters.

As a nearby resident, I oppose this application and encourage the Planning Division to reject their application.

Respectfully,  
John

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Opposition  
**Date:** Tuesday, February 8, 2022 5:01:36 PM

---

Hi Diana- as a very close resident to the proposed location of new The Kum and Go Gas Station in Sugarhouse. My vote is NO! We already have terrible traffic, especially at that intersection, and we need to keep our kids, friends, family pets as safe as possible!  
Thank you! Jen Westwood

Sent from my iPhone

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Old Sizzler Location  
**Date:** Tuesday, February 8, 2022 5:10:53 PM

---

I live in South Sugarhouse and in District 7. I see there's a push for a gas station on this property. How does this improve or enhance the adjacent Sugarhouse Park? It doesn't, it increases engine idle time in the area and makes the area water and ground subject to more pollution.

My idea would be a business that would enhance the park facilities. An all night coffee shop with soup and sandwiches. This could easily be used to deliver food and drinks to all the high density housing in the area. It could also include a meeting room for community groups, have local music talent, poetry slams, study area, sun decks and tables adjacent to the park to enjoy the views of the park and the mountains while relaxing with a cup of coffee. There could even be bikes and scooter rentals or stations placed there.

I even have a name for this place as an honoring of a former Sugarhouse coffeeshop and owner;

Java Jive Too!

I have floated this idea on the neighborhood groups and never a negative response, all positive, vs, another gas station, is mostly negative. You will find the community more agreeable to something that will, enhance the park area and not cause more detriment to community.

Please take this under serious consideration,

Richard T. Whitney

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Gas station  
**Date:** Friday, March 18, 2022 8:44:20 PM

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Hi Diana,

Thanks for taking my comment.

As a person who lived in this area for 12+ years I have serious concerns with the disruption to traffic a gas station on this corner would cause. This is already a high traffic area with people zooming off the freeway and then cutting over to make a turn up 2100 south, there isn't a safe way in and out of the parking lot. If they route so that someone must exit onto 2100 south that just dumps more traffic right below a school zone.

Additionally, I have to wonder what environmental impact a service station would have next to the park. Because even though better than in the past, all tanks that go in the ground must eventually come out of the ground. I'm not sure if they are hoping to sell alcohol & tobacco but it's worth mentioning the proximity to Highland High. And last but not least, the name is beyond gross.

Thanks very much.  
Alisia Wixom

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Public Comment - 2111 South 1300 East  
**Date:** Monday, March 21, 2022 11:13:37 AM

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Hello,

My name is Jacob Wood and I am a homeowner at [REDACTED]

I am writing to register my objection to the approval of the conditional use for the Kum and Go gas station at 2111 South 1300 E. This is a valuable corner for the community as well as a key connection to the best park in the city. If this goes forward, we will never have the opportunity to reclaim that site. It's an aesthetic and environmental mistake to approve this project.

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Cc:** [Fowler, Amy](#)  
**Subject:** (EXTERNAL) Sugarhouse Park Gas Station  
**Date:** Wednesday, February 9, 2022 1:39:32 PM

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Hello,

I am a resident of the south Sugarhouse and am extremely saddened to hear of the planned "Kum and Go" gas station being considered for the northwest side of Sugarhouse Park.

As our neighborhood undergoes a massive transformation, we must prioritize keeping a "neighborhood" feel and develop in such a way that makes residents feel a sense of pride. When the city planners asked for input a few years ago, there was an overwhelming response in support of green space and public art. I have seen very little of either incorporated into the construction plans, which suggests the call for input is either a PR stunt or ignored by those making decisions. Please use this opportunity to prove otherwise.

As a resident, I would love to see that location used as a cafe, more parkland, or a public art space.

Thank you,  
Rachel Wright

[REDACTED]



**From:** [REDACTED]  
**To:** [REDACTED]  
**Cc:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum & Go Feedback  
**Date:** Wednesday, November 2, 2022 2:39:42 PM

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Dear Planning Commission members and Diana Martinez:

As part of researching to write this email, I did find several fuel spills at Kum & Go stations in several states and have linked them below, one wasn't a Kum & Go but something similar could happen here. I remember their representatives saying that they have state of the art monitoring equipment and alarms, but it seems they didn't always work. This shows how a gas station could be detrimental next to Sugar House Park given what has happened in the past.

Although they can say it won't happen here, we all know that it's entirely possible and the aftermath could be disastrous. Some of these were caused by faulty monitoring devices or accidents involving mostly semi trucks, not just spills but fires as well. We also have had issues with contamination with the Red Butte Creek / Chevron spill just a few years back, the costs and damage done by that though the waterways of the city, the loss of wildlife, and potential long term health risk to those closest to the spill to look at the potential issues of having another point of failure seems to outweigh the needs of having another gas station in the area, especially on that corner.

I figured there will be 44,000 gallons of fuel stored on the site based on the plans, they will be right up against the park on the east side of the lot. So a "small" spill could still be thousands of gallons. I think that its fair to assume that while they are filling those tanks and while people are putting gas in their cars that fumes will be present and the people at the park that are biking, running, and walking, etc will be breathing in those fumes (gasoline fumes are heavier than air and will drift and sink towards the park and the pond). The noise from the gas station and the tanker trucks to the park and the surrounding neighborhoods, especially during off hours when we would expect to have quiet to sleep. I just can't see this being anything but detrimental to our area, we are not lacking in gas stations in the area and our goal as a City and a community is to reduce the use of automobiles anyway - as evident by the recent, new, parking requirements pass by the City Council.

May 18, 2019 Craig, CO. Est. 100 gals. - Semi truck leaks fuel when it punctured a gas tank, 2 separate incidents.

<https://www.craigdailypress.com/news/semi-truck-involved-in-multiple-diesel-fuel-leaks-at-east-kum-go-in-craig/>

June 5, 2020 Adair, IA. - Semi truck hits gas pump causing fuel spill and fire at 2:45 am

<https://www.kcci.com/article/fire-erupts-when-semi-truck-strikes-gas-pump-in-adair/32779847#>

Nov. 16, 2011 Waterloo, IA - Gas leak cleanup. Fuel into grand and nearby creek. This one has a pay wall so I can't find the details.

**Kum & Go is cleaning up a fuel spill** that spread into soil and a creek around the company's station on San Marnan Drive.

[https://wfcourier.com/news/local/kum-go-gas-leak-cleanup-under-way/article\\_14768c05-ad09-5137-96dc-c6803b858f57.html](https://wfcourier.com/news/local/kum-go-gas-leak-cleanup-under-way/article_14768c05-ad09-5137-96dc-c6803b858f57.html)

Nov 9, 2017 Perry, IA - Faulty gas pump spills twice, second incident pump didn't automatically turn off, possible that it wasn't repaired correctly after first spill

<https://theperrynews.com/faulty-gas-pump-nozzle-leads-to-fuel-spill-thursday/>

April 25 Springfield, Mo - Est. 100 gals. - Inattentive tanker driver didn't realize the tank was full, monitoring equipment failed. Fuel flown down a nearby hill.

<https://theperrynews.com/faulty-gas-pump-nozzle-leads-to-fuel-spill-thursday/>

April 25, 2017 Springfield, MO - Est. 200 gals - Tanker driver didn't realize the tank was full and the monitoring equipment failed. Fuel drained into storm drain and down a nearby hill. Couldn't find any information on how the spill was mitigated.

<https://www.ky3.com/content/news/Crews-cleanup-gas-spill-at-south-Springfield-convenience-store-420372063.html>

July 29, 2019 Alexander, IA - Est 30 gals - Tanker driver overfilled tanks while in store getting drinks (why didn't the monitoring equipment work?), 18" of soil was removed, fuel didn't spill into the storm water or the retention pond.

[https://deq.nd.gov/FOIA/Spills/Summary\\_Reports/EIR9175\\_Summary\\_Report.pdf](https://deq.nd.gov/FOIA/Spills/Summary_Reports/EIR9175_Summary_Report.pdf)

June 11, 2021 Phil., PA - Not a Kum & Go but an example of a fuel spill that could have similar consequences here - Est. 4000 gals. Stream contaminated - fox, turtles & frogs died due to contamination. More than 100 large trucks of contaminated soil was removed. Will be an issue for YEARS, website shows map of area where spill occurred.

<https://www.audacy.com/kywnsradio/news/local/fuel-delivery-driver-charged-in-intentional-delco-spill>

I hope the obvious detriment to our neighborhood, the Park, the risk of losing the wildlife and the natural space that we hold dear, is enough to prevent this use for this property from becoming a reality. The comment made by the Chamber of Commerce at the SHCC meeting of "failing to see the value this will add to the neighborhood" and the response being that it's "basically a concession stand for the park" doesn't come even close to outweighing the negative effects and risk of any gas station on that corner.

Thank you for your time

Yvonne

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Kum n Go project comments/feedback  
**Date:** Monday, March 21, 2022 4:32:32 PM

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I am concerned about having a gas station so close to Sugar House Park. The adverse effects of additional pollution from the cars, the possibility of a spill into the groundwater, the fuel that will be spilled on the surface and the additional traffic in the area are reason enough to stop this from happening.

When Kum n Go presented at the SHCC meeting they commented about the need for additional gas stations, however we already have 5 in the immediate area. They also mentioned I-80 traffic having a gas station to refuel, but there is no way to easily get back to the freeway - except maybe speeding through the neighborhood to the north - View Street for example.

View Street already has to deal with The Dodo Restaurant and traffic trying to get around traffic on 13th East, as well as 21st South. These “short-cutters” also speed down 14th East through the same neighborhood. I live there and see this every day, multiple times a day.

The design they presented doesn't add any value to the walk on the sidewalks or make it interesting at all. They are putting glass as required - but it's just a vestibule and you can't see into the store or access the store from the sidewalk.

They will be no EV charging stations, just gas pumps. This is the wrong choice given the air quality issues we experience year round and the increasing number of people moving into the huge multi-family developments popping up and the others that are planned in the area. I hope many of these people will be walking or if driving they will be using more and more electric vehicles. In fact, SLC.gov has this on their web site addressing the issue: <https://www.slc.gov/sustainability/ev/>

There are no good reasons to put a gas station on that corner, nothing about a gas station will improve any aspect of the surrounding area. I think the only winner, if the gas station is allowed, is Kum n Go and their \$2b “family business”- it only adds to their bottom line.

This project has very, very few supporters in our neighborhood and I hope that will stop this project and prevent any gas stations on that corner.

Thank you for the opportunity to submit my comments on this project.

Yvonne Martinez

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Gas station at sugarhouse park  
**Date:** Thursday, February 17, 2022 8:24:54 PM

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The restaurant was bad enough (traffic, horrid smells at times), but it didn't come close to the eyesore of a gas station. Bright lights 24/7, constant traffic, trash... the park is far too valuable to allow such shortsighted thinking. I can get high-profit land use aesthetics nearly anywhere else in the city. We do not need it here. Obviously, I disapprove of this idea.

Thank you very much

David B. Young

[REDACTED]

**From:** [REDACTED]  
**To:** [Martinez, Diana](#)  
**Subject:** (EXTERNAL) Do Not Put a Kum & Go in Sugarhouse Park  
**Date:** Thursday, September 29, 2022 9:47:47 AM

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Hi Diana,

I am a resident of the Wasatch Hollow community and I am writing to you because I am extremely disappointed and shocked that there are plans to put a “Kum & Go” gas station in Sugarhouse Park.

There are a myriad of reasons why this gas station is a horrible idea and would be detrimental to the community (besides the blatant, disgusting innuendo of “Kum and Go”).

-Environmental: this one is pretty obvious. According to the Scientific American, gas stations can be incredibly dangerous near parks and homes. Could there be a spill in the creek? Please see the excerpt from the Scientific American below.

“Despite all the modern health and safety guidelines they must follow, gas stations can still pose significant hazards to neighbors, especially children. Some of the perils include ground-level ozone caused in part by gasoline fumes, groundwater hazards from petroleum products leaking into the ground, and exposure hazards from other chemicals that might be used at the station if it’s also a repair shop.”

-Economic: how does this benefit Utah’s local economy? This gas station is based in Iowa. There could be a popular restaurant, cafe, or dessert shop that uses the space. Giving the property to the highest bidder is detrimental to the local Utah economy. Not to mention, there is a gas station right across the street.

-Social impact: the gas station would make the park unsafe with the many groups of people going in and out of the gas station. Gas stations are known to be unsafe especially for women. Salt Lake City is becoming increasingly dangerous (there was a 26% increase in violent crimes over the past year according to Fox 13 SLC). Adding a gas station to a park where women frequent may increase violence against women in the park.

I hope that your committee will do the right thing and realize how much this gas station will negatively impact our community.

Thank you,  
Zoe Hirshorn