

From: [Amy Barry](#)
To: [Javoronok, Sara](#); [Elmore, Noah](#)
Subject: (EXTERNAL) Conditional Use 2200 S Highland PLNPCM2026-00255
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Hello Sara-

I hope this email finds you doing well. I would like to submit comments on the conditional use proposed for 2200 S Highland Dr (PLNPCM2026-00255). I was waiting for the staff report to come out in order to submit more thorough comments.

I urge the planning commission to deny the request for a conditional use. In 2023 the planning commission initiated a petition to eliminate drive-through's within the Sugar House Business District. That was adopted by the city council with existing drive-through's being grandfathered in for existing uses. The ban allows for a transfer of uses from financial to restaurant and addresses if a space is vacant for a certain period the use goes away. One thing we never discussed was if the building is actually demolished what happens to the drive-through. The question before you tonight is if that use is tied to land, as if it were an actual property right. I would argue no. If we had thought about eventuality back in 2023 I would have strongly argued that the use would go away once the building was demolished.

The impetus for banning drive-through's in the Sugar House Business District is obvious. They create serious problems and obstacles to traffic flow, pedestrian & bicycle safety and generally diminish the walkability of an area. The goal of eliminating this use was not only to not see new drive-through's but also see them go away over time as businesses come and go over time.

I do not believe the petition meets the following Conditional Use Standards:

- #2. The use is not compatible with surrounding uses. The conditions that exist is a close proximity to a busy intersection of Highland & Wilmington Ave that sees a lot of pedestrian and bicycle activity. The expanded bicycle path along the sidewalk and street is used frequently in this area. The expansion of the streetcar to cross Highland Dr is coming that will continue to exacerbate traffic flow. The old DI is set to be redeveloped as well causing more conflicts. The entire goal of eliminating drive-through's was to increase walkability and decrease these conflicts.
- #3. The use is not consistent with applicable planning policies for what is known as the Sugar House Business District. Since drive-through's are no longer allowed in the Sugar House Business District this is in direct conflict with existing policies and documents.
- #4. Allowing the drive-through will cause an increase in detrimental impacts given the increase for conflicts with pedestrians, bicyclists and vehicles. We are encouraging walkability within the business district and expanding the streetcar is a direct reflection of that desire. The only way to mitigate the detrimental impact is to allow traffic to enter the parcel from Highland Dr and force an exit onto the one-way (west bound) Sugarmont Ave. The drive-through should not be allowed to exit onto Highland. That is a band-aid, but an option.

I urge you to consider the goals of any walkable area and the detrimental relationship of drive-through's to that goal. Again, I argue the drive-through should not be tied to the land. If the building is being demolished the drive-through goes with it.

Respectfully,

Amy Barry