



PLANNING DIVISION

## PLANNING COMMISSION AMENDED AGENDA

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Wednesday, May 13, 2026 at 5:30 PM  
City & County Building  
451 South State Street, Room 326  
Salt Lake City, Utah 84111

### MEETING PARTICIPATION

To comment during the Public Hearing portion of the meeting, please join us in person:

- **Individuals:** Each person gets two (2) minutes.
- **Recognized Community Organizations:** Representative gets five (5) minutes.

**Note:** Speakers cannot transfer their time to another person.

### SUBMITTING WRITTEN COMMENTS

If you are unable to attend the meeting in person but would like to submit comments on an agenda item, please **email the staff contact listed** for that specific item.

#### **Submission Deadlines:**

- **Comments must be received by 12:00 PM on the Wednesday the week before the meeting** to be included in the **Staff Report**.
- **Comments received between 12:01 PM on the Wednesday the week before the meeting and 12:00 PM on the day of the meeting** will be forwarded to the **Commission** (but **not** included in the Staff Report).

**Note:** Comments and materials received after the deadlines may not be reviewed prior to the meeting but will be added to the official record. Emails received will not be read aloud during the meeting.

## MEETING LIVESTREAMS

The Planning Commission **meeting livestream will be available** on the following platform the day of the meeting:

- [YouTube – SLC Live Meetings](#)

## BEFORE THE MEETING

**DINNER** – Dinner will be provided for Commissioners and Staff at 5:00 PM in Room 326. During this time, the Commission may also receive training related to their roles and city planning topics.

## MEETING OPENING

**CALL TO ORDER**

**ROLL CALL**

**REPORT OF THE CHAIR & VICE-CHAIR**

**REPORT OF THE DIRECTOR**

**OPEN FORUM** – Commissioners may discuss general planning, zoning, or land use topics not listed on the agenda. This discussion is limited to 10 minutes and does not include public input.

**Note:** The order of agenda items may be changed at the Commission’s discretion.

## CONSENT AGENDA

1. **Approval of the Minutes for April 22, 2026**
2. **Extension Request for 2020 Main Townhomes at Approximately 2020 S Main St** (Not a Public Hearing) – Chris Towson, the property owner, is requesting a one-year time extension for the approval of the 2020 Main Townhomes Planned Development approved on May 22, 2024, and an extension approved May 28, 2025. The property is zoned MU-5 (Mixed Use 5) and is located within Council District 5, represented by Erika Carlsen. (Staff Contact: Sara Javoronok at 801-535-7625 or [sara.javoronok@slc.gov](mailto:sara.javoronok@slc.gov))  
**Petition Number: PLNPCM2023-00891**
3. **Extension Request for Jordan River Townhome project at Approximately 1176 W 2100 S** (Not a Public Hearing) – Matthew Pockrus with Axis Architects, is requesting a one-year time extension for the approval of the Planned Development and the Preliminary

Subdivision Plat approved on June 25, 2025. The property is currently zoned MU-11 (Mixed Use 11) and is located within Council District 2, represented by Alejandro Puy (Staff Contact: Diana Martinez at 801-535-7215 or [diana.martinez@slc.gov](mailto:diana.martinez@slc.gov)) **Petition Number: PLNPCM2023-00567 & PLNSUB2024-0106**

## REGULAR AGENDA

4. **Zoning Map Amendment for 10th East Senior Center at Approximately 237 S & 239 S 1000 East**– Mayor Erin Mendenhall has initiated a petition to rezone the city-owned properties at the above listed addresses. The properties are currently split zoned, with portions of the properties zoned R-2 (Single- and Two-Family Residential District), SR-3 (Special Development Pattern Residential District), and PL (Public Lands District). The zoning amendment would amend the zoning for the properties to be entirely PL (Public Lands District). The purpose of the amendment is to zone the properties with a district that aligns with and supports the public uses on the properties. Although the properties are being proposed for the PL zoning district, consideration may be given to rezoning the properties to another zoning district with similar characteristics. The subject properties are located within Council District 4, represented by Eva Lopez. (Staff Contact: Ailin Leon at 801-535-7768 or [ailin.leon@slc.gov](mailto:ailin.leon@slc.gov)) **Petition Number: PLNPCM2026-00091.**
  
5. **POSTPONED - Zoning Map Amendment and General Plan Amendment at Approximately 140 B St & 272 E 3rd Ave.** – Tyler and Kara Alden, the property owners, are seeking approval of zoning map amendment and general plan amendment petitions for the above listed properties. The property at 140 N B St is the current site of Ellerbeck Bed and Breakfast and Café 140 B. The property at 272 E 3rd Avenue is currently a single-family home. No new construction or modifications of the historic buildings on the properties are proposed as part of this petition.
  - A. **Zoning Map Amendment** - To allow the house at 272 E 3rd Avenue to operate as a retail space and coffee/pastry shop, the applicant is requesting a zoning map amendment from RMF-35 to MU-2. Although the property is being proposed for the MU-2 zoning district, consideration may be given to rezoning the property to another zoning district with similar characteristics. The Ellerbeck B&B and Cafe 140 B are legal nonconforming uses, and although they are included in this proposal, no change to the use or structures on this property is proposed as part of this petition. **Petition Number: PLNPCM2026-00034**
  
  - B. **General Plan Amendment** - As the proposed zoning map amendment is not aligned with the adopted Avenues future land use map, changing the zoning designation also requires the general plan to be amended. **Petition Number: PLNPCM2026-00008**

The subject properties are within Council District 3, represented by Chris Wharton. (Staff Contact: Amanda Roman at 801-535-7660 or [amanda.roman@slc.gov](mailto:amanda.roman@slc.gov))

## WORK SESSION

- 4. POSTPONED - Climate Forward SLC Plan** - Salt Lake City's Sustainability Department will introduce the Climate Forward SLC plan, which will update the City's climate strategy originally outlined in Climate Positive 2040. While Climate Positive 2040 was not formally adopted, the intent is to adopt Climate Forward SLC as part of the city's general plan. Climate Forward SLC will identify the challenges and opportunities the community and municipal government will face because of climate change, focus on actionable strategies, and establish metrics to evaluate progress toward our climate goals. Staff will present the findings from the recently completed Existing Conditions Report and discuss next steps with the Commission. The plan will be presented to the Commission for a formal recommendation once a draft plan is finalized and after the required public engagement, later this year. (Staff Contact: Catherine Wyffels at 801-535-6540 or [catherine.wyffels@slc.gov](mailto:catherine.wyffels@slc.gov))

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**RECORDS:** For Planning Commission agendas, minutes, staff reports, and YouTube recordings, visit [www.slc.gov/pc](http://www.slc.gov/pc). Staff Reports will be posted the Friday prior to the meeting and minutes will be posted two days after they are approved, which usually occurs at the next regularly scheduled meeting of the Planning Commission.

**ACCESSIBILITY:** The City & County Building is an accessible facility. You may make requests for reasonable accommodations, which may include alternate formats, interpreters, and other auxiliary aids and services. Please make requests at least two business days in advance. To make a request, please contact the Planning Division Office at [planningadmin@slc.gov](mailto:planningadmin@slc.gov) or (801) 535-7757.

**ACCESIBILIDAD:** El edificio de la Ciudad y el Condado es una instalación accesible. Puede solicitar adaptaciones razonables, que pueden incluir formatos alternativos, intérpretes y otras ayudas y servicios auxiliares. Por favor, realice su solicitud con al menos dos días hábiles de anticipación. Para hacer una solicitud, comuníquese con la Oficina de la División de Planificación en [planningadmin@slc.gov](mailto:planningadmin@slc.gov) o al (801) 535-7757.