



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission
From: Alicia Seeley, alicia.seeley@slc.gov, 801-535-7922
Date: May 27, 2026
Re: PLNPCM2026-00034 – Zoning Map Amendment
PLNPCM2026-00008 – General Plan Amendment

Zoning Map & General Plan Amendment

PROPERTY ADDRESSES:	140 N B St, 272 E 3 rd Avenue
PARCEL ID:	09-31-451-001-0000, 09-31-451-006-0000
GENERAL PLAN:	Avenues Plan
CURRENT ZONING DISTRICT:	RMF-35 (Moderate Density Multi-Family Residential)
PROPOSED ZONING DISTRICT:	MU-2 (Mixed Use 2 District)
OVERLAY DISTRICT:	Historic Preservation Overlay District
COUNCIL DISTRICT:	District 3, Chris Wharton

REQUEST:

Tyler and Kara Alden, the property owners, are seeking approval of general plan amendment and zoning map amendment petitions for the properties at approximately 140 N B St and 272 E 3rd Avenue. The proposal seeks to rezone the properties from the **RMF-35 (Moderate Density Multi-Family Residential)** to the **MU-2 (Mixed Use 2)**. In connection with the rezoning, the Avenues Plan is required to be updated.

The property at 140 N B St is the current site of Ellerbeck Bed and Breakfast and Café 140 B and is a legal nonconforming commercial use. No change to the use of this property is proposed as part of this petition.

The applicants are requesting a rezoning to allow the house at 272 E 3rd Avenue to operate as a retail store, coffee/pastry shop, and community workshop space. 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.

RECOMMENDATION:

Based on the information and findings listed in the staff report, it is the Planning Staff's opinion that the request does not generally meet the applicable factors for a Zoning Map Amendment nor a Master Plan Amendment and therefore recommends the Planning Commission forward negative recommendations to the City Council.

ATTACHMENTS:

- A. [ATTACHMENT A: Zoning and Future Land Use Maps](#)

- B. [ATTACHMENT B: Application Materials](#)
- C. [ATTACHMENT C: Property and Vicinity Photos](#)
- D. [ATTACHMENT D: Zoning District Comparison](#)
- E. [ATTACHMENT E: Factors](#)
- F. [ATTACHMENT F: Public Process & Comments](#)
- G. [ATTACHMENT G: Department Review Comments](#)

PROJECT DESCRIPTION

Background

The subject request consists of two abutting properties: 140 B St and 272 E 3rd Avenue.

140 B St is the site of the historic Ellerbeck Bed & Breakfast, which is an established legal nonconforming use and operates as a commercial bed and breakfast. The applicants are the current property owners and have operated the property since 2019. The historic carriage house on the east side of the same parcel operates as Café 140 B, a commercial restaurant, which opened in 2022.

272 E 3rd Avenue is a single-family house containing 1 bedroom and 1 bathroom and is approximately 1,200 square feet in size. The house was vacant prior to 2023, and the previous property owner incurred fines for abandoning the house. The house was purchased by an investor in 2023 who renovated the interior. The applicants purchased the home in 2024 and used it as a short-term rental until coming under enforcement in 2025, at which point they converted it into a long-term rental (30+ days). The home does not currently have long-term tenants.

The applicants, Tyler and Kara Alden, submitted the request with the intent to convert the single-family home on 272 E 3rd



Ellerbeck Bed & Breakfast – 140 B St



Café 140 B



House at 272 E 3rd Avenue



Vicinity Map of Subject Properties

Avenue into a café and retail space, serving as an extension of café 140B.

Both of these properties are in the local Avenues Historic District. The bed & breakfast operates out of the Ellerbeck Henrietta House, built in 1892. It is listed as a local historic site. The single-family home is also a protected contributing structure in the historic district. No demolition, structural additions, or external modifications of any of the buildings are proposed as part of this petition.

Neighborhood Context

Characteristics

All surrounding properties in the immediate vicinity are residentially zoned. All properties on the same block face are also zoned RMF-35, and the adjacent block on the other side of C St and 3rd Avenue (between C and D St and 3rd and 4th Avenue) are zoned SR-1A. These properties contain a mix of single-family homes and multi-family buildings 2-4 stories in height.

Amenities

The nearest commercial use is approximately one quarter mile away on the corner of 2nd Avenue and D St. This business operates as Foodie and Sweetie D Market and is a legal nonconforming use zoned RMF-35. There are several other retail spaces within half a mile of the properties, including the following:

- Café Shambala
- Avenues Bakery on 4th
- Straw Market SLC
- Publik Coffee Roasters
- Wildwood Restaurant
- Java Jo's
- Saffron Valley Restaurant
- Einstein Bagels
- Flower Imagination
- Lunatic Fringe Salon
- Eats Bakery and Coffee
- Smith's Grocery Store



Foodie and Sweetie D Market

Nearby schools include the Madeleine Choir School and Open Classroom Middle School, and nearby parks include City Creek Park, Memory Grove, 5th Ave & C Street Pickleball Courts, and Richard K. A. Kletting Park.

Transportation and Parking

Despite being a single-lane, one-way street, the section of 3rd Avenue that fronts both Ellerbeck and the house at 272 E sees an average daily traffic volume of approximately 4400 vehicles, according to [traffic statistics](#) from the Utah Department of Transportation. Although it is classified as a residential street, the traffic volume is among the highest in the neighborhood.

The Ellerbeck property has a small off-street parking pad between the mansion and Café 140 B, accommodating up to six vehicles. The house at 272 E does not have any off-street parking stalls. Because the house at 272 E was built prior to 1944, a change of use does not require the addition of off-street parking, according to section [21A.44.020.A.3.b](#). Any additional demand for parking would be accommodated by street parking, which is permitted on both shoulders of 3rd Avenue and most sections of B St.

The 223 UTA bus runs along 3rd Avenue with a stop right in front of the Ellerbeck mansion on the corner of B St and 3rd Avenue. This is an infrequent bus, running approximately once an hour. There

are two frequent busses that operate in the area: route 1 provides service along South Temple with the nearest stop 0.3 miles away, and route 209 provides service along E St with the nearest stop 0.2 miles away. The City Center TRAX station (Blue and Green lines) is also 0.8 miles from the subject properties.

There are striped bike lanes on 2nd and 3rd Avenue. Although no bike infrastructure exists on B St or C St, these streets are generally considered safe for bike traffic due to their low speeds and traffic volumes.

Historic Significance

The Historic Preservation Overlay applies to both the Ellerbeck mansion and the house at 272 E 3rd Avenue. The Ellerbeck Mansion was built in 1892, according to the [Utah Historic Buildings Collection](#). The carriage house on the same lot that now hosts Café 140 B is thought to have originally been a horse barn, built around the same time period as the main house. The property is listed as ‘Significant’ by the Utah State Historical Society and is a local historic site.



Ellerbeck Mansion, May 1979

The house at 272 E 3rd Ave was built in 1912, and is listed as ‘Contributory’ by the Utah State Historical Society. There is no evidence it has ever been used as anything other than a residential structure.



House at 272 E 3rd Avenue, 1977

As these are contributing structures, the applicant would not be able to demolish them without approval from the Historic Landmark Commission, regardless of the zoning designation and the decision of this proposed zoning map amendment. Any future modifications to the structures on either property, including signage or changes to landscaping, would first need an approved certificate of appropriateness.

HLC Review and Recommendation

The Historic Landmark Commission held a public hearing to discuss the petitions and provide a recommendation on May 7, 2026. The discussion among commissioners centered around historic development patterns, the distribution of commercial properties throughout the Avenues, and the desire for walkable, neighborhood retail. As a result of their discussion, the commission voted against staff's recommendation 4-2 in favor of forwarding a positive recommendation to City Council for both the Zoning Map Amendment and General Plan Amendment, and cited 21A.50.050.C.1.b: "Providing commercial space for local businesses or charitable organizations."

APPROVAL PROCESS AND COMMISSION AUTHORITY

The Planning Commission can provide positive or negative recommendations for the proposed zoning map and master plan amendments. Their recommendations will be included in the transmittal to the City Council. After holding a briefing and another public hearing on the proposals, the City Council may approve, deny or make modifications to proposed amendment requests as they seem fit and are not limited by any one standard.

KEY CONSIDERATIONS

The key considerations listed below were identified through the analysis of the project:

1. City goals identified in adopted plans
2. Unit replacement and housing loss
3. Proposed community benefit
4. Consistent application of standards
5. Potential short-term rental use
6. Neighborhood Comments
7. Parking
8. Ellerbeck Bed & Breakfast Use

Consideration 1: City goals identified in adopted plans.

The proposed rezoning and plan amendment as applied to the city's adopted plans and policies are discussed below.

PLAN SALT LAKE (2015)

Policy Statement 1: *Neighborhood business districts also play an important role in shaping the unique character of our neighborhoods and provide valuable goods and services for nearby residents. While they vary in size and draw, neighborhood business districts contribute to the overall livability and economic health of our City.* (Neighborhoods, pg. 17)

Discussion: Neighborhood business districts are thoughtfully planned with community input and economic best practices and incorporated into adopted plans. In the Avenues and other historic districts, business districts also reflect historic commercial development patterns. Expanding commercial use in an area not identified as a neighborhood business district is not compatible with goals outlined in the general plan. It is worth noting that the City Council has requested that staff study options for a zoning text amendment that considers options for zoning changes along collectors to allow mixed-use development. However, no such changes have been reviewed and adopted at the time of this petition.

Policy Statement 2: *Access to a wide variety of housing types for all income levels throughout the city, providing the basic human need for safety and responding to changing demographics.* (Housing, pg. 21)

Discussion: The modest, single-family home at 272 E 3rd Avenue is a great example of naturally occurring affordable housing that has the potential to house someone whose income level might otherwise not allow them to live in the Avenues. Changing the use is contrary to this goal. See [key consideration 2](#) for more details.

Policy Statement 3: *Preserving the existing housing stock will continue to be a priority for Salt Lake City.* (Housing, pg. 21)

Discussion: This proposal, if adopted, would permanently remove the house at 272 E 3rd Avenue from the City's existing housing stock.

Policy Statement 4: Support policies that provide housing choices, including affordability, accessibility and aging in place. (Equity, 37)

Discussion: Once again, the house at 272 E 3rd Avenue currently represents a housing choice that is uncommon in the Avenues neighborhood. Removing it from the city’s housing stock to serve a commercial purpose is contrary to the city’s goals to provide equitable housing choices.

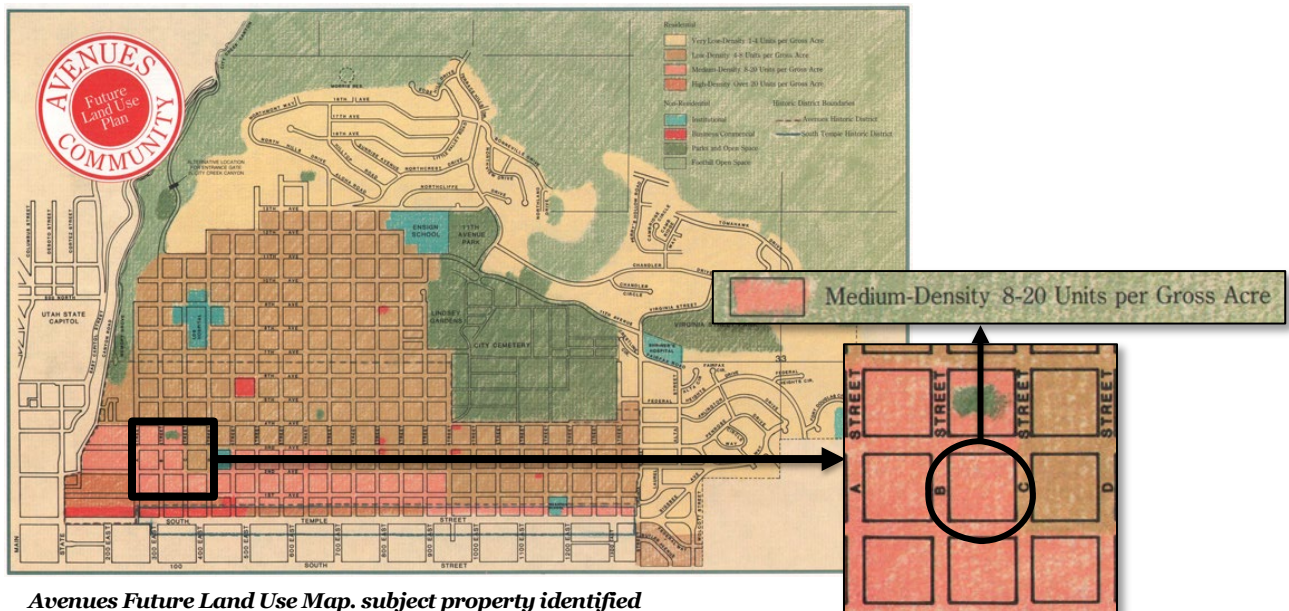
AVENUES MASTER PLAN (1987)

Policy Statement: No immediate needs exist for additional business property in the Avenues. Some ‘B-3’ properties should be changed to residential, consistent with surrounding residential zoning.

Discussion: Although business properties have grown in the Avenues since the adoption of the 1987 Avenues Plan, the plan clearly establishes that housing needs of the neighborhood should outweigh business needs.

FUTURE LAND USE MAP:

Discussion: The adopted future land use map for the Avenues identifies the parcel as Medium Density residential. As the proposed use of both properties is commercial, this is out of alignment with the future land use map as adopted and would require a general plan amendment.



Avenues Future Land Use Map. subject property identified

HOUSING SLC (2023)

Policy Statement 1: Short-term rentals are a small, but important, consideration. Companies such as Airbnb and VRBO create a platform that facilitates the conversion of usable housing into short-term vacation rentals. While Salt Lake City does not deal with as many vacation rental issues as resort towns like Moab or Park City, there are still 1,358 short-term rental units in Salt Lake City that could otherwise be used as housing for people in need (Gardner Policy Institute, 2022 (STR), p4).

Discussion: The house at 272 E 3rd was previously used by the property owner as a short-term rental. The owner's original proposal was to legalize it as a short-term rental by adopting MU-2 zoning. Adopting the proposed ordinance would allow the house to operate as a short-term rental once more. See [key consideration 5](#) for more details.

Policy Statement 2: *Adopt a Community Benefit Policy to prioritize the preservation or replacement of affordable housing as a condition of approval for changes to zoning and master plans.*

Discussion: The proposal, if adopted, would neither preserve nor effectively replace the existing affordable unit at 272 E 3rd. See [key consideration 2](#) for more details.

THRIVING IN PLACE (2023)

Policy Statement 1: *The City needs to support policies that help create more housing in every neighborhood, including new rental housing in neighborhoods where lower income people have been excluded*

Discussion: The Avenues is a neighborhood where lower income people have generally been excluded. The plan therefore supports adding housing to meet the demand, not removing it from the market.

Policy Statement 2: *Goal: preserve the affordable housing we have*

Discussion: This proposal is to remove an existing unit of housing with no plan for replacement.

Policy Statement 3: *Retain, replace, or mitigate the loss of existing affordable housing when it is on properties being rezoned for redevelopment, including "naturally occurring affordable housing"*

Discussion: The proposed ordinance has no provisions in place aimed to retain, replace, or mitigate the loss of this affordable home.

COMMUNITY PRESERVATION PLAN (2012)

Policy Statement 1: *Since historic preservation typically increases property values, the long-term viability of these neighborhoods will depend on their ability to achieve a range of size and price in the housing stock to meet a variety of needs, including those of families, the elderly and single people.*

Discussion: As discussed earlier, the size and type of the house on 272 E 3rd St represents a unique housing size and type in the Avenues and could serve housing needs not adequately met elsewhere in the neighborhood. Preserving this housing unit contributes to the long-term viability of the historic district.

Consideration 2: Unit replacement and housing loss

According to section 21A.50.050.E, amendments that result in the demolition of housing may be required to replace any demolished unit.

While the house on 272 E 3rd Avenue would not be demolished as a result of the requested zoning change, the conversion of this structure into a retail space would effectively and likely permanently remove a unit of housing from the neighborhood.

The code does not address a loss of housing due to a change of use, and it is therefore up to the City Council to determine how this should be requirement should be met.

The applicants have cited the size constraints of the subject properties as the main reason for unwillingness to explore providing a replacement unit on site. They have expressed willingness to instead pay a fee toward the city's housing fund in lieu of replacement.

Section 21A.50.050.E.2 provides guidance on how a fee should be calculated when applicants are demolishing a unit, stating that *the payment shall be equal to the monthly rent of the unit prior to demolition multiplied by the number of months between the time the unit is vacated prior to demolition until a certificate of occupancy for the replacement dwelling is issued.*

However, staff recognize that even with a fee sufficient to build another housing unit, ensuring that a comparable unit is added to the market would be extremely difficult. A replacement unit would likely be built in a different neighborhood with more development potential and lower land costs. Housing in this historic neighborhood is highly desirable, and many residents are barred from buying a home or renting in the Avenues due to lack of affordable or attainable units. According to research done by the planning department for the Avenues community plan update, the median home price in the Avenues is \$802,000, compared to the citywide median home cost of \$615,000. The bungalow on 272 E 3rd Ave is a modest home, valued at less than \$500,000 according to County Assessor Data. This home represents a rare instance of naturally occurring relatively attainable housing in a highly desirable historic neighborhood. The planning department's analysis also found that only 42% of the current housing stock in the Avenues is made up of single-family homes. Due to the lack of vacant parcels, most new housing in the neighborhood is multi-family or infill units, and not many single-family homes are being added to the area. Given this context, while a substantial unit replacement fee may enable another unit to be added to the market elsewhere, replacing this unit via the city's housing fund is not possible.

It is true, as the applicants and some community members have pointed out, that the house at 272 E 3rd Avenue sat vacant for many years prior to the applicants' purchase of the property and was not being used as housing. The previous property owner was under enforcement and incurred fines from the city for abandoning the house. A third party purchased the property in 2023 and made appropriate interior renovations and upgrades to restore it to a livable unit and put it back on the market for sale. When the applicants purchased the home in 2024, it was no longer an abandoned and run-down property, but a move-in ready single-family unit. Therefore, as the vacancy and subsequent restoration were resolved before the applicants came into possession of the property, the previous abandonment is not relevant to this proposal.

Consideration 3: Proposed Community Benefit

The applicant's proposed community benefit falls under section [21A.50.050.C.1.b](#) *Providing commercial space for local businesses or charitable organizations*

The applicants are willing to enter into an agreement to provide minimum annual donations in the form of event space, food/beverage products, and room rentals to local nonprofit organizations. The details of the proposed donations are as follows:

- Event space for ten evening events (held at the 272 3 Ave property for up to 3 hours in the evening for gatherings, small events, performances, or meetings.)
- Ten nights at the Ellerbeck B&B reserved as donated rooms for non-profits to use for out-of-town guest speakers or performers.
- Food/beverage donations up to \$1000 across the year for hosted events at the 272 E 3rd Ave property for school groups.
- \$2000 worth of gift cards to the proposed retail space at 272 E 3rd Ave for local auctions/fundraisers.

As the applicant has not set a timeline for these donations, they could be made in perpetuity, or for a period of time the City Council deems appropriate. The time-specific terms would need to be agreed upon by the City Council and spelled out in the development agreement.

While no specific agreements with local organizations exist, the applicants have cited existing relationships with organizations who may be among the beneficiaries of the above donations, which include:

- Madeline Choir School
- Encircle
- Preservation Utah
- Holding Out Help
- Sunstone
- Mormon Stories
- Community Coop Nature School

The applicants are proposing that the local business for which they will be providing commercial space is the one they currently run next door and wish to expand. While the community would gain another commercial amenity, for which there is mixed support, this proposal positions the applicants to be the primary beneficiaries of the community benefit proposal, which does not meet the intent or standards of section 21A.50.050.C.

The pledged donations to local nonprofit and community organizations, while not explicitly a community benefit category outlined in section 21A.50.050.C, is generally in line with the intent of the ordinance. However, it is staff's opinion that the donations pledged are not proportional to the increase in land use potential, nor do they mitigate impacts on neighboring properties and the loss of an existing housing unit.

Consideration 4: Consistent Application of Standards

The implications of this proposal extend far beyond the properties in question. While the impact of one home being converted into retail is small, it sets a precedent for how the city treats these requests in the future. Residents have for years cited concerns over homes being bought up by investors and used as Airbnb's or investment properties instead of homes. While a retail space arguably serves the neighborhood more than a short-term rental, commercial use in this context is not in line with the city's adopted goals and policies in place to ease the housing shortage.

In 2022, the City considered a similar petition ([PLNPCM2022-00301](#)) for a zoning map amendment and general plan amendment intended to convert a single-family home into a retail establishment at 865 S 500 E, within the Central City Local Historic District. The house in question sat opposite Liberty Park and adjacent to 900 E, a corridor that has seen significant growth in commercial uses in recent years. The applicant was also exploring building a small ADU behind the existing historic house to mitigate the housing loss. Despite these factors, the City Council ultimately denied the proposal, choosing to prioritize preserving the housing unit and historic use of the property. Notably, this decision was made prior to the adoption of [Thriving in Place](#) (2023), which has since further solidified citywide goals to mitigate housing loss and displacement.

While planning staff recognize that the 2022 proposal differs from this one in location, context, and neighborhood needs, the city should continue to establish a clear stance regarding the conversion of housing into commercial use. The city should strive to avoid a pattern of losing housing stock in established neighborhoods to commercial investment, driving up prices without providing homes for Salt Lake City residents.

While the City is generally supportive of local businesses and entrepreneurship, starting businesses at the expense of homes is not in line with adopted policies and is counterproductive to stated goals.

Planning staff's determination is that without a plan to meaningfully replace the housing lost with a similar unit, the intent of adopted plans and policies relating to housing and neighborhoods is not met, and the zoning map amendment should be denied.



Vicinity map of 865 S 500 E – from 2022 staff report



Existing house on 865 S 500 E – from 2022 staff report

Consideration 5: Potential Short-Term Rental Use

It is worth noting that from the time the applicants purchased the newly renovated property at 272 E 3rd Ave in 2024, they have used it as an Airbnb short-term rental, which is not a permitted use in the RMF-35 zoning district. The applicants were reported to Civil Enforcement in July 2025 and subsequently changed the Airbnb listing to only allow rentals of 30 days or more to come into compliance with zoning regulations.

The applicants initially applied for a zoning map amendment with the intent to allow them to continue operating a short-term rental out of the house, which is a permitted use in the MU-2 zoning district. After planning staff made clear that using rezoning existing homes to permit short-term rental use directly violates the City's adopted housing policies, the applicants modified their proposal.

In the event that the City approves the zoning amendment and the proposed retail use is not as profitable as the applicants hope, the MU-2 zoning would allow them to shut down the business and continue using the house as a short-term rental. Therefore, if the City Council chooses to adopt the ordinance and approve a rezoning of this property, planning staff recommends that the development agreement include a clear provision that the house on 272 E 3rd Ave not be used as a short-term rental.

Consideration 6: Neighborhood Comments

Staff received a large volume of comments during the public input period, expressing both support for and opposition to the proposed zoning amendment.

The comments overall skewed positive, with many existing Café 140 B customers expressing strong support for the expansion of the café. The most common reasons given in support of the zoning amendment are the following:

Supporting a Beloved Business and Third Space

Many comments expressed great appreciation for Café 140B adding a charming 'third space' to the neighborhood. Many community members feel the space has contributed to building a sense of community and improving the quality of life for residents in the Avenues. These comments also complimented the applicants on how they have thoughtfully run the Ellerbeck B&B and the adjacent café.

Walkable, Neighborhood Retail

Several neighbors identified the existing Café as a good example of the kind of walkable, neighborhood retail they would like to see more of in the Avenues. Many noted an urgent demand for similar amenities to serve existing residents.

Keeping up with Existing Demand

A number of comments expressed that the existing business is dealing with an influx of demand and a high volume of customers, illustrating both the success of the business, and the need for space to grow.

However, several concerns were also raised by residents during the public comment period. The most common concerns are outlined as follows:

Housing Loss

Several residents recognized the unit at 272 E 3rd Avenue as a relatively affordable home and feel strongly that it should retain its residential use. They do not want to see the loss of much-needed housing, especially a single-family dwelling.

Parking and Traffic

Many comments received focused on impacts on traffic and street parking. Some find the existing off-street parking pad insufficient for the demand the B&B and Café create and are concerned about the house at 272 E not having any off-street parking spaces. Residents expressed having trouble finding street parking in the area already, particularly on weekends when Café 140 B serves brunch. They do not feel this issue has been sufficiently addressed in the proposal.



Photo received from a resident – parking on Third Ave

Trash

A few community members pointed out that the current Ellerbeck B&B, despite being a commercial business, does not have a private dumpster and uses municipal trash services instead. This means that several trash cans are lined up on the street on collection day, taking away more street parking along 3rd Avenue. Community members expressed concern that an expansion of the business would result in an increase in trash output, exacerbating the current situation.



Photo received from a resident - trash management on current property

Commercial Creep

While several residents expressed a desire for more walkable retail options, others voiced concern over commercial zoning creeping into longstanding residential areas and disrupting historic development patterns.

Impacts on the Historic District

A few residents expressed that the change in use of the house at 272 E would negatively impact the historic character of the district and voiced that the conversion to commercial is inappropriate given the historic integrity of the home.

See [Attachment F](#) for full details on public comments

Consideration 7: Parking

As mentioned above, parking was a frequent concern cited by residents who oppose the zoning amendment. While the properties would be exempt from requiring additional parking with a

change of zoning designation, the increased demand in parking will impact adjacent properties and the current transportation infrastructure.

Both RMF 35 and MU-2 zoning districts are located in the ‘Neighborhood Center Context’, according to the city’s parking chapter ([section 21A.44.040](#)). According to this chapter, the Neighborhood Center context *includes areas with small- or moderate-scale shopping, gathering, or activity spaces, often within or adjacent to General Context areas, but that are not necessarily well served by transit. This category includes zoning districts with pedestrian-scale development patterns, building forms, and amenities.*

If the properties were not exempt from adding off-street parking, the parking requirements would be as follows:

FOR ILLUSTRATION PURPOSES ONLY

Building	Use	Calculation	Minimum Off-Street Parking Required
Ellerbeck Mansion	Bed and breakfast	1 space per guest bedroom	7
Café 140 B	Restaurant	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft. Outdoor tasting/seating area: 2 spaces per 1,000 sq. ft.	3
272 E 3 rd Avenue as the Reading Room	Restaurant/ Retail	Indoor tasting/seating area: 2 spaces per 1,000 sq. ft.; Outdoor tasting/seating area: 2 spaces per 1,000 sq. ft.	3
272 E 3 rd Avenue as residential	Single-family detached	1 space per dwelling unit	1
Total Minimum Parking Required (No change of use)			11
Total Minimum Parking Required (Change of use)			13
Total Provided			6

Because of the historic nature of the properties, the applicants will not be required to add off-street parking to either property, regardless of the decision of this petition. However, according to the city’s minimum parking calculations, the current properties generate a minimum demand of 11 parking spaces. The change in use for the house at 272 E would increase this number to 13. Only 6 spaces are provided, meeting approximately half of the demand.

The applicants address parking needs in the petition by proposing to provide bike racks to encourage walking and biking among patrons. They also point out that 3rd Avenue and B street have wide shoulders for on-street parking and suggest angled parking in the future to meet increased demand.

Salt Lake City's transportation department reviewed the applicant's proposal and stated that the proposed angled parking does not meet standards and cannot be approved. The transportation department also recommended a parking analysis to assess the ability of surrounding streets to meet additional parking needs if this proposal is adopted. See [attachment G](#) for full comments from transportation.

Consideration 8: Ellerbeck Bed & Breakfast Discussion

While the two properties owned by the applicant are being petitioned for a zoning map amendment under the same proposal, the context and scale of the properties differs substantially and they should, to an extent, be evaluated separately.

The bulk of the public comments received and the analysis in this staff report focuses on the zoning map amendment as it would apply to the house on 272 E 3rd Avenue, as the property would experience a change of use, representing the biggest potential change to the neighborhood and impact on adjacent properties. However, the Ellerbeck Mansion and Café 140 B are also included in the petition, necessitating a separate discussion.

As mentioned earlier in this report, the Ellerbeck Mansion is a legal nonconforming commercial use, operating as a bed and breakfast. Café 140 B is on the same parcel and is a legal extension of the nonconforming designation. Both businesses would be unaffected by a zoning change, as they are permitted to continue operating as they have been, regardless of the outcome of this zoning amendment proposal.

The proposal can move forward with a split recommendation to approve the zoning map amendment on 140 B St and deny the amendment on 272 E 3rd Avenue. However, the applicants are clear in their submitted petition that the donations constituting the proposed community benefit only applies if both properties are rezoned. Unless the City Council requires an additional benefit for 140 B St, changing the zoning of this property would allow for additional uses in the Ellerbeck Mansion and the historic carriage house in the future that may not be compatible with the existing neighborhood and adopted city goals and would do so without an identified community benefit.

Given the above reasoning, planning staff's recommendation is for the property to remain a legal nonconforming use, rather than change the zoning designation and general plan map. If the current or future owners of the property desire to change the use in the future, they have the option to apply for Building Preservation Incentives as outlined in [21A.52.060](#) to change the use in line with adopted plans and policies. Zoning incentive applications are reviewed administratively, rather than through a public and legislative process.

STAFF RECOMMENDATION

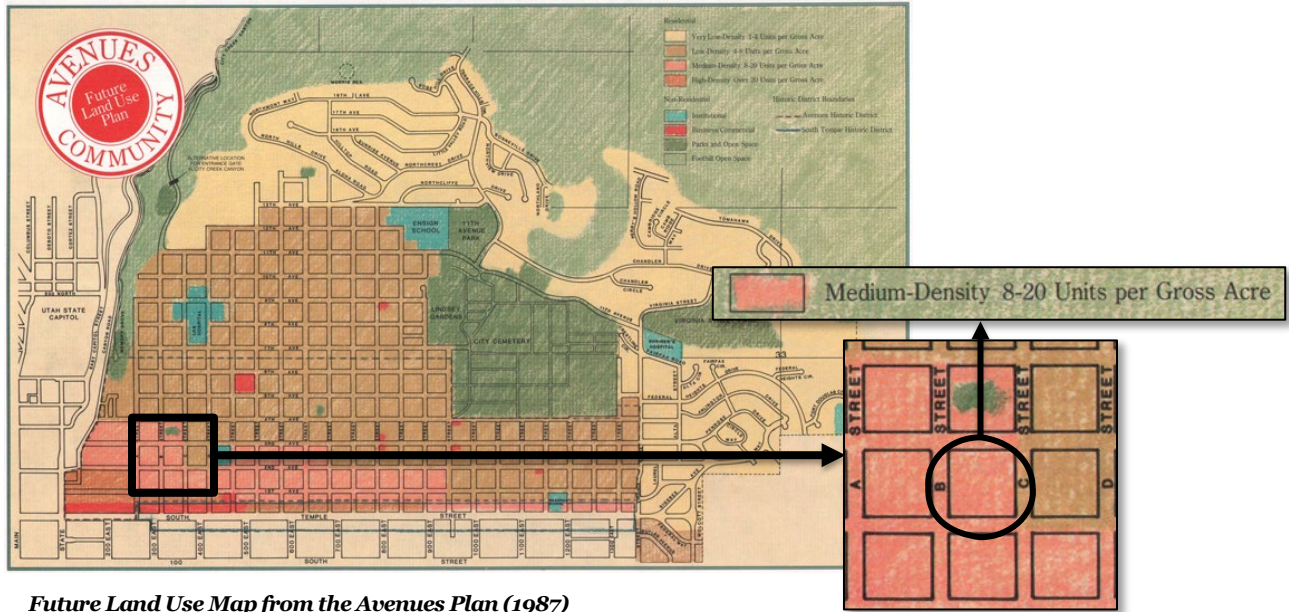
Based on the findings and analysis in this staff report and the factors to consider for zoning map amendments in 21A.50.050 of the zoning ordinance and the factors to consider for a general plan amendment in 19.06.070, Planning Staff recommends that the Planning Commission

forward a negative recommendation to the City Council for the proposed Zoning Map Amendment and Master Plan Amendment.

NEXT STEPS

The Planning Commission's recommendations will be forwarded to the City Council for their consideration as part of the final decision on these petitions.

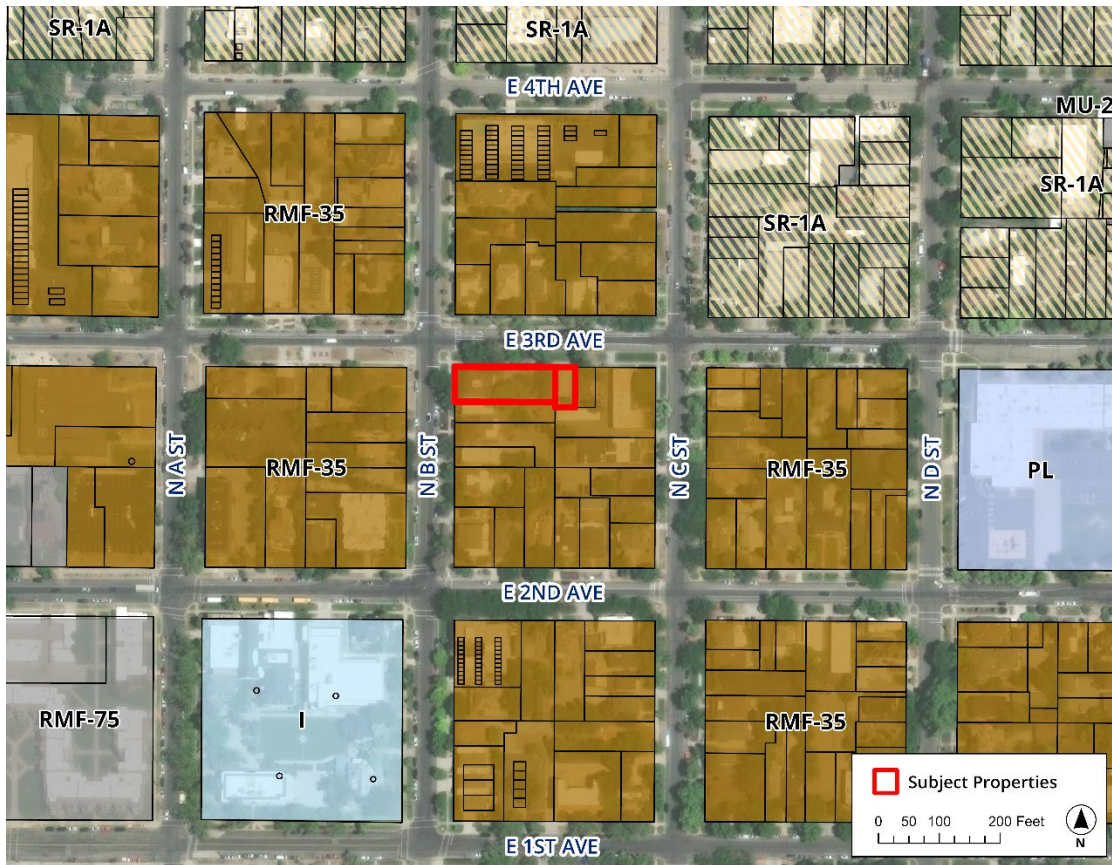
ATTACHMENT A: Zoning and Future Land Use Maps



Future Land Use Map from the Avenues Plan (1987)



Vicinity Maps for Subject Properties



Subject Properties with Surrounding Zoning Designations

ATTACHMENT B: Application Materials

ZONING MAP AMMENDMENT PETITION

140 B St. & 272 3rd Ave

Prepared by Tyler & Kara Alden
Spring 2026



140 B st., Salt Lake City, UT 84103
www.EllerbeckBedAndBreakfast.com
(801)903-3916

Bed & Breakfast
Neighborhood Cafe



ZONING MAP AMMENDMENT PETITION | 140 B St. & 272 3rd Ave

A narrow, two-parcel MU-2 request to legalize longstanding neighborhood-serving use, with enforceable limits.

MU-2 – “The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods... Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses... designed to limit adverse impacts on nearby residential areas.” – Salt Lake City Code §21A.25.020.A (MU-2 Mixed Use 2 District – Purpose)

We are requesting a two-parcel zoning map amendment from RMF-35 to MU-2 for 140 B St and 272 E 3rd Ave. The purpose is to align zoning with existing neighborhood-serving activity already occurring at this corner (Ellerbeck Bed & Breakfast and Café 140B) and to allow a small, daytime coffeehouse and mercantile within the existing historic cottage at 272 E 3rd Ave, called The Reading Room.

Café 140B has become a valued neighborhood destination. Demand now exceeds the carriage house footprint, especially for quick coffee pickup and quiet daytime seating. The Reading Room is intended to serve that daily coffee traffic in a contained indoor space, so Café 140B can focus on seated brunch service.

This request remains intentionally limited in scope: two parcels only, with no proposed increase in building height, building footprint, or overall site intensity. To keep the use predictable and compatible with nearby homes, we propose specific operating limits in a Good Neighbor Plan and, if required, an enforceable Development Agreement.

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(801)903-3916

Bed & Breakfast
Neighborhood Cafe



ZONING MAP AMMENDMENT PETITION | 140 B St. & 272 3rd Ave

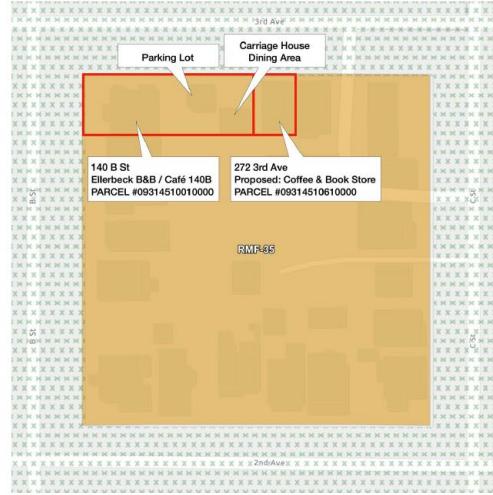


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ZONING AMMENDMENT | 140 B St. & 272 3rd Ave



272 3rd Ave
Proposed: *The Reading Room*
(Coffee + Books + Stationery)

Carriage House
Currently: *Café 140B*
Dining Area

140 B St.
Currently: *Ellerbeck B&B*

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ZONING AMMENDMENT | 140 B St. & 272 3rd Ave

140 N B Street
(PARCEL #09314510010000)



- **Existing Use:** Lodging (bed-and-breakfast) and café service, operated continuously for over 25 years. Kara and Tyler took ownership in 2019.
 - **Ellerbeck Bed & Breakfast**
 - Ellerbeck LLC – license #LIC2019-03373
- Approx. building area in active use: **~3,500 sq. ft.**
- Occupancy/tenant status: Owner-operated business (not leased to third-party commercial tenants)
- Lease cost history: Not applicable (no third-party lease; owner-operated)

- Victorian historic landmark property, built in **1892**
- Operating “**legal, non-conforming**” Bed & Breakfast
- Managed by local staff of trained innkeepers, housekeepers, chefs, and service workers.
- **Café 140B** (same commercial kitchen as B&B, with service in Carriage House dining room) has served the community as a neighborhood cafe since 2022 and is beloved by our community.
- 4.8 stars on Google Reviews (800+ collective B&B and Cafe reviews).
- Currently zoned RMF-35, seeking MU-2 zoning which permits operation of Bed & Breakfast

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ZONING AMMENDMENT | 140 B St. & 272 3rd Ave



Current Use: Carriage House behind Ellerbeck B&B
Café 140 B (Ellerbeck LLC – license #LIC2019-03373)

- Café 140B has served the community as a neighborhood cafe for the past 5 years and is beloved by our Avenues community.
- Original Carriage House and patio/garden areas used as dining spaces with all food prepared in the same commercial kitchen as B&B
- Operating Hours: **Thursday - Sunday; 9am - 2pm**
- Deliveries occur on a limited schedule typical of a small café



- Café 140B's biggest pinch point is quick coffee pickup and to-go traffic during peak hours.
- **The Reading Room** is proposed to shift most walk-in coffee/pastry only service into the cottage, reducing congestion at the carriage house.

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ZONING AMMENDMENT | 140 B St. & 272 3rd Ave

Two Spaces, Two Customer Types
 (streamlines/reduces traffic impact)

- **Café 140B:** seated brunch, larger groups, slower pace, dining-room experience. "Brunch" hours from 9-2pm four days a week.
- **The Reading Room:** quick coffee pickup, smaller groups/individuals, more indoor space and patio space (front porch and back patio areas), and books + stationery retail
- Intended outcome: less crowding at the carriage house, more contained indoor queuing, ability to be a daily coffee shop serving the community Monday-Sunday 8am-6pm



- Ellerbeck B&B currently provides jobs for 14 local employees

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272 E 3rd Ave
(PARCEL #09314510610000)



- Dwellings: 1 dwelling unit (single-family)
- Size/bedrooms: ~1,200 sq. ft.; 1 bed / 1 bath
 - Lot Size: ~2,178 sq. ft.
- Occupancy: Operated as a 30+ day rental
- Typical occupancy is 1-2 adults
- Cost of mortgage is approximately \$3,600 per month.
 - Cost for previous 12 months is \$43,200

- Property History:
 - 2008-2023: uninhabitable and abandoned
 - 2023: Sold to Bases Loaded LLC and flipped
 - 2024: Purchased by Kara & Tyler, used as short term then long term rental.
- Change in this parcel zoning will **displace one single family unit of housing**.
- Currently zoned RMF-35, seeking MU-2 zoning which permits operation of neighborhood retail space.
- The MU-2 zone still allows for single family houses, so the house (though you are planning on making it a commercial use) **still retains its ability to return its use back to single-family housing**.

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Housing Loss + Mitigation Commitment (272 E 3rd Ave)

We acknowledge that converting one dwelling unit from residential use to a small neighborhood-serving commercial use may be treated as a housing-loss. This application is structured to minimize that impact in three ways:

- (1) **No demolition or structural alteration:** the existing 1912 cottage remains intact and preserved.
- (2) **Operational restrictions:** daytime operations and strict nuisance controls in a Good Neighbor Plan. Any small gatherings (such as book clubs or author signings) would be scheduled, capped, and limited in frequency.
- (3) **Compliance pathway:** if the City determines that housing replacement, rent-restriction, or a fee-in-lieu obligation applies, we will comply through the option directed by the City.

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Purpose and justification (requested action):

We petition Salt Lake City to amend the Zoning Map for two parcels—140 B St (Parcel #09314510010000) and 272 E 3rd Ave (Parcel #09314510610000)—from RMF-35 to MU-2.

The purpose is to align zoning with longstanding, historic-scale neighborhood-serving activity at this corner and to enable a carefully bounded, daytime coffeehouse and reading-room mercantile within the existing historic cottage at 272 E 3rd Ave, without increasing building height, building footprint, or overall site intensity.

The justification is that MU-2 is specifically intended to provide small-scale commercial and mixed-use development serving residential neighborhoods, with regulations designed to limit adverse impacts on nearby residential areas. This request uses MU-2 as a regulatory framework to make existing conditions more predictable and enforceable through clear operating limits and a Development Agreement where required.



Proposed Use for 272 3rd Ave: *Commercial Retail/Cafe Space*

Our proposal is that we, Tyler & Kara Alden, owners of Ellerbeck B&B, convert the use of this property from single family housing to commercial space. Tyler and Kara would be to be the owner/operators of this future business. We have operated hospitality and food service businesses and are enthusiastic to develop this business to serve our neighborhood.

CODE 21A.50.050.C.1.b states one of the approved community benefits to be:

b. Providing commercial space for local businesses or charitable organizations.

ZONING AMMENDMENT | 140 B St. & 272 3rd Ave



**Solves Current Traffic/Space Issues:
Extension of Cafe 140B uses**

Rezoning 272 3rd Ave, isn't merely about adding another business to the neighborhood. **Presently, Café 140B is at capacity with overwhelming support and patronage from our community.** Weekends mean lines are out the door and every table is full from open to close. Sometimes people eat on the grass or curbs because there's no room!

Our community has already "voted with their dollar" that they want commercial space here. We, as the business owners, need more space to serve the amount of neighbors coming through our doors. The cottage provides a natural extension on our current operations allowing us:

- More seating/tables, both inside and outside. Adding the cottage could almost double our table space
- Additional commercial kitchen potential to help us keep up with demand of drinks/food

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ZONING AMMENDMENT | 140 B St. & 272 3rd Ave



(Mock up of potential future use)

**Proposed Use:
The Reading Room**
(Coffee + Books + Stationery)

The Reading Room is a small coffeehouse and paper-goods mercantile designed as "The Avenues' Living Room" for meeting up with friends, conversation, coffee/pastries, reading, art, and shopping.

The Reading Room offers:

- coffee and other drinks
- pastry / cold prep food items
- used and new books
- curated stationery and paper goods
- antique art and other small antique wares
- indoor and outdoor seating
- workshop/small event space

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(Mock up of potential future use)

The Reading Room operating snapshot

Hours	Subject to change but not to exceed 8am - 6pm
Staffing	2 - 3 locally hired employees
Offerings	"The Avenues' Living Room" Quick coffee & pastry ordering, used/antique books, stationary, gifts and mercantile retail

Operational Guardrails:

- No bar/nightlife use; no alcohol service.
- No late-night hours; daytime-oriented operations.
- No drive-through service.
- No exterior expansion of buildings or new parking lots.
- Any gatherings (book clubs, small author events) are scheduled, capped, and limited in frequency.

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The Reading Room Community Benefit Proposal:

Benefit #1 A new Avenues "third place" for socializing, gathering, and community interaction:

The Reading Room will provide a new space for neighborhood residents to and meet a neighbor over coffee, sit and read or work, and shop.

Benefit #2 Event/workshop space:

The Reading Room will provide small community events such as book clubs or workshops, storytelling groups, crafting nights, etc. to serve as community socializing/meetup opportunities.



(Mock up of potential future use)

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The Reading Room Community Benefit Proposal, Continued:

Benefit #3 A new neighborhood retail space for stationary, books, and small antiques:

The Avenues does not currently have any book sellers and several antiques shops have closed across the city in the last 4 years. While we don't have the space to become a large book or antique store, we will provide a curated selection of both. Antique books and wares fit the historical nature of, and encourage stewardship of, the Avenues neighborhood

Benefit #4 Support for local artists/makers and creatives:

We will dedicate shelf and consignment space for local artists, authors, and makers, prioritizing neighborhood vendors. This creates a stable micro-retail outlet for small businesses that typically cannot access traditional commercial leases.



(Mock up of potential future use)

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The Reading Room Community Benefit Proposal, Continued:

Benefit #5 Walkable destinations that reduce car trips and reduce congestion at Café 140B:

With Café 140B and The Reading Room next door to each other, this corner becomes a walkable neighborhood destination for gathering, with options (and further space) for a seated brunch with a group or quick coffee meet-up. This corner is already served by bus route and bike lane and the city has already incentivized walk/bike travel along this route.



(Mock up of potential future use)

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Community Benefit Proposal, Continued:

Benefit #6 Partnerships with local non-profits:

Ellerbeck B&B and Café 140B have existing relationships with the following non-profits/ charities:

- Madeline Choir School
- Encircle
- Preservation Utah
- Holding Out Help
- Sunstone
- Mormon Stories
- Community Coop Nature School

If *both* properties are granted rezone, We propose an enforceable, yearly minimum donation of event space, food/beverage product, and room rentals that we will donate to these (and other) local non-profits to aid in their missions:

- **Ten evening events available** (272 3rd Ave Property for up to 3 hours in the evening for gatherings, small events, performances, or meetings.)
- **Ten nights at the B&B** reserved as donated-rooms for non-profits to use for out of town guest speakers or performers.
- **Cafe/Reading Room hosted events for school groups** for which we will provide food/beverage budget up to \$1000 (across the year).
- **Donate \$2000 worth of gift cards** to B&B/Cafe or Reading Room for local auctions/fundraisers.

In total, this represents approximately \$10,000 per year in donated event rental time, food/beverage, and nightly B&B rentals to aid local non-profits.



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PARKING & TRAFFIC MITIGATION PROPOSAL:

According to provision **21A.44.020.4.a**, which states that the following shall be exempt from minimum parking requirements: **“Lots created prior to April 12, 1995, that are less than five thousand (5,000) square feet in lot area, except those being used for single-family, two-family, and twin home dwelling uses.”** According to County Parcel Records 272 E 3rd Ave is approximately 2,178 sq. ft. Additionally, the lot has been in existence since before 1995, as the home on the lot was built in 1912. Therefore, this lot would not need to meet minimum parking requirements.

If approved, we would gladly enter an agreement with the city to provide an 8- slot bike rack on both of these properties to incentivize further bike traffic.



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PARKING & TRAFFIC MITIGATION PROPOSAL, Continued:

Additionally, 3rd Ave is fortunate to be located on a 1-way street with a bike lane and double-wide street parking adjacent to the properties. With 13' between, curb and line, there is ample space for 45 degree parking in the future, if parking ever becomes a concern for neighbors. While we are exempt from the parking rules, this demonstrates that the 272 3rd Ave lot has unique potential to support a small business.



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This image shows the current parking spaces along the corner of 3rd Avenue and B Street, as well as potential angled parking.

The proposed 45-degree parking spots would meaningfully increase the amount of parking along the street, benefiting neighbors and businesses.

This would maximize the advantage of the double-wide 13' parking shoulder; a feature found almost no where else in the Avenues.

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ZONING AMMENDMENT | 140 B St. & 272 3rd Ave

Conclusion: This proposal represents precedence and justification for amending the zoning of two parcels: 140 B Street and 272 3rd Ave in a manner that aligns zoning with longstanding neighborhood character, supports historic stewardship, continues and expands the benefits to the community

We are not asking the City to gamble on an open-ended rezoning. We are asking for a small adjustment that continues and expands the benefits this 3rd and B Street corner provides to our Avenues community. As Avenues residents raising our family here, our desire is to build the community we (and many of our friends and neighbors) want to live in.

We look forward to continued collaboration with Planning staff, neighborhood stakeholders, and decision-makers as this process moves forward.



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PLANNED DEVELOPMENT STANDARDS

This table analyzes the petition against the standards in Salt Lake City Code §21A.50.050.B for general amendments to the zoning map.

Standard	Applicant Rational
<p>A) Consistency with adopted planning documents – Whether the proposed map amendment is consistent with and helps implement the purposes, goals, objectives and policies of the City as stated through its adopted planning documents.</p>	<p><i>The Avenues Master Plan</i> prioritizes preserving residential character while accommodating historic small-scale commercial uses; it specifically calls for limiting business hours and retaining existing land-use patterns.</p> <p><i>Plan Salt Lake</i> initiatives encourage accessible neighborhood services, support local businesses and neighborhood business districts, and promote a mix of land uses within walkable areas.</p> <p>The petition aligns with these policies by legalizing long-established lodging and café uses and adaptively reusing a historic cottage for a neighborhood-serving shop, without expanding the footprint.</p> <p>Consistency depends on concurrent amendment of the Future Land-Use (FLU) map if it currently designates the parcels as residential.</p> <p>The proposed Good Neighbor Plan and potential Development Agreement (operating hours, deliveries, workshop frequency, etc.) are essential conditions to ensure the rezoned parcels remain compatible with the adopted plans.</p>

PLANNED DEVELOPMENT STANDARDS, Cont.

Standard	Applicant Rational
<p>B) Furthers the purpose statements of the zoning ordinance – Whether the proposed map amendment furthers the applicable purpose statements of the zoning ordinance.</p>	<p>The general purpose of Salt Lake City's zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity and welfare of present and future residents. Reclassifying the parcels to MU-2 would align the zoning with the long-standing lodging, café and small-business uses and enable an adaptive reuse of the cottage rather than demolition.</p> <p>MU-2 is intended for neighborhood-scale mixed use; it provides a regulatory framework for integrating small commercial uses into residential areas while maintaining pedestrian orientation.</p> <p>With enforceable operating limits (hours, noise, deliveries) and without any physical expansion, the amendment would enhance neighborhood convenience and economic vitality while protecting adjacent residential uses.</p>
<p>C) Effects on adjacent and nearby properties – The extent to which the proposed map amendment will affect adjacent properties due to changes in development potential and allowed uses.</p>	<p>No new construction, height or parking expansion is proposed; the bed-and-breakfast, café and adaptive-reuse reading room business would operate within existing structures. The adjacent area is predominantly residential; however, both parcels have been used for lodging and small commercial purposes for many years, so the amendment would not materially change development potential.</p> <p>Potential impacts include traffic, parking, deliveries and noise from workshops; these can be mitigated through conditions that limit business hours, event frequency (10–20 people cap), queuing and delivery windows.</p>

PLANNED DEVELOPMENT STANDARDS, Cont.

Standard	Applicant Rational
<p>D) Consistency with overlay zoning district standards – Whether the proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts.</p>	<p>The parcels lie within the Avenues Historic Preservation Overlay District; this overlay requires that exterior alterations and new construction be reviewed for historic compatibility. Because no new buildings or exterior modifications are proposed, the zoning change does not conflict with the overlay’s purpose to protect historic resources and neighborhood character. Future exterior changes would still need Certificate-of-Appropriateness review by the Historic Landmark Commission and must adhere to overlay standards.</p> <p>Recording the Good Neighbor Plan as part of a development agreement can ensure overlay-related design and operation conditions are enforceable.</p>
<p>E) Adequacy of public facilities and services – The adequacy of roadways, parks and recreation, police/fire protection, schools, storm-water, water, wastewater and refuse collection to serve the subject property.</p>	<p>The parcels are located on existing urban streets with a transit stop and bike lane, and no additional infrastructure demand is created because there is no physical expansion. City department comments in similar map amendments indicate that public facilities (utilities, stormwater and public safety services) are typically adequate and any site-specific upgrades are addressed during permitting.</p> <p>The proposed uses (lodging, café, reading room coffee/mercantile) are small-scale and operate mainly during the day, so police and fire service demands should remain within existing capacity. Conversion of the 30-day rental to commercial use constitutes a housing-loss, so compliance with the city’s unit-replacement or fee requirements should be addressed separately and included as a condition.</p> <p>Adequate trash and recycling facilities must be identified in a Good Neighbor Plan to ensure refuse collection does not impact the neighborhood.</p>

PLANNED DEVELOPMENT STANDARDS, Cont.

Standard	Applicant Rational
<p>CODE 21A.50.050.C.1.b: C. Community Benefit. Each petition for a zoning amendment that is initiated by a private property owner shall identify a community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.</p> <p style="padding-left: 40px;">1. The proposed community benefit(s) shall be within any of the following categories:</p> <p style="padding-left: 80px;">b. Providing commercial space for local businesses or charitable organizations;</p>	<p>The approval of 272 3rd for MU2 zoning would indeed provide a commercial space for a local business.</p>

Good Neighbor Plan
Operational limits intended to prevent adverse impacts
140 B St. & 272 3rd Ave

- 1) **Hours of operation (*The Reading Room*):** Operate between the hours of 8am and 6pm. Small evening events will conclude by 8pm.
- 2) **Indoor queuing / pickup:** Customer lines and order pickup will be accommodated indoors. Pickup shelving is inside.
- 3) **Deliveries:** Deliveries limited to within business hours; no early-morning or late-night deliveries. Delivery vehicles will not block driveways or roadways.
- 4) **Noise:** Music and noise will be managed to remain compatible with residential adjacency.
- 5) **Parking & access:** Customer messaging will continue to encourage walk/bike access. As needed, staff will park at designated locations further away to reduce competition for on-street spaces.
- 6) **Trash & recycling:** Trash and recycling will be stored in screened receptacles behind the building and collected on a predictable schedule to avoid overflow or curb clutter.
- 7) **Lighting:** Exterior lighting will be warm, downward-shielded, and set to reduce spillover onto adjacent residences.
- 8) **Outdoor activity:** Outdoor activity will remain within existing patio/yard areas and will end before neighborhood quiet hours.
- 9) **On-site management:** A designated on-site manager will be responsible for compliance with this plan.
- 10) **Neighbor communication:** We will provide a dedicated email/phone contact for neighbors and commit to an initial response within 24 hours.
- 11) **Small Gatherings** (scheduled, capped): Any book clubs or author events will be scheduled, capped at 30 individuals, and limited to 4 per month.
- 11) **Enforcement mechanism:** We agree that these limits may be incorporated into a Development Agreement and recorded as conditions of approval if required, to ensure predictability and enforceability.

ATTACHMENT C: Property and Vicinity Photos



Ellerbeck Mansion from the corner of B St and 3rd Ave



Carriage House hosting Café 140 B from 3rd Ave



House on 272 E 3rd Ave



Street Parking on 3rd Ave



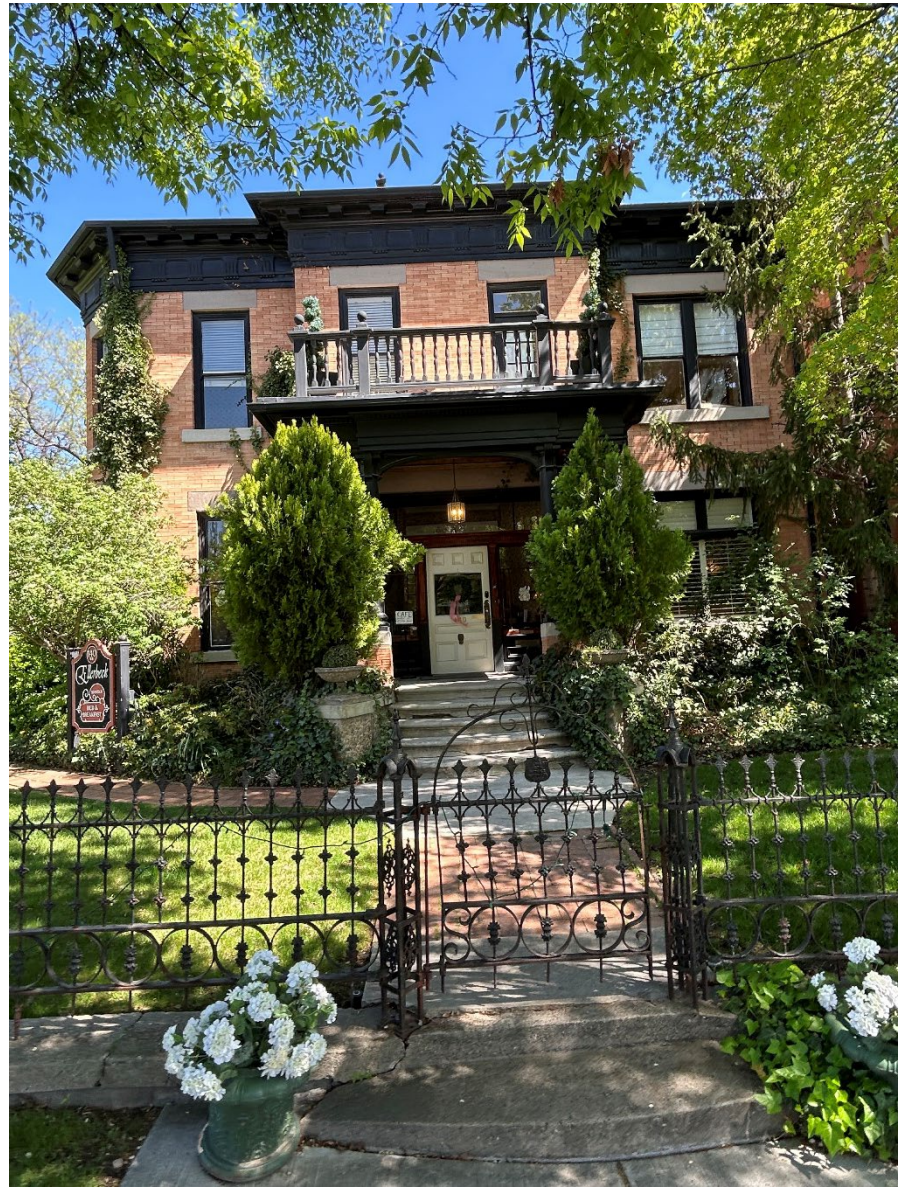
Parking Pad between the Ellerbeck Mansion and Café 140 B



Street Parking on 3rd Ave



Patio behind 272 N 3rd Ave



Ellerbeck Mansion from B St



Nearby Residential Buildings



Nearby Residential Buildings



Nearby Residential Buildings



Nearby Residential Buildings



Nearby Residential Buildings



Nearby Residential Buildings



Nearby Residential Buildings



Nearby Residential Buildings

ATTACHMENT D: Zoning District Comparison

The proposed MU-2 district has different development standards than the current RMF-35 district. A comparison can be found below:

Parameter	RMF-35 (existing)	MU-2 (proposed)
Maximum Building Height	Urban House and Two-Family Dwelling: 35' Cottage Development: 23' Row House: 35' Multi-Family Residential: 35' Non-Residential: 35'	30'
Minimum Front Yard	10'	5'
Minimum Corner Side Yard	Urban House and Two-Family Dwelling: 4' Cottage Development: 4' Row House: 4' Multi-Family Residential: 10' Non-Residential: 10'	5'
Minimum Interior Side Yard	Urban House and Two-Family Dwelling: 4' Cottage Development: 4' Row House: 4' Multi-Family Residential: 10' Non-Residential: 10'	4'
Minimum Rear Yard	10'	20'
Minimum Lot Area	Urban House and Two-Family Dwelling: 1500 sq. ft. Cottage Development: 500 sq. ft. per dwelling Row House: 750 sq. ft. per unit Multi-Family Residential: 750 sq. ft. per unit Non-Residential: 5,000 sq. ft.	None
Minimum Lot Width	None	None
Maximum Lot Width	110'	110'

Design Standards

Both the proposed and the current zoning district are subject to additional design standards, found in [Chapter 21A.28.040.H](#)). The table below summarizes what is required in each district.

Parameter	RMF-35 (existing)	MU-2 (proposed)
Ground floor use: active use (%)	50 (only for multi-family or non-residential building forms)	75
Building materials: ground floor (%)	50	70
Building materials: upper floors (%)	50	70
Glass: ground floor (%)	20	40
Glass: upper floors (%)	15	15
Building entrances	N/A	At least one operable building entrance on the ground floor is required for every street facing façade. Buildings without public street frontage shall include at least one operable building entrance on the primary facade.
Blank wall: maximum length (feet)	15	15
Street facing facade: maximum length (feet)	N/A	110

Uses

The following is a list of permitted and conditional uses. Those that are unique to each district are in **bold**. Uses marked with a (C) are conditional within their respective districts.

RMF-35 (existing)	MU-2 (proposed)
Accessory use, except those that are otherwise specifically regulated elsewhere in this title	Accessory use, except those that are specifically regulated elsewhere in this title
Adaptive reuse for additional uses in eligible buildings (C)	Adaptive reuse for additional uses in eligible buildings
Affordable housing incentives development	Affordable housing incentives development
Community garden	Bar establishment (C)
Community recreation center (C)	Brewpub (C)
Daycare center, adult	Tavern (C)
Daycare center, child	Animal: Cremation Service
Dwelling, accessory unit (ADU)	Animal, Kennel (C)
Dwelling, assisted living facility (large)	Animal, Veterinary Office
Dwelling, assisted living facility (limited capacity)	Art gallery
Dwelling, assisted living facility (small)	Artisan food production
Dwelling, congregate care facility (large)	Artisan production
Dwelling, congregate care facility (small)	Artists' loft/Studio
Dwelling, group home (large)	Bed and breakfast
Dwelling, group home (small)	Botanical garden
Dwelling, manufactured home	Bus line station/terminal
Dwelling, multi- family	Charity dining hall
Dwelling, residential support (large)	Clinic (medical, dental)
Dwelling, residential support (small)	Community garden
Dwelling, rooming (boarding) house	Convent/Monastery
Dwelling, single- family (attached)	Daycare center, adult
Dwelling, single- family (detached)	Daycare center, child
Dwelling, twin home	Dwelling, Assisted living facility (limited capacity)
Dwelling, two- family	Dwelling, Assisted living facility (small)
Governmental facility (C)	Dwelling, Accessory unit (ADU)
Home occupation	Dwelling, Congregate care facility (small)
Municipal service use, including City utility use and police and fire station (C)	Dwelling, Group home (small) (C)
Nursing care facility	Dwelling, Living quarter for caretaker or security guard
Open space on lots less than 4 acres in size	Dwelling, Multi-family
Park	Dwelling, residential support, (small)

Parking, park and ride lot shared with existing use	Dwelling, Rooming (boarding) house
Place of worship on lots less than 4 acres in size (C)	Dwelling, Shared housing
Plazas	Dwelling, single-family attached
School, seminary and religious institute (C)	Dwelling, single-family (detached)
Urban farm	Dwelling, twin home
Utility, building or structure	Dwelling, two-family
	Farmer's market
	Financial institution
	Greenhouse
	Home occupation
	Library
	Mixed use development
	Mobile business
	Municipal service uses, including City utility uses and police and fire stations (C)
	Museum
	Office
	Open space
	Park
	Parking, off site
	Pharmacy
	Place of worship
	Plaza
	Recreation (indoor, outdoor)
	Restaurant
	Retail (goods or services)
	School, Music conservatory
	School, Professional and vocational
	School, Seminary and religious institute
	Short term rental
	Studio, art
	Urban farm
	Utility, building or structure
	Vehicle, Automobile repair (minor) (C)

PURPOSE STATEMENTS

RMF-35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

Purpose Statement: The RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts are intended to provide an environment in the city suitable for a variety of residential building forms that are moderate in scale, up to a height of 35 feet in the RMF-35 district and 45 feet in the RMF-45 district, with a density based on the land use policies identified in the general plan. The districts serve as a transition between low-density neighborhoods and areas with greater land-use intensity. The primary intent of both districts is to enable infill development, encourage incremental construction of affordable and attainable housing, and support the character of established residential neighborhoods. The form-based standards for the districts are intended to promote a variety of housing options. These districts are meant to facilitate an engaging pedestrian experience, support nearby commercial uses, and encourage sustainable modes of transportation.

MU-2 MIXED USE 2 DISTRICT

Purpose Statement: The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods. Buildings in this district are generally no taller than two stories. The main purpose of the district is to provide neighborhood-serving commercial uses; however, residential uses may be allowed as part of a mixed-use development. Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses that are oriented toward the pedestrian, restricted in size to promote local orientation, and designed to limit adverse impacts on nearby residential areas. This zone is appropriate in areas supported by applicable general plans and along local streets. This designation may also be appropriate along collector streets in areas with low-scale development patterns.

ATTACHMENT E: Factors

ZONING MAP AMENDMENTS

21A.50.050.B: A decision to amend the text of this title or the zoning map by general amendment is a matter committed to the legislative discretion of the city council and is not controlled by any one standard. In making a decision to amend the zoning map, the City Council should consider the following:

1. Whether a proposed map amendment is consistent with and helps implement the purposes, goals, objectives, and policies of the city as stated through its various adopted planning documents;

Finding: Does not Comply

Discussion: The proposed map amendment is not consistent with purposes, goals, objectives, and policies of the city as outlined in adopted planning documents. The proposed amendment is contrary to the city's housing goals and policies. See [key consideration 1](#) for a detailed analysis.

2. Whether a proposed map amendment furthers the applicable purpose statements of the zoning ordinance;

Finding: Does not Comply

Discussion: The proposed map amendment is not consistent with the general purpose and intent of the city's zoning ordinance. The purpose of the zoning ordinance is to promote welfare of the present *and future* inhabitants of Salt Lake. Preserving existing, affordable housing stock in established neighborhoods provides a path for Salt Lake City to grow sustainably and equitably.

General Purpose and Intent of the Salt Lake City Zoning Ordinance

The purpose of the zoning ordinance is to promote the health, safety, morals, convenience, order, prosperity, and welfare of the present and future inhabitants of Salt Lake City, to implement the adopted plans of the city, and, in addition:

- A. Lessen congestion in the streets or roads;
- B. Secure safety from fire and other dangers;
- C. Provide adequate light and air;
- D. Classify land uses and distribute land development and utilization;
- E. Protect the tax base;
- F. Secure economy in governmental expenditures;
- G. Foster the city's industrial, business, and residential development; and
- H. Protect the environment.

Current Zoning District Purpose Statement

RMF 35 MODERATE DENSITY MULTI-FAMILY RESIDENTIAL DISTRICT

Purpose Statement: The RMF-35 and RMF-45 Moderate Density Multi-Family Residential Districts are intended to provide an environment in the city suitable for a variety of residential building forms that are moderate in scale, up to a height of 35 feet in the RMF-35 district and 45 feet in the RMF-45 district, with a density based on the land use policies identified in the general plan. The districts serve as a transition between low-density neighborhoods and areas with greater land-use intensity. The primary intent of both districts is to enable infill development, encourage incremental construction of affordable and attainable housing, and support the character of established residential neighborhoods. The form-based standards for the districts are intended to promote a variety of

housing options. These districts are meant to facilitate an engaging pedestrian experience, support nearby commercial uses, and encourage sustainable modes of transportation.

Proposed Zoning District Purpose Statement

MU-2 MIXED USE 2 DISTRICT

Purpose Statement: The purpose of the MU-2 Mixed Use 2 District is to provide small-scale commercial and mixed-use development located within and serving residential neighborhoods. Buildings in this district are generally no taller than two stories. The main purpose of the district is to provide neighborhood-serving commercial uses; however, residential uses may be allowed as part of a mixed-use development. Development regulations are intended to reinforce the historic scale and design of traditional neighborhood-serving businesses that are oriented toward the pedestrian, restricted in size to promote local orientation, and designed to limit adverse impacts on nearby residential areas. This zone is appropriate in areas supported by applicable general plans and along local streets. This designation may also be appropriate along collector streets in areas with low-scale development patterns.

General Purpose of the Zoning Amendments Process

The purpose of this chapter is to provide standards and procedures for making amendments to the text of this title and to the zoning map. This amendment process is not intended to relieve particular hardships nor to confer special privileges or rights upon any person, but only to make adjustments necessary in light of changed conditions or changes in public policy.

3. The extent to which a proposed map amendment will affect adjacent and nearby properties due to the change in development potential and allowed uses that do not currently apply to the property;

Finding: Does not Comply

Discussion: The proposed map amendment would allow for additional uses that do not currently apply to the property. The intent of the amendment to convert the house on 272 E 3rd Ave will affect adjacent and nearby properties with the potential for increased traffic, on-street parking demand, noise, and delivery, trash, and other business operations.

4. Whether a proposed map amendment is consistent with the purposes and provisions of any applicable overlay zoning districts which may impose additional standards;

Finding: Complies

Discussion: The property is subject to the Historic Preservation Overlay District. No additional development or modifications to the historic buildings on either property is proposed as part of this petition. Any future modifications would be subject to the standards of the Historic Preservation Overlay.

5. The adequacy of public facilities and services intended to serve the subject property, including, but not limited to, roadways, parks and recreational facilities, police and fire protection, schools, stormwater drainage systems, water supplies, and wastewater and refuse collection.

Finding: Does Not Comply

Discussion: No concerns were received from the city's public utilities department regarding the zoning amendment and existing public utilities. The proposed rezone is in an established neighborhood with sufficient facilities to serve the structures, and the size of the development will not increase. However, the change of use will put additional strain on the existing roadway and refuse collection, both of which have been identified as having adverse impacts on adjacent properties.

<p>6. The status of existing transportation facilities, any planned changes to the transportation facilities, and the impact that the proposed amendment may have on the city's ability, need, and timing of future transportation improvements;</p>
<p>Finding: Does not Comply</p>
<p>Discussion: The impact on parking and traffic congestion emerged as a primary concern for residents who oppose this petition. The transportation department concluded that the applicants did not adequately address the increase in parking demand and that the angled parking proposed by the applicants cannot be approved. See Attachment G for full comments from the Transportation Department.</p>
<p>7. The proximity of necessary amenities such as parks, open space, schools, fresh food, entertainment, cultural facilities, and the ability of current and future residents to access these amenities without having to rely on a personal vehicle;</p>
<p>Finding: Does not Comply</p>
<p>Discussion: While the subject site does have good proximity to the above-listed amenities and would provide access to them without having to rely on a personal vehicle, the applicant proposes to take the house at 272 E 3rd Avenue off the market indefinitely, eliminating any current or future residents.</p>
<p>8. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment;</p>
<p>Finding: Complies</p>
<p>Discussion: No impacts to public safety resources are anticipated</p>
<p>9. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;</p>
<p>Finding: Does Not Comply</p>
<p>Discussion: While there are no long-term tenants that currently reside on the property, the amendment would result in a unit of housing being permanently displaced, and the petitioner has not proposed an adequate plan to mitigate displacement or meaningfully replace the unit being taken off the market.</p>
<p>10. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement;</p>
<p>Finding: Complies</p>
<p>Discussion: No business would be displaced as a result of this zoning map amendment. The existing Ellerbeck B&B and Café 140 B will continue to operate legally, regardless of the zoning map amendment decision.</p>
<p>11. The community benefits that would result from the proposed map amendment, as identified in Section <u>21A.50.050.C</u>;</p>
<p>Finding: Does Not Comply</p>
<p>Discussion: Planning staff find the proposed community benefits to be disproportionate to the increase in land use potential and benefit to the property owners. See key consideration 3 for more details.</p>

GENERAL PLAN AMENDMENTS

19.06.070: The intent of this section is to establish a list of factors that the planning commission and city council should consider when evaluating a proposed plan or plan amendment. Each factor should be considered with the understanding that not all factors will be applicable to all petitions.

A. If an amendment is approved by the city council, no certificate of occupancy shall be issued until the property owner demonstrates compliance with the council approval, an applicable development agreement, and this chapter if required by the approval.

<p>B. Consideration Factors: In reviewing a proposal to modify the general plan, the planning commission and city council should consider, but are not limited to, the following factors:</p>
<p>1. Whether the proposal is consistent with citywide policies.</p>
<p>Finding: Does Not Comply</p>
<p>Discussion: The proposal is in direct conflict with goals and policies outlined in Plan Salt Lake, the city’s general plan, as well as housing goals outlined in Housing SLC and Thriving in Place. See key consideration 1 for a detailed analysis.</p>
<p>2. Whether the proposal is consistent with the goals, policies, or implementation actions of the general plan, including applicable element plans.</p>
<p>Finding: Does Not Comply</p>
<p>Discussion: The proposal is in direct conflict with goals and policies outlined in Plan Salt Lake, the city’s general plan, as well as housing goals outlined in Housing SLC and Thriving in Place. See key consideration 1 for a detailed analysis.</p>
<p>3. Whether significant change has occurred that warrants the creation of a new plan or an update to an adopted plan.</p>
<p>Finding: Complies</p>
<p>Discussion: The Avenues Plan was last adopted in 1987. There has been significant changes to land use and development patterns throughout the neighborhood since the plan’s adoption. Creation of a new Avenues Plan is in progress, but will not be adopted before a decision on this ordinance is made.</p>
<p>4. Whether the goals, policies, or implementation actions of the plan to be amended have been achieved, are no longer relevant to or capable of addressing the current issues or needs of the neighborhood or the city, or are no longer aligned with policies in citywide plans.</p>
<p>Finding: Does Not Comply</p>
<p>Discussion: The proposed amendment does not help implement the goals or policies of the general plan, rather it is in direct conflict with stated goals. See key consideration 1 for a detailed analysis.</p>
<p>5. For petitions submitted by a property owner, the extent, effectiveness, and proportionality of the public benefit proposed by the petitioner to the increase in development potential if the proposal were to be adopted by the city council.</p>
<p>Finding: Does Not Comply</p>
<p>Discussion: The petition for a change in use on the 272 E property is primarily a benefit to the property owners. The pledged benefits to community organizations are not proportional to what the property owners stand to gain and what the city stands to lose in housing.</p>
<p>6. The potential for displacement of people who reside in any housing that is within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.</p>
<p>Finding: Does Not Comply</p>

Discussion: While the house at 272 E 3rd Ave does not have any current long-term tenants, a housing unit would be displaced, and the applicants have not offered an adequate plan to mitigate the displacement or replace the unit.

7. The potential for displacement of any business that is located within the boundary of the proposed amendment and the plan offered by the petitioner to mitigate displacement.

Finding: Complies

Discussion: No businesses would be displaced as part of this proposal

8. The potential impacts to properties in the immediate vicinity of the proposal.

Finding: Does not Comply

Discussion: While the development will not change in size and scale, properties in the immediate vicinity will be impacted by the increased traffic, parking demand, trash output, and noise associated with retail use and events. Several residents have expressed concerns over these impacts

9. The potential impacts on the city to provide safe drinking water, storm water, and sewer to the property based on the additional development potential of future development.

Finding: Complies

Discussion: No concerns were received from Public Utilities regarding the amendment. Any future upgrades to public utilities associated with the change of use would be the property owner's responsibility.

10. The potential impacts to public safety resources created by the increase in development potential that may result from the proposed amendment.

Finding: Complies

Discussion: No significant impacts to public safety resources are expected. No additional development is proposed or expected.

11. The potential impacts to any other city service, infrastructure, or resource that may be impacted by the increase in development potential that may result from the proposed amendment.

Finding: Complies

Discussion: No significant impacts to other city services or infrastructure are expected to result from the proposed amendment.

COMMUNITY BENEFIT

21A.50.050.C: Each petition for a zoning amendment that is initiated by a private property owner shall identify community benefit(s) provided by the proposal that would not otherwise be provided without the amendment as provided for in this section.

Type of Community Benefit

- 1. The proposed community benefit(s) shall be within any of the following categories:**
 - a. Providing housing that aligns with the current or future needs of the community as determined by the general plan. Needs could include the level of affordability in excess of the number of dwellings that exist on the site, size in terms of number of bedrooms, or availability of housing for purchase;
 - b. Providing commercial space for local businesses or charitable organizations;
 - c. Providing a dedication of public open space;
 - d. Providing a dedication or other legal form of protection from future development of land that is adjacent to a river, creek, wetland, floodplain, wildlife habitat, or natural lands;
 - e. Preserving historic structures not otherwise protected;
 - f. Expanding public infrastructure that expands capacity for future development.

Finding: Complies

Discussion: The applicant's proposed community benefit falls under providing commercial space for local businesses or organizations. See discussion in [key consideration 3](#) for more information.

Community Benefit

21A.50.050.C.2: The Proposed Community Benefit May be evaluated based on the following, if applicable:

a. For proposals that are intended to increase the housing supply, the level of affordability of the additional density that may be allowed if the proposal were to be adopted;
Finding: NA
Discussion: This proposal is not intended to increase the housing supply
b. The percentage of space allocated to commercial use compared to the total ground floor area that could be developed on the site;
Finding: Does Not Comply
Discussion: The applicant has committed to using the space for their own business. No space will be dedicated to community organizations. The applicant has proposed donations to organizations and temporary space for events.
c. The size of the public open space compared to the total developable area of the lot, exclusive of setbacks, required landscaped yards, and any open space requirement of the proposed zoning district;
Finding: NA
Discussion: No public open space is proposed
d. The relative size and environmental value of any land that is to be dedicated;
Finding: NA
Discussion: No dedication of public land is proposed.
e. The historic significance of the structures proposed to be preserved;
Finding: Does Not Comply
Discussion: Both the Ellerbeck mansion and the house on 272 E 3 rd Avenue are contributing historic structures. As discussed earlier in this report, these structures are otherwise protected regardless of the community benefit or the zoning map amendment. Thus, the preservation of these structures does not qualify as a community benefit.
f. The amount of development that could be accommodated due to the increase in public infrastructure capacity compared to the general need for the area;
Finding: Complies
Discussion: Public infrastructure capacity is adequate for the change of use. No increase in development is proposed.
g. The input received related to the community benefit during the 45-day engagement period;
Finding: Neutral
Discussion: Many comments were received regarding the community benefit. Some were in support of the business expanding and complimented the applicants as great business owners. However, others expressed opposition to the proposed business pushing out much needed housing. No specific comments related to pledged donations to community organizations were received. See Attachment F for more details on public input.
h. Policies in the general plan that support the proposed community benefit.
Finding: Does Not Comply
Discussion: Plan Salt Lake is supportive of local businesses, but specifies that they should contribute to community business nodes. The context of the creation of this business is in conflict with other goals in the plan related to housing and sustainable growth, and therefore it is Planning staff's determination that the proposal is not supported by the city's general plan.

ATTACHMENT F: Public Process & Comments

Public Notice, Meetings, Comments

The following is a list of public meetings that have been held, and other public input opportunities, related to the proposed project since the applications were submitted:

- March 3, 2026 – Notice of the proposed amendment was posted on the property
- March 3, 2026 - Property owners and residents within 300 feet of the development were provided early notification of the proposal.
- March 2, 2026 – The Greater Avenues Community Council were sent the 45-day required notice for recognized community organizations. No comments were received from the community council.

Notice of the public hearing for the proposal included:

- May 4, 2026
 - Public hearing notice sign posted on the property
- April 30, 2026
 - Public hearing notice mailed
 - Public notice posted on City and State websites and Planning Division listserv

Public Input:

A large volume of public comments were received during the public input period, both in support and opposition to the proposed zoning map amendment. A summary follows:

Those in support of the proposed amendment are in support of the expansion of a walkable local business in the neighborhood. Many were complimentary of how the applicants have run the Ellerbeck B&B and Café 140 B. Several community members stated they enjoy having Café 140 B as a community space that serves delicious food and feel that there is a high demand for more retail businesses in the Avenues.

Those opposed to the proposed amendment cited the conversion of the affordable, single-family home as a great loss to the community. Many expressed concern that the expansion of the retail space would exacerbate existing traffic and parking issues in the vicinity, particularly along 3rd Avenue. Some pointed out that there are already several coffee shops nearby and adding another one at the expense of housing is unnecessary. A few feel that rezoning to allow more businesses would harm the historic residential nature of the area.

The full record of public comments received are attached below.

(EXTERNAL) I Support Ellerbeck B&B / Cafe 140B and 272 3rd Ave Rezone!

From Allison Johnson <[REDACTED]>

Date Sun 3/8/2026 6:04 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Hi Alicia,

I'm writing to express my support for the rezone proposal for the Ellerbeck Bed and Breakfast, Cafe 140B, and 272 3rd Avenue.

I live just up the street at [REDACTED], and Cafe 140B has become a genuine gem in our community. The fact that it regularly has lines out the door speaks to how much the neighborhood values this kind of local, welcoming space.

I'm fully in support of aligning the zoning with the existing approved commercial use, and I think expanding into the cottage at 272 3rd Ave as an additional cafe and retail space is a wonderful idea. More room for community is always a good thing.

Thank you for your work with the planning department, and I hope this proposal moves forward.

Thanks,
Ally Johnson



(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Darlene van Uden <[REDACTED]>

Date Sun 3/8/2026 2:32 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hi Alicia,

I live near the Avenues and often visit friends and meet in the neighborhood.

I love Cafe 140B because it is unique, the perfect spot to meet with great food, coffee, and baked goods!

I support the rezone proposal because it feels like the logical next step in allowing this meeting point to grow and support the neighborhood's need for a place to meet up and socialize.

Please support the rezoning for the betterment of the Lower Avenues.

Thanks,
Darlene van Uden

Sent from my iPhone

(EXTERNAL) 272 3rd Ave — Ellerbeck B&B + Cafe 104B

From Lucas Johnson <[REDACTED]>

Date Sun 3/8/2026 9:44 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello Alicia,

As a resident of the lower avenues ([REDACTED]) I'm writing to share support for the new Ellerbeck location at 272 3rd Ave. Having small businesses and cafes within walking distance is one of my favorite things about my neighborhood. The Ellerbeck B&B has been a great neighbor and I would love to see them expand.

Thank you!

Best wishes,
Lucas Johnson

(EXTERNAL) 272 Third Ave. Proposal

From mjplantfairy <[REDACTED]>

Date Sun 3/8/2026 11:01 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

I am writing to support the proposed zoning change for 272 Third Ave. in Salt Lake City. I have been a customer of Cafe 140B since it opened and have watched it grow into a lively (and yummy!) addition to the neighborhood. The owners are hard working, savvy, and respectful of their impact on the locale community. Their new proposal for a coffee shop/reading room would be a great addition to the neighborhood!
Mary Jo Tedesco

Sent with [Proton Mail](#) secure email.



(EXTERNAL) Ellerbeck B&B Cafe 140B

From Ron <[REDACTED]>

Date Tue 3/10/2026 1:44 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I'm writing to support the zoning change requested by this business. It's so unique, the food is delicious (as is the coffee), and I really enjoy the outdoor seating!

Ron Schweitzer

(EXTERNAL) Ellerbeck B&B and Cafe

From [REDACTED] >

Date Wed 3/11/2026 11:57 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

I wish to be counted among those who support the rezone for this property. I believe the local community will benefit greatly and the current owners have certainly demonstrated their professional bona fides in managing a clean and well organized business.

Thanks,

Gary Tedesco

[REDACTED]

(EXTERNAL)

From Carolyn Chase <[REDACTED]>

Date Thu 3/12/2026 8:39 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

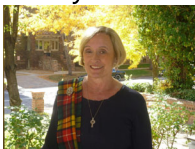
Caution: This is an external email. Please be cautious when clicking links or opening attachments.

I live in a single family home at [REDACTED] and I heartily support the use of the 140 N B St. property as a BnB and the carriage house for serving food. However, I don't feel the Avenues need to add a retail store in this location. I think there are few enough single family homes as it is already, and I would mourn the loss of another. There are schools, and churches for gathering places. And plenty of retail space within walking distance downtown. Parking is already a major issue in the Avenues and I think that this change would result in even more difficulty along that line as well.

I implore you not to permit the change.

Thanks,

Carolyn R Chase



(EXTERNAL) Cafe 140B - support for rezoning

From Kimberly Amazeen <[REDACTED]>

Date Thu 3/12/2026 10:31 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Hi,

As a resident and frequent patron of the cafe, I would like to express my support for additional space for Cafe 140B. It truly is a neighborhood treasure. Please align zoning codes so they can create more space for the community.

Thank you for your consideration.

SLC resident and big fan of the cafe,
Kimberly Amazeen

Kimberly Amazeen
Sent by iPhone; apologies for typos and brevity

(EXTERNAL) zoning map amendment | PLNPC2026-00034

From michelle watts <[REDACTED]>

Date Thu 3/12/2026 12:55 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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

Hi Alicia and Planning Commision,

I beg you all to please vote no for this zoning change. Please walk this block at different times of day on different times of the week. Step on the porch and peek inside the windows. This home was beautifully and thoughtfully remodeled to be a single family home.

Once the owners get the zoning that they want they can do whatever they want. They have hopes and dreams to be a community space or pastry shop. However, this neighborhood has ZERO parking and is not fully walkable to support this business model. It might thrive for a minute but is unsustainable. They will gut this house to support their Bed and Breakfast on the corner. Be the new kitchen with zero access to the neighborhood.

Y'all talk about affordable housing options then you let people pluck up our housing stock. This is not the 9 Line. This area will never be that. If they want to buy a run down home and fix it up knock yourself out but this is a no in my book.

Thank you for your time,
Michelle

(EXTERNAL) Ellerbeck Rezone

From Lily Grove <[REDACTED]>

Date Fri 3/13/2026 11:20 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I fully support rezoning of the cottage at 273 3rd Ave. It just makes sense. A coffee shop is a reasonable extension of this beloved business.

Lily Grove

(EXTERNAL) Support for Ellerbeck

From Mary Dickson <[REDACTED]>

Date Fri 3/13/2026 11:18 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello Alicia,

I live in the neighborhood of the Ellerbeck BNB and Cafe. I am writing to you to strongly support their request for zoning so that they can put a coffee house in the property they own at 272 3rd Ave. They have done so much to improve the quality of life in the Avenues. I come here often and think how lucky we are that they are here. It would be so wonderful for them to have a coffee house. They are excellent and highly responsible neighbors and incredible hosts. I hardly support them.

Mary Dickson
Long time Avenues resident

(EXTERNAL) Café 140B Zoning

From Claire Carter <[REDACTED]>

Date Mon 3/16/2026 3:37 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Good afternoon,

My favorite brunch spot is looking to expand and wants community support to help the zoning align with this.

I would love to see this place grow and to see more places like it pop up around Capital Hill and Marmalade! This city needs more walkable third places.

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Alexa Johnson <[REDACTED]>

Date Wed 3/18/2026 8:16 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hi Alicia,

I live in downtown SLC.

I love Cafe 140B and I also absolutely love the people who work there. The food is delicious and the vibes are just right!!

I support the rezone proposal because this family needs to grow!! The property is already in their ownership, so why not? I'd love to see the cafe expand a little. Sometimes it's tough to get in!

Thanks,

Alexa Johnson

[REDACTED]

(EXTERNAL) Re-zone in Aves: Ellerbeck property

From Elpitha Tsoutsounakis <[REDACTED]>

Date Wed 3/18/2026 7:36 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello,

I've been an Avenue's resident since 2007 [REDACTED] I strongly support this rezone. Businesses like Ellerbeck make the Avenues the desirable neighborhood that it is. We need to support small, local businesses! We also need more cafe/retail space in the Avenues to make it a vibrant mixed use neighborhood.

Thank you,
Elpitha Tsoutsounakis

(EXTERNAL) Ellerbeck and 272 3rd Ave Zoning Change Proposal

From Nelson Hansen <[REDACTED]>

Date Thu 3/19/2026 12:48 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hi Alicia,

I am an architect and nearby resident ([REDACTED]) of the Ellerbeck BnB and Cafe 140b. I wanted to offer my support of the proposed zoning change for the Ellerbeck property and neighboring lot at 272 3rd Ave.

I've been a fan and supporter of Cafe 140b ever since they first opened out of the side door of the BnB. Being able to walk from my apartment to get coffee in the morning was an experience I'd look forward to every weekend. When they opened they moved the cafe into the carriage house, I loved the ability to sit and read over breakfast on their patio. I'm excited by the idea of expanding their offerings into the cottage next door.

Tyler and Kara Alden have been great stewards of one of the Avenues historic jewels. They have approached any renovation with care and thoughtfulness towards the historic character of the property. I trust them to continue that thoughtful approach to any renovations needed to the neighboring cottage.

The avenues residents desperately crave more local restaurants and retail that have proven to be the anchoring hubs of other similar neighborhoods such as 9th & 9th or 15th & 15th. I hope the planning department takes advantage of this opportunity presented by the Aldens and approves their zoning amendment proposal.

Thank you for your time.

Best,

D. Nelson Hansen
[REDACTED]

(EXTERNAL) Ellerbeck B&B in the avenues - proposed rezone

From Will Forshee <[REDACTED]>

Date Thu 3/19/2026 5:14 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Hello Alicia,

I hope this message finds you well. My name is Will Forshee, and I am writing to express my support for the proposed rezoning of the Ellerbeck properties located near 140 North B Street East, Salt Lake City, UT 84103.

Although I live in Lehi, I have visited the Ellerbeck Bed & Breakfast and the adjoining Café 140 B several times. I have also stayed overnight at the cottage just east of the B&B, which is under the same management.

In my experience, the Ellerbeck team does an excellent job representing local business in the Avenues. They provide a high-quality, welcoming service, and I would love to see their business continue to grow and thrive. Expanding their operations to include the neighboring property would be a meaningful enhancement to both their offerings and the surrounding community.

Please feel free to reach out if you have any questions. Otherwise, I respectfully ask that you consider this message as my support for the proposed rezoning.

Sincerely,
Will Forshee

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Margaret Kincaid <[REDACTED]>

Date Sat 3/21/2026 12:26 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi Alicia,

I live at [REDACTED]

I love Cafe 140B because the food is great, and the environment is charming. A big reason I love living in the Avenues is the ability to walk to businesses like this one.

I support the rezone proposal because the enthusiasm that the community has shown for this business definitely warrants a larger space.

Thanks,

Margaret Kincaid

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Brittany Bench <[REDACTED]>

Date Wed 3/25/2026 5:02 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hi Alicia,

I live in the Avenues, on 5th Ave and J Street.

I love Cafe 140B! We often walk there for brunch, and absolutely love the food and the people that work there. We love sitting indoors on a cozy winter day, or out on the patio when it's warm outside. My daughter had her 10-year birthday party there and had a lovely tea party. They treated us so well. For gifts, I often buy gift certificates there and hand them out to friends and neighbors because I absolutely love the place and want to see them succeed.

I support the rezone proposal because the cafe is truly a gem in the neighborhood with old pioneer heritage, and we want to see that continue to grow and expand.

Thanks,
Brittany Poulton

(EXTERNAL) Rezoning of 140 B & 272 3rd Ave

From Jenni Thompson <[REDACTED]>

Date Wed 3/25/2026 4:15 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

Cc Jim Jenkin <[REDACTED]>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Alicia,

My husband and I are writing to you concerning the re-zone petition for the Ellerbeck Bed & Breakfast at 272 3rd Ave. We live diagonally across the street at 157 B Street.

As you know we currently live in a historic residential area and feel passionate that the surrounding houses need to remain single family dwellings. We recognize that the Ellerbeck has operated as a B&B 20 plus years and I know this rezoning is trying to address its use. Right now it seems to run just fine in its current non-conforming use. Why is there push to zone it Commercial? What advantage would they have? On a positive note, we love what the owners have done with the B&B and think it does add a lot of positive things to our neighborhood. It works great as it is.

Our biggest concern is having enough parking for the commercial business. They use what parking they have as patio space which leave everyone to park on the street. We already struggle with lots of traffic and lack of parking on B Street from the Hospital, The Cathedral of the Madeline, and traffic to the higher Avenues. We definitely don't want our neighborhood to turn to a Commercial Zone with potentially more B&B's. We feel like we already have enough traffic and business with the B&B running as it is.

Another concern we have for the B&B becoming Commercial is the noise. More people coming to a business affects that. In the past there have been a couple really loud weddings with music when the new owners started the B&B. Since they were renting out the whole house to the wedding party, they said they couldn't control how loud the music was. They have changed their current rules for weddings and music. Does being zoned Commercial loosen noise ordinances?

We feel that when the zoning of a neighborhood starts change it erode our Historic Districts. The reason the Historic District is in place, is because houses and properties were being converted to multi-family and apartment buildings in the 1970's. If we start re-zoning, the integrity of the historic nature gets compromised. If one house potentially gets rezoned Commercial then that can cause a chain reaction of more B&B's, duplexes and Commercial properties in our neighborhood.

We feel very strongly that the little house on 272 3rd Ave should remain a single family dwelling and not change the zoning to Commercial. It's tiny with no parking. Therefore it should remain a single family house.

Thank you for you time,

Jenni & Eric Thompson

(EXTERNAL) Ellerbeck Rezone

From Yvonne Jenkin <[REDACTED]>

Date Wed 3/25/2026 4:43 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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I think this is an excellent opportunity for this neighborhood. More mixed use is important to walkability of neighborhoods.

If we could get decent transportation back in the west end of the Avenues parking would be less of an issue.

Thank you.

Yvonne Jenkin
[REDACTED]

(EXTERNAL) Support for the Ellerbeck Rezoning Proposal

From Ashley Humbert <[REDACTED]>

Date Fri 3/27/2026 12:23 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Alicia,

I am writing to express my strong support for the Ellerbeck Bed & Breakfast's proposed zoning alignment and the addition of the adjacent property for commercial use. As a resident of the Avenues living at 6th & K, this proposal would have a direct and meaningful impact on our neighborhood and our daily lives.

What makes the Avenues such a wonderful place to live is precisely the walkability and the presence of neighborhood-scale commercial spaces. My household walks to Cafe 140B, Smith's, Health Pets, the library, and other nearby cafes multiple times a week. These aren't just conveniences; they are the fabric of our community. Cafe 140B in particular has already enriched our lives by giving us a place to meet neighbors and build genuine connections. When we first moved to the avenues, my partner stayed at the Ellerbeck while looking for housing and found support and care from the staff that has continued to this day. The Ellerbeck B&B has also been invaluable, providing a comfortable and nearby place for our out-of-town family to stay when they visit.

The proposed expansion of cafe and retail space into the adjacent property would only deepen that positive impact. Spaces like these mean that residents are not dependent on a car to meet their everyday needs -- household goods, food, pet supplies -- or to fulfill the less tangible but equally important desire for community, connection, and accessible 'third spaces' where neighbors can gather. Crucially, this location sits on a bus line, making it accessible to those who live farther away or who face mobility challenges, extending its benefit well beyond our immediate neighborhood.

Aligning the zoning with the property's existing commercial use is a straightforward and sensible step. The Ellerbeck and its team -- Kara, Tyler, and the entire staff -- have demonstrated exactly the kind of thoughtful, community-centered stewardship that warrants this commission's confidence and support. We have the utmost respect for what they have built and are excited about what they are proposing to grow.

I urge the Planning Commission to approve both the zoning alignment and the commercial expansion of the adjacent property. This is exactly the kind of neighborhood investment that makes the Avenues a place people are proud to call home.

Thank you for your time and your service to our community.

Sincerely,
Ashley Humbert



(EXTERNAL) Rezoning the Ellerbeck and associated buildings to uplift the community

From Brendan Larsen <[REDACTED]>

Date Fri 3/27/2026 2:06 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

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Hello!

I wanted to reach out and voice my support to rezone the Ellerbeck, Cafe, and the 15 year abandoned single family cottage to allow for small businesses to take root in that area. I think this would benefit the community greatly, and make for a lovely walkable community with great amenities.

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Blake McClary <[REDACTED]>

Date Fri 3/27/2026 8:27 AM

To Seeley, Alicia <alicia.seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Alicia,

I live in the Avenues (10th Ave). Last year I ran for city council in D3 and heard from neighbors that we need more restaurants, retail and gathering spaces in the neighborhood.

I love Cafe 140B because it brings our neighborhood together and has been a great third space in our neighborhood. The Alden's have been fantastic owners of the Ellerbeck and very neighborhood focused. Not only do they run the B&B but they also live in the neighborhood!

I support the rezone proposal because we need more mixed uses in the Avenues and after knocking 4,000 doors last year I can tell you that the neighbors will be excited to have another space to patron in the avenues.

Thanks,

Blake McClary
[REDACTED]

Sent from my iPhone

(EXTERNAL) Ellerbeck Re-zone

From Chad Kirkland <[REDACTED]>

Date Fri 3/27/2026 12:59 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Hi Alicia,

I'm a resident of the Avenues ([REDACTED]) and a neighbor and regular at Ellerbeck's Cafe 140B. I wanted to send a quick note to share my full support for what Kara and Tyler are hoping to do on their corner.

My wife, kids, and I regularly walk to B Street Park and often stop at 140B for breakfast or coffee. Places like this are a big part of what makes the Avenues such a special neighborhood. Having small, walkable businesses nearby adds so much to the sense of community and day-to-day livability.

Personally, I don't think there can be too many neighborhood-serving businesses, and I believe adding more thoughtful retail, food, and beverage options only makes the area more vibrant, connected, and safe.

I understand the importance of housing, especially with the amount of new development happening downtown and nearby. At the same time, to my knowledge, the cottage in question has been vacant for many years, and activating that space in a way that serves the neighborhood feels like a positive step.

Appreciate you taking the time to consider community input.

Thanks,

Chad

CHAD KIRKLAND
PHOTOGRAPHER /
DIRECTOR

CHAD KIRKLAND PHOTOGRAPHY LLC
1400 S MAIN ST,
SLC, UT 84115


CHADKIRKLAND.COM

[IG: @CHADKIRKLANDPHOTO](https://www.instagram.com/CHADKIRKLANDPHOTO)

From Jed Butler [REDACTED]

Date Fri 3/27/2026

To: Seeley, Alicia

Ms. Seeley,

I'm writing as an Avenues resident in support of the rezone petition for Ellerbeck Bed & Breakfast and the adjacent cottage at 272 3rd Avenue. I live on 5th Avenue between E and F Street — a few blocks away — and I believe you and I have crossed paths at Smith's during City Planning's community outreach.

Cafe 140B is one of the only walkable neighborhood destinations we have in the Avenues, and it's become a genuine community gathering place. I walk there regularly. Tyler and Kara Leigh are exactly the kind of local business owners who make a neighborhood better, and I'd love to see them have room to grow.

Regarding the cottage at 272 3rd Avenue — that property was abandoned and derelict for years. It was not functioning as housing. I regularly walk past multiple abandoned houses on C Street around the corner in the same condition, sitting empty year after year.

So when a neighbor steps up, buys an abandoned property, and proposes to turn it into something that serves the community, treating the theoretical loss of a long-vacant 1-bed/1-bath as more significant than the proven benefit of an active neighborhood business is hard to square.

The city's own plans appear to support this petition:

1. **Plan Salt Lake** directs the city to "support the growth of small businesses, entrepreneurship and neighborhood business nodes" and measures success by whether households are near walkable business destinations. Cafe 140B is a textbook neighborhood node.
2. The **Avenues Community Plan update (2025)** found that residents identify "the lack of neighborhood-serving businesses" as a top challenge — and specifically identified 3rd Avenue as a preferred location for more commercial. That is this property. Meanwhile, 97% of the Avenues remains residential-only zoning, with just 1% commercial, after decades of systematic downzoning.
3. **Planning Manager Krissy Gilmore** stated in February 2025 that the city wants to "increase walkability, access to amenities for each neighborhood" and "remove barriers to existing mixed-use development." This petition is an opportunity to do exactly that.

Having worked in city planning myself for other cities, I understand the tension between residential character and commercial growth. But the Avenues isn't losing housing here — it's gaining back a community space from a property that was contributing nothing. The walkable infrastructure exists. What's missing are the destinations.

I'd encourage the Commission to approve this petition.

Thank you,

Jed Butler



(EXTERNAL) Ellerbeck & Cafe 140B

From Julia Martin Burch <[REDACTED]>

Date Fri 3/27/2026 1:03 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Hello,

I'm writing in support of Kara and Tyler Alden's proposed project to expand the Ellerbeck Inn and 140B cafe into the 272 3rd ave cottage space. I'm a resident of the avenues [REDACTED] and my children attend the Madeleine Choir School.

I love our neighborhood, but believe we can always be making it more walkable and creating more community spaces. Part of what makes the aves so special is the great people that live here and I think gathering spaces like the Aldens have/are creating are crucial to our sense of neighborhood community. Having neighbor businesses and dense options for shopping and dining not only create a sense of community, but are also more environmentally friendly (e.g., less driving around SLC for what you need if you can just get it close to home on foot!). I hope the aves can eventually have a feel like 15th/15th which is such a special area of the city with residential homes and great food and shopping mixed together.

Thank you for your time and please strongly consider the proposal

Best,

Julia

(EXTERNAL) Elerbeck Bed & Breakfast

From Phoenix Ostermann <[REDACTED]>

Date Fri 3/27/2026 9:53 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hello Ms Sealy,

I know that the owners of Ellerbeck bed-and-breakfast are petitioning for rezoning and I am writing to say that I support this. Their café, 140 B, has added so much to my neighborhood of 23 years! It's a major destination for residents of the avenues as well as nearby neighborhoods. I was also so happy and relieved when they were finally able to acquire the vacant house directly behind the bed-and-breakfast. They have elevated it in such a beautiful way after it just sat empty and abandoned for so many years. Why not let them convert it to retail space or an extension of the café?? They can hardly keep up with business as it is. This is a beloved business and I support rezoning it for mixed use. I hope that you too support this. Thank you

Phoenix Ostermann

[REDACTED]
Sent from my iPhone

RE: Letter in support of rezoning for Ellerbeck B&B and 272 3rd Ave

Dear SLC Planning Commission,

As a resident of District 3, I am compelled to express my endorsement for the rezoning of Ellerbeck B&B and 272 3rd Avenue. Café 140B and Ellerbeck B&B have made substantial contributions to the neighborhood's development, fostering community engagement and enhancing walkability.

I am cognizant of the concerns regarding the potential conversion of 272 3rd Avenue into part of the café operations, which would result in its loss as a residential property. As an experienced historic preservationist, I understand such apprehensions. I'm certain it has been discussed that the property has remained vacant for 15 years, and that people have raised adaptive reuse and the importance of creating walkable community spaces—all of which are valid considerations.

My goal is to emphasize that urban planning in high-density areas should go beyond just increasing housing units. It must also address the full range of human needs. One of the most often overlooked yet critically important aspects of livable density is small-scale, walkable amenities like neighborhood cafés. These establishments are not just luxuries; they are essential infrastructure that supports economic vitality, social cohesion, and the efficient functioning of urban life.

Some examples:

1. Cafés Facilitate Proper Functioning of Density

High-density neighborhoods pack many residents into small areas. Without more nearby services, this can cause friction—longer trips, crowded places, and reduced quality of life. Proximity to amenities boosts walking, socializing, and neighborhood vitality. Cafés are accessible, high-frequency destinations that distribute activity and help dense areas run smoothly. A single residential unit can house few people, but a well-placed café can serve hundreds nearby, showing a significant increase in land-use efficiency.

2. Core Component of Walkable, Mixed-Use Development

Contemporary planning favors compact, mixed-use areas where residential and commercial spaces coexist. Cafés are especially suitable, needing small footprints and blending into neighborhoods. They reduce car reliance by providing nearby access to coffee, informal meeting spots, or light meals. This leads to fewer vehicle trips, less

congestion, and a more sustainable city. Removing regulatory barriers to small businesses in residential zones encourages these benefits.

3. Addressing Service Access Gaps

Even in crowded cities, “service deserts” arise when amenities are uneven, impacting vulnerable groups like the elderly, remote workers, or those without private vehicles. Neighborhood cafés bridge these gaps by offering accessible, everyday services within communities. They reduce travel time, promote equity, and make dense neighborhoods more usable for a wider range of people.

4. Bolstering Local Economies

Small-scale commercial operations like cafés play a key role in local economies by creating jobs, fostering entrepreneurship, and boosting street activity. They generate more economic output per square foot than homes. Cafés also act as “anchor light businesses,” drawing foot traffic that benefits nearby shops, supporting neighborhood resilience and vibrancy.

5. Providing Social Infrastructure

Cafés provide more than economic benefits; they serve as “third places” fostering community, encouraging social interactions, and reducing urban isolation. They also boost safety through increased foot traffic and “eyes on the street,” strengthening community oversight.

High-density neighborhoods require more than just housing; they need a network of accessible, human-scale amenities that support daily life. Cafés like 140B and, hopefully, 272 3rd Ave serve as prime examples of these vital components. They enhance walkability, bolster local economies, foster social ties, and improve overall quality of life.

Urban planning should embrace this perspective by promoting, rather than hindering, the integration of small-scale commercial spaces within residential areas. Such a strategy will help cities achieve density that is not only efficient but also promotes healthy, vibrant communities.

Best,

Chris Jensen, MAHP

Sources:

Assessing urban vitality in high-density cities: a spatial accessibility approach using POI reviews and residential data: <https://www.nature.com/articles/s41599-025-05459-7>

Compact City, EBSCO: <https://www.ebsco.com/research-starters/environmental-sciences/compact-city>

Explore the Ultra-High Density Urban Waterfront Space Form: An Investigation of Macau Peninsula Pier District via Point of Interest (POI) and Space Syntax:

<https://www.mdpi.com/2075-5309/15/10/1735>

The economic effects of density: A synthesis:

<https://www.sciencedirect.com/science/article/abs/pii/S0094119019300282>

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The economic effects of density: A synthesis:

<https://www.sciencedirect.com/science/article/abs/pii/S0094119019300282>

(EXTERNAL) Ellerbeck B&B Input

From Kristina M <[REDACTED]>
Date Mon 3/30/2026 10:24 AM
To Seeley, Alicia <alicia.Seeley@slc.gov>

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Dear Alicia,

I wanted to reach out regarding Ellerbeck B&B's rezoning plans. I absolutely love their café—it always feels so welcoming and peaceful, and being so close to my kids' school is a nice bonus. Kara and Tyler have worked wonders, transforming that old building into a vibrant spot where the community can gather and connect. Hearing about their plans to expand and make the space more accessible truly excites me. It's inspiring to see local businesses flourish, especially when larger chains are becoming so common these days. Ellerbeck B&B has become an important part of our neighborhood, and I sincerely hope the city continues to support them so they can keep making a positive impact.

Thank you so much for your time and for considering the voices of our community. If you have any questions or need additional input, please let me know. I really appreciate all that you do for our neighborhood!

Warm regards,

Kristina Maljovec

(EXTERNAL) Rezone Ellerbeck

From Karen Day <[REDACTED]>

Date Tue 3/31/2026 4:36 PM

To Seeley, Alicia <Alicia.seeley@slc.gov>

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Alicia,

My name is Karen Day and I own a four plex that is closely situated by this particular property located at 272 3rd Ave. My property is located at 123 C Street.

I am writing today to request that you allow the rezoning of this property. The Ellerbeck Bed & Breakfast has brought new life into the area. I know personally that many neighbors are very happy to have a cafe so close to them. My family and I have breakfast there on a regular basis. We have also rented out the carriage house on a number of occasions.

I think that allowing them to rezone 272 3rd Avenue would be an amazing addition to the area, whether it is expanding the Ellerbeck Cafe 140B or adding a retail space or a combo of the above would be a total and welcome change to this area. We really need walkable businesses in the avenues and I truly believe that Kara & Tyler Alden would turn this property into something amazing, after all, look what they have accomplished so far.

This property sat vacant and unattended to, for many, many years. I can't imagine the repairs that are needed. The house itself is exceptionally small & no yard. I don't feel that keeping this a dwelling is doing any favors for the neighborhood.

I am in favor of the rezoning of this property and bringing some new life into the neighborhood. If you need any further information from me I can be reached at the above email or by phone (801) 688-3301

Thank you for your support.

Karen Day

(EXTERNAL) Comments on proposed rezone in Avenues

From Kim King <[REDACTED]>

Date Tue 3/31/2026 10:14 AM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Dear Alicia,

Re: Re-zone on Ellerbeck B&B and the 272 3rd Ave cottage

Over the years we have thoroughly enjoyed the evolution of the Ellerbeck from exclusively a bed and breakfast to hosting a small eatery in back within their Carriage house. This has created a very comfortable indoor and outdoor space for neighbors, friends, and family to gather. A success owing to good food, kind staff, and a simple ambience all in spite of being on a busy street. This success has led to much more demand, and increased wait times. When we heard recently the small house behind the property had the potential to be utilized as a Reading Room cafe we were delighted! The concept as it has been described to me would allow an additional homey comfortable environment for people to mingle in a reading room atmosphere. The closest business I can think with similar concept is the Kahve café near the edge of the Avenues on 600 East where a Victorian house was transformed as the owner put it into a true “café” (so inherent to many European local communities). In this regard she stated on her website the goal being “to create a space that felt like home-not just for me, but for others searching for meaning, connection, and beauty” here there abounds reading rooms, couches, small tables, art objects and cultural décor, where quality of environment is given value over quantity. The concept being proposed by the Aldens in my view replicates this same intent. I have also come to know the owners who embody a kind respect for their neighbors and who have contributed to multiple gatherings, and surrounding activities. I do not look at this request as merely a commercial interest but to legitimately provide a place for more people to come together. In my profession as a psychologist, I see a trend for people to become increasingly lonely and struggling to find more naturalistic and comfortable places to gather. My sincere hope is the proposed plan be allowed to move forward to better facilitate connection in our Avenues community. In the area surrounding the establishment I am aware of multiple elderly and young people (many college students) who do not own vehicles and would benefit from easy access to an eatery within their neighborhood. I have come to know both Tyler and Kara through their presence in my neighborhood as having high integrity and I believe they would stay true to what they are proposing and for the right reasons. We wholeheartedly hope that this addition to the people of our community will be allowed to move forward. We are also happy to say more as needed, our cell contact [REDACTED]

Best,

Mike and Kim

(EXTERNAL) Support for Ellerbeck B&B and Cafe 140B Rezone

From Darya Karas <[REDACTED]>

Date Wed 4/1/2026 1:10 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hi Alicia,

I am writing to express my strong support for the rezone proposal regarding the Ellerbeck Bed & Breakfast and Cafe 140B, including the proposed expansion into the cottage at 272 3rd Avenue.

I live just a few blocks north of the mansion on B Street, and as a nearby resident, I have seen firsthand how much value this business brings to the Avenues. Cafe 140B has become a beloved community staple. The proposed expansion into the neighboring cottage would provide much-needed space for the community to gather and further enjoy the neighborhood.

I fully support aligning the current zoning with the property's existing commercial use and look forward to seeing this local business grow and continue to serve our neighborhood.

Thank you for your time and for considering the positive impact this expansion will have on our community.

Best regards,

Darya

(EXTERNAL) Resident & Business owner in support of Ellerbeck's Rezoning Request

From kayla@nouve.shop <[REDACTED]>

Date Wed 4/1/2026 3:50 PM

To Seeley, Alicia <Alicia.seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

Hi Alicia,

I am reaching out to share my support for Ellerbeck Bed & Breakfasts rezoning request. I am both a resident and business owner at the base of the avenues, NOUVE Home Goods. I personally wouldn't have my own store without thoughtful rezoning and it has allowed us to keep a 85+ year old building thriving and an active part of the community. I know and have experienced personally the benefits to having businesses situated amidst the avenues. Something I hear often from customers, that live in the Avenues is how much they love finding businesses nestled into their neighborhood during their walks. Avenues home owners & renters alike have a deep appreciation for supporting local and also have expressed need for more businesses in their neighborhood to make the walkability and social side of the avenues neighborhood more well rounded. I have immense faith that Kara and Tyler Alden will take great care, when rezoned, to build a space that is honoring to the Avenues in both its design & appearance but also as a great host of service to its fellow neighbors.

Thank you for your time,

Kayla Edwards, NOUVE Home Goods

(EXTERNAL) Ellerbeck Rezoning of 272 3rd Avenue Letter of Support

From Mary and Peter Krieg <[REDACTED]>

Date Wed 4/1/2026 5:56 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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

Hi Alicia,

We hope you have been well! Our project is underway at 317 B after getting approval from the Historical Society back in October.

We are reaching out this time to express our support for the rezone of 272 3rd avenue to be used as another cafe/retail/ community space. We love Cafe 140B and it is always doing a booming business when we are there, as are many other businesses in the Avenues. There is clearly a demand for more community spaces and the family at Ellerbeck has done such a great job with 140B I am confident they will do the same at 272 3rd avenue.

Thanks,

Mary Blunt & Peter Krieg
[REDACTED]

(EXTERNAL) ATTENTION: Ellerbeck Proposal

From Sydney Cordova-Stavis <[REDACTED]>

Date Wed 4/1/2026 1:19 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

I want to take a moment to share my heartfelt concern about a local business that means so much to me, and where you can HELP support local businesses.

Ellerbeck Bed and Breakfast is truly a beloved part of our community, bringing people together to enjoy great food, music, and maintaining its charming original feel. Achieving this balance is no small feat, and as someone who lives here, I feel disappointed that they aren't allowed to expand to their next property.

It's rare for a city to stop a business from growing, especially one that unites such a warm and supportive community. I envision the wonderful possibilities that expansion could bring—new opportunities and additional businesses that could join in. This community is very special to me, and I kindly ask you to review their extension plan and consider supporting their growth.

I believe that zoning concerns shouldn't stand in the way of our community coming together and celebrating our town's history and spirit. Supporting small businesses like Ellerbeck helps preserve our town's unique character and encourages new connections.

Please think about what I've shared and consider approving their proposal. Let's keep our avenues vibrant and welcoming for everyone, and allow new members to become part of our community.

Think about it...It would truly mean a lot if the city could help make this happen.

Feel free to reach out, and I'm happy to tell you more about how discouraging the city's behavior is right now. Feel free to call/text [REDACTED] and know that I live blocks away at [REDACTED] please don't disappoint us.

(EXTERNAL) In favor of Ellerbeck B&B proposal for rezoning

From Virginia Rainey <[REDACTED]>

Date Wed 4/1/2026 10:41 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Their proposed use of 272 Third Avenue as a community space with style is JUST what this city needs. More small neighborhood places with true character. Not chains, not apartment boxes, not parking lots, but places built by locals who are already beloved. Please make it so!!

Virginia Rainey



(EXTERNAL) Opposition to the General Plan Amendment and Zoning Map Amendment RMF-35 to MU-2.

From James Steffen <[REDACTED]>

Date Thu 4/2/2026 9:30 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hi Alicia,

I'm writing to express my opposition to the General Plan Amendment and Zoning Map Amendment (RMF-35 to MU-2), specifically:

- **General Plan Amendment:** PLNPCM2026-00008
- **Zoning Map Amendment:** PLNPCM2026-00034

The previous owner had intended to use the property as an Airbnb, and I've heard the current owner is considering a drive-up coffee shop. The Avenues have long been zoned as residential, and I strongly believe they should remain that way. Allowing commercial uses—whether short-term rentals or food establishments—introduces more transient traffic and reduces the sense of safety and stability that residential neighborhoods depend on.

My mother lives directly across the street from the proposed change, and I grew up in that home. When I was a kid, there was no café nearby. Since the café opened, I've noticed an increase in bugs in the area, including roaches. Adding another food establishment could worsen that problem.

This zoning change would also negatively affect my mom's property value by shifting the character of the neighborhood toward a more commercial feel. It effectively pushes downtown-style commercial activity further into the Avenues, which undermines the residential nature of the area.

There are already several coffee shops in the Avenues. In my experience, once commercial uses move into residential areas, apartments often follow as a buffer between businesses and single-family homes. That pattern tends to lower land value and is not something most residents want next to their homes.

Traffic on 3rd Avenue is already congested during rush hour. A drive-up coffee shop would increase traffic and cause cars to linger in the neighborhood even longer. There is no space for a pull-over lane, as 3rd Avenue is a single-lane road. I would not want to see the road widened or the parking strip removed to accommodate one. During rush hour, cars already line up down the street waiting to get through the intersection; a coffee shop would only make this worse.

Thank you for taking the time to hear my concerns and allowing me to share my perspective.


Thanks,
James Steffen

(EXTERNAL) zoning

From ken barlow <[REDACTED]>

Date Thu 4/2/2026 6:18 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

 1 attachment (7 MB)

IMG_0491.jpeg;

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Hello,

I have big concerns for the rezoning at 140N B st and 272 e st

There is already no parking spots on saturday and sundays,all this will do is make it much harder to park.

I live at 153 c street and the parking now is ridiculous.

Here is a photo that i took last sunday in which you can see there are no spots to park

Thank you

Ken Barlow

(EXTERNAL) Ellerbeck B and B

From Ali Barnes <[REDACTED]>

Date Fri 4/3/2026 2:01 AM

To Seeley, Alicia <alicia.seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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

I oppose the proposal to allow expansion to include the house east of the mansion and to change the zoning. It would set a dangerous precedent for the Avenues. Keep re-zoning and the Avenues will lose its historic charm. Changing because you can isn't always the best route. This will also impact the neighborhood for several blocks with lack of parking. It is already nearly impossible to find a parking spot in that area.

I feel like the Aves needs some love and attention. We've already gotten trampled over by the Ivory development.

Thank you, Alice Barnes
Sent from my iPhone

(EXTERNAL)

From Carol Foster <[REDACTED]>

Date Sat 4/4/2026 11:24 AM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Hi Alicia,

This is Carol Foster and I live at [REDACTED] We bought our house in 2002.

I'm concerned about the rezoning request by the owners of the Ellerbeck Mansion.

I'm opposed to changing that house into a commercial property because we already have difficulty finding on street parking on our own street.

I would also like to preserve the historic residential nature of this area.

Though the current owners may have good intentions for the rezoning use, if the property is later sold on or they change their minds, effects could be not as they intend, impacting our direct neighborhood.

I would prefer to have more longstanding neighbors as opposed to a new business in my neighborhood.

The house next door (167 B Street) has been turned into an Airbnb by Reed Properties and though they are required to have monthly rentals only, this is not enforced. We've had people walk into our door, police called at all hours, and other disruption by people using the Airbnb.

Thank you for your attention to this and please confirm receipt.

-Carol Foster

[REDACTED]

123 C St. House (Same Block as House 140 C. and House 272 3rd Ave.)

This is an excellent example of the Challenges and Considerations neighbors make to enhance respect for community.

Structure Details:

High Density. House divided into 4 small apartments.

Historically Contributing Structure. Leaded glass windows and period design.

Details of Garbage Disposal:

Small dumpster in rear of house on the left. Very considerate. No use of city cans.

Eliminating need to curb where public street parking is in high demand.

Street signage:

Area 5 Permit parking.

1 Hour parking 7 am. to 7 pm. (Both due to high density).



140 B ST Property

140B Cafe' and Ellerbeck Bed & Breakfast

Weekly City Serviced Waste Disposal



Photo Taken 3/31/26

Garbage delivered to public street on 3/30/26 to secure multiple car length of space on Area 5 permitted city street parking due to density and limited inventory.

Home

BY EDGAR ALBERT GUEST (1881-1959)

It takes a heap o' livin' in a house t' make it home,
A heap o' sun an' shadder, an' ye sometimes have t' roam
Afore ye really 'preciate the things ye lef' behind,
An' hunger fer 'em somehow, with 'em allus on yer mind.
It don't make any differunce how rich ye get t' be,
How much yer chairs an' tables cost, how great yer luxury;
It ain't home t' ye, though it be the palace of a king,
Until somehow yer soul is sort o' wrapped round everything.

Home ain't a place that gold can buy or get up in a minute;
Afore it's home there's got t' be a heap o' livin' in it;
Within the walls there's got t' be some babies born, and then
Right there ye've got t' bring 'em up t' women good, an' men;
And gradjerly, as time goes on, ye find ye wouldn't part
With anything they ever used—they've grown into yer heart:
The old high chairs, the playthings, too, the little shoes they wore
Ye hoard; an' if ye could ye'd keep the thumbmarks on the door.

Ye've got t' weep t' make it home, ye've got t' sit an' sigh
An' watch beside a loved one's bed, an' know that Death is nigh;
An' in the stillness o' the night t' see Death's angel come,
An' close the eyes o' her that smiled, an' leave her sweet voice dumb.
Fer these are scenes that grip the heart, an' when yer tears are dried,
Ye find the home is dearer than it was, an' sanctified;
An' tuggin' at ye always are the pleasant memories
O' her that was an' is no more—ye can't escape from these.

Ye've got t' sing an' dance fer years, ye've got t' romp an' play,
An' learn t' love the things ye have by usin' 'em each day;
Even the roses 'round the porch must blossom year by year
Afore they 'come a part o' ye, suggestin' someone dear
Who used t' love 'em long ago, an' trained 'em jes' t' run
The way they do, so's they would get the early mornin' sun;
Ye've got t' love each brick an' stone from cellar up t' dome:
It takes a heap o' livin' in a house t' make it home.

Jared Brown
130 C St
April 6, 2026

B & 3rd

Keep Housing Housing

An Avenues Residents Appeal To The City,
In Opposition To A Zone Change Proposal.

Attn. Alicia Seeley

Tyler and Karen Alden: Owners/Applicants
Zoning Change Proposal: 272 E 3rd Avenue/140 N B St.
General Plan Amendment: PLNPCM2026-00008
Zoning Map Amendment: PLNPCM2026-00034

Supporting Written Documents.	Pages 1-6 of 9.
Visual: Zoning Map.	Page 7 of 9.
Visual: Byproducts of Business	Page 8 of 9.
Visual: House On Block	Page 9 of 9.
Literary: Poem	Appendix

Jared Brown
Resident
130 C St
downtownjaredbrown@gmail.com

March 29, 2026

Alicia Seeley
aliciaseeley@slc.gov
801-535-7922

Dear Alicia,

I am writing in opposition pertaining to the application for a zoning change. I do so for both properties 140 B and 272 3rd Ave. This change would set a precedence that is not in the interest of the neighborhood nor the city. By this premise alone, the proposal should be denied. This seems to me a perfect example of “Spot Zoning”. In the multiple blocks surrounding these properties all are zoned RMF-35. I have included a map for visual context.(Page 7). By rezoning these properties to MU-2, it sets a precedence for the justification of future commercial sprawl. With this purchase of 272 and proposed zone change for both, they have just proven an appetite for “MORE”. If this one zone change happens it will not stop with 140E and 272 3rd. It will be too enticing to continue to purchase and rezone. And this will not be limited to the Aldens. It will become a catalyst for commercial commerce on the block, attracting others with similar ambitions. Examples of this is 900 S corridor. 1100 E corridor. The block of Smith’s in the Aves.

In Salt Lake City’s master plan, Housing SLC 2023-2027, I have found many examples of how this proposal would not benefit the future goals for housing in our city. I will reference one example. Pg.24. Chapter 3: Constraints (J) Preservation Of At Risk Units: “Naturally occurring affordable housing (NOAH) is housing that is affordable without government restriction or subsidy. This is likely to be older housing that has not been updated and may lack the amenities included in newer housing developments. In a hot market, however, NOAH is at risk of being lost due to market-induced rent rises, renovations that lead to rent rises, sale of properties, or redevelopment.”

This historically contributing small house on 272 seems to fit this profile perfectly within this description of NOAH, and for many reasons. Unchangeable factors of this small structure and lot is limiting. Certain amenities or “up-dates/upgrades” are just not possible. Small square footage, minimal yard, no option for off street parking, no driveway, no garage, no potential for structural additions and extreme close proximity to neighbors (one of which runs a DUEL BUSINESS) exist! Some modern conveniences will just not be feasible. Fortunately this house has not been the recipient of any major renovations. The interior; very recent and minor improvements. Exterior; no recent remodel updates, keeping its historical character intact. It is shameful to lose NOAH

inventory such as this. Worse, to exploit this houses character to justify a “change of use” for monetary reasons. A purchase due only to the proximity of 140 B. This idea seemed to have occurred out of a desire for business expansion, via convenience of location. Sadly crating consequence of a lost opportunity for a purchaser to obtain this house within the integrity of the current residential zoning.

This house zoned “single family unit” with the potential for occupant(s) to live is far too precious to lose. There should be no attempt to make it something it wasn’t designed to be. This has already occurred to the corner structure on 140B Ellerbeck Mansion B&B. The neighborhood has had to bear the consequences of such. Even recently soon after their purchase of 140B around 2020, the historic carriage house was converted from a tool and maintenance storage garage to a coffee/retail shop. This “change of use” and the over-development of the property dramatically affects the area.

“Legally running a business in Salt Lake City RMF-35 (Moderate Density Multi-Family) zoning requires complying with strict residential-compatibility standards, mainly through approved home occupations or specific low-impact permitted non-residential uses, as outlined in [City Ordinance 21A.24.130](#) and [RMF-35 & RMF-45 Zoning Districts Analysis](#). Businesses must generally operate inside enclosed buildings and not create neighborhood impacts like excessive noise, traffic, or signage.”

The community, as well as the Aldens, need these parameters in place. These ordinances legally restrict the affects on the corner as the B&B is concerned. This would keep discrete signage on the mansion and non on the facade of the 272 house. This does not excuse “pushing the envelope” on factors of visible and audible impact to the environment within its proximity. They cater to a transient clientele. Little investment in the community occurs besides the money exchanging hand with the owners. If the Code changes to MU-2, it then rewards their one sided ambitions and allows for greater impact. They would then have far greater liberties for intrusive development. The visual and encroaching affects become more abundant and legal. The recent addition of the 140 B Cafe’ has far exceeded the threshold of compliance within these parameters. We as neighbors have absorbed many hardships this business has created on the corner.

An example of this is how for years these business owners have decided to manage their waste and recycling disposal. With the packaging from food preparation, cleaning supplies, maintenance and other inherent supplies, a substantial amount of rubbish is accrued. Instead of contracting for a dumpster and services involved, they have chosen to include themselves with the resident city disposal program. I counted seven city disposal cans taken out to the road on a Monday for the city pick up on Tuesday. I am not exaggerating when I say that multiple community parking spaces are made unavailable for the duration of an evening, a night and part of the next morning. I have supplied a photo for visual reference. Visual context(Page 8). The choice not to accommodate different logistics of their business has created real consequences. A historic house on the same block has been divided into four small apartments. They have decided to

incorporate a small dumpster allowing for the two parking space in front to be free for visitors. Visual context (Page 9).

The mansion on 140 B was constructed as a polygamist home with a rich history. The 272 3rd Ave. house was also built for residential use. There is good reason why these codes and ordinances were adopted in our city. A historic overlay has been implemented to further enhance protections and safe guards. These are important protocols to further the preservation within the the Avenues district. Codes were adopted, not only to protect the structures themselves, but also the fabric of the community. This creates a beautiful balance of symmetry between the worlds of residence, open space and commerce.

I do understand why the Bed and Breakfast owners would like to expand their business and pocket book. The motivations money can present can be enticing. However, I do feel their vision is flawed. Self-interest can sometimes blind us from other important factors of life. The word “community” represent an opportunity to think in a broader scope. Personal compromises bring fulfillment in adapting to the wants and needs of others. This beautiful reason is why many of us have chosen to live and curate this great pocket of community in the Lower Aves!

Many of us cannot be convince that this neighbor hood needs more expansion of “pastry/coffee shops, retail and community workshop space.” They Aldens have already created this on the corner of 140 B. They changed the intended use of a structure by turning their garage/carriage house into a coffee/bakery/brunch facility. This modification changed the business from supplying breakfast/coffee to the quest that stay the night on the premises, to a completely new business model. 140 B Cafe’ operates by throwing a net out to the general public, creating an extensive numbers of visitors. People accessing the property for small bits of time for beverage and pastry service. Because the nature of a “coffee break” is considered minimal amount of time, visitation numbers daily has inflated exponentially. Was this done with integrity and by ethical means?

They have also transformed part of their back yard/driveway area into seating and a community space. At certain times, seating has been introduced on to the Park Strip. facilitate visitation to guests of the cafe’ at busy times. This has changed the intended use of this small structure and the yard area, pushing its visitors to find street parking in order to visit. These changes have also effected visitation of the mansion. I have personal friends that stayed the night at the B&B and were specifically given instructions and asked to find parking on the city street. I don’t know how many visitors/employees vehicles a day must park on 3rd avenue to access these services. I do see their service truck on the road often. The 272 3rd Ave. house has absolutely no off street parking. I do very well know of the parking challenges we face being so close to downtown, multiple cathedrals (Easter season) and many high density structures in our area.

There are other great concerns with parking an traffic flow. C St directly to the east is an Area 5 permitted use road (2 hr parking weekdays 7 AM to 5 PM). Visual context (Page

9). This was put in place because of the amount of density and culturally historic and relevant structures near by (Presbyterian Cathedral, etc.). 3rd Ave is a one way street heading west. This done to manage traffic that filters down from employees and residents to exit the lower Avenues on to N. Temple. This is the road on the north corner lot of 140 B and 272 3rd Ave. Headed east, 2nd Ave. is a one way street. Implemented in attempts to expedite traffic deeper into the Avenues. B street is the road contacting the west part of the lot on 140 B. This is a highly congested area in that it is two blocks directly north of the Cathedral of the Madeline, and one block from Le Madeline Choir School. B street is also the first road headed north that parallels the west entrances to LDS Hospital. B and C streets have a heavy traffic load to access these facilities.

The application description states: “No new construction or modifications of the historic buildings on the properties are proposed...” What about signage? This would change the facade of this CONTRIBUTING HISTORIC 272 B house. The equipment hoods and modification for equipment and facilities, health code modifications and safety codes for egress? I am personally very aware of what the reality of physical compliance modifications entail for compliance. Including yearly visits from health department, fire department etc. What if a liquor license is the next application to be sold as part of “retail” portion of their business? We just had a Vegan BBQ restaurant, operating in a facility that it was not designed for, catch fire in the Avenues last summer. The adapted structure burn to the ground and put at risk the neighbors on all sides.

There is a skepticism in our community that has come about from having many past proposals and plans submitted for review. For those that pass, some of what is actually produced tends to have details that were purposefully omitted through the process. This reviles the true intentions and interest of the applicant. There is one logical theory of why the Aldens interest in purchasing the small house at 272 3rd Ave. In the long term, purchased this property in hopes that in a near future even the small structure will be compromised. Fire, flood, earthquake or other damage...justifying a demolition. This would make way for the perfect opportunity to have a parking lot! It may not need a “curb cut” through access of 140B property. This would allow them the space for the B&B to put in a swimming pool/hot tub in the current drive way/yard. This gives guests private parking a pool amenities! Cha-Ching!

Maybe, they should consider being content with this business footprint of their current buildings? If the ambition to expand is too great, a completely different location might be more appropriate? I don't understand the mentality of purchasing a property, knowing of its legal and physical limits, then discounting them as a work around? There had to have been red flags going off in their head that this purchase doesn't make sense? Then attempting to ask residences, community leaders and government servants to take precious time and resource to accommodate and legally justify such a deplorable idea.

A single family dwelling has a value in a way that is not quantitative or paralleled. I cannot explain what a resource it is having friends and neighbors on the same block.

Endless examples of mail being picked up if out of town, accomplishments of neighbors and their children, and hand waves while walking the dogs. Sadly, with rental units, the average stay is a couple of years...then they move on. The core friends I have made in the neighborhood, not only are in a single family unity home, but most of them own it! This brings stability to a community. It pains me to think that one of these homes has been compromised in a way by being purchased to capitalize on a business idea. It might become a rental opportunity with a land lord/tenant having culture of turnover.

There are so many amenities within walking distance to attract a person or family that could thrive in that house. There are 2 schools (Open Classroom and Madeleine Choir School) about 2 blocks away. We are close to parks, art galleries, food markets, hospitals, colleges, clerics and the professional business district of downtown. Housing SLC states of the vital importance of essential workers such as “artist, nurses, fire fighters, police officers and teachers etc”. In Housing SLC these people, “contribute to Salt Lake City communities by fostering safety, cultural identity, and resilience.” What a great concept of a potential pedestrian commute to the job. Even after work hours, this community has its own Street Fair, News Letter and I just happen to run into a friend at the store that is the president of the Avenues Bike Club (were all abilities and riding levels are welcome). This new resident would then have the opportunities participate and contribute to our community!

The reality is there are specifically an abundance of boutique bakeries in our neighborhood. They are within four walking blocks of these properties. The Avenues have distinctly smaller blocks than that of a true city block. Some options are: Their own current Location, Cafe’ 140B(B St and 3rd Ave). Avenues Bakery on 4th (4th Ave between D St and E St). Straw Market on 4th Avenue and E St (coffee/bakery/retail). Foodie and Sweetie D St Market(D St 2nd Ave), Java Joes (E St and 1st Ave ,Coffee/ Snacks). Mrs Backers Bakery (South Temple 450 E.) Other options are: Smith’s Food and Drug (E St 6th Ave). Established commercial vacancy opportunities do exist in the Aves.

I speculate that if these owners are willing to compromise a single family home like that of 272 3rd Ave. what else is in the works? They modified the carriage house and want the small house transitioned to accommodate the “Breakfast” side of their Bed and Breakfast business model. Would they jockey to purchase the multi-unit apartment building property on the adjacent lot to their south? There by adding an annex to the “Bed” portion of their business by making it an extension of the Hotel/VRBO? Unacceptable! After this application for a zone change on these properties....all is in question.

Another real potential consequence of this code change, is the Aldens may one day decide to sell these properties. If one day the opportunity to retire presents itself or receive an outside offer for these homes they cannot refuse, what does the future of these properties look like? I have read “The Table Of Permitted Uses” for an MU-2 Mixed Use 2 District and this welcomes world of potential legal business options that could cause new anxieties, concerns and challenges for our community.

I do wonder if the integrity of these codes have been compromised within our cities culture? Is there a casual approach to such a large purchase of a house? Someone procures a property with certain code limitations (residential) and thinks it an easy change. Facilitating only their personal interest with no regard for important factors contributing to the architecture of these zoning laws? Buy now, make it what you want, then ask for forgiveness (or code change) later. It seems to be putting the cart before the horse! This behavior eliminates the opportunity for a new owner to live in these houses. On page 69 of Housing SLC it states: It takes about; Increased Ownership and Equity-Sharing as a main goal. We must stop this culture of incentivizing a potential buyer from disregarding a code because the chance of getting a variance or change of that code is “likely”. I commend the city for not allowing a zone change for a seven story hotel next to Sugar House Park. Bravo!

Salt Lake City Municipal understands this with the example of the new project being built just south of the Inter-mobile hub on 600 W and 350 S. They are building tiny houses to address the crisis of housing people. They are working to combat sheltering low income/homeless persons to get them back on their feet. Giving the opportunities to become contributing to our community. Why did they not build more efficient high density apartments instead of small single family dwellings? Research shows that the design of the balance of structure and space that a single family unit supplies is found to enhance a positive habitat for human thriving. Not just surviving, but creating an opportunity to have the tools and environment to facilitate and promote a vibrant and healthy lifestyle. This creates a feeling of community. Giving a sense ownership and pride of having ones own space. This is brought about through the relationship between both the interior and exterior environments providing habitat to thrive.

The Aldens have pitch this project as a “community resource” with a “community workshop space”. I see it as the opposite. This would become a dwelling lost forever to the greed of commerce. Eliminating an opportunity a family to really put roots down and take pride **LIVING** in our community. Why bold the word living? Because, when someone is creating meals, reading a book, or sleeping the need one of the three necessities of life to do so...shelter. I have included in this document a poem written by the late great poet Edgar Allen Guest. He is known as “The peoples poet” and gave us the verses of one of his works named “Home”. This poem gives great perspective on the difference between a house and a home. As Mr. Guest writes...”It takes a heap o’ livin’ in a house t’ make it home,” Lets allow a new neighbor to start “livin”, to make that house a **HOME**. Not a coffee shop, bakery, retail or a parking lot!

Thank you for your time and effort in this matter.

Sincerely,

Jared Brown.

Salt Lake City Zoning Map:

All properties shown is included in Historic Overlay District.

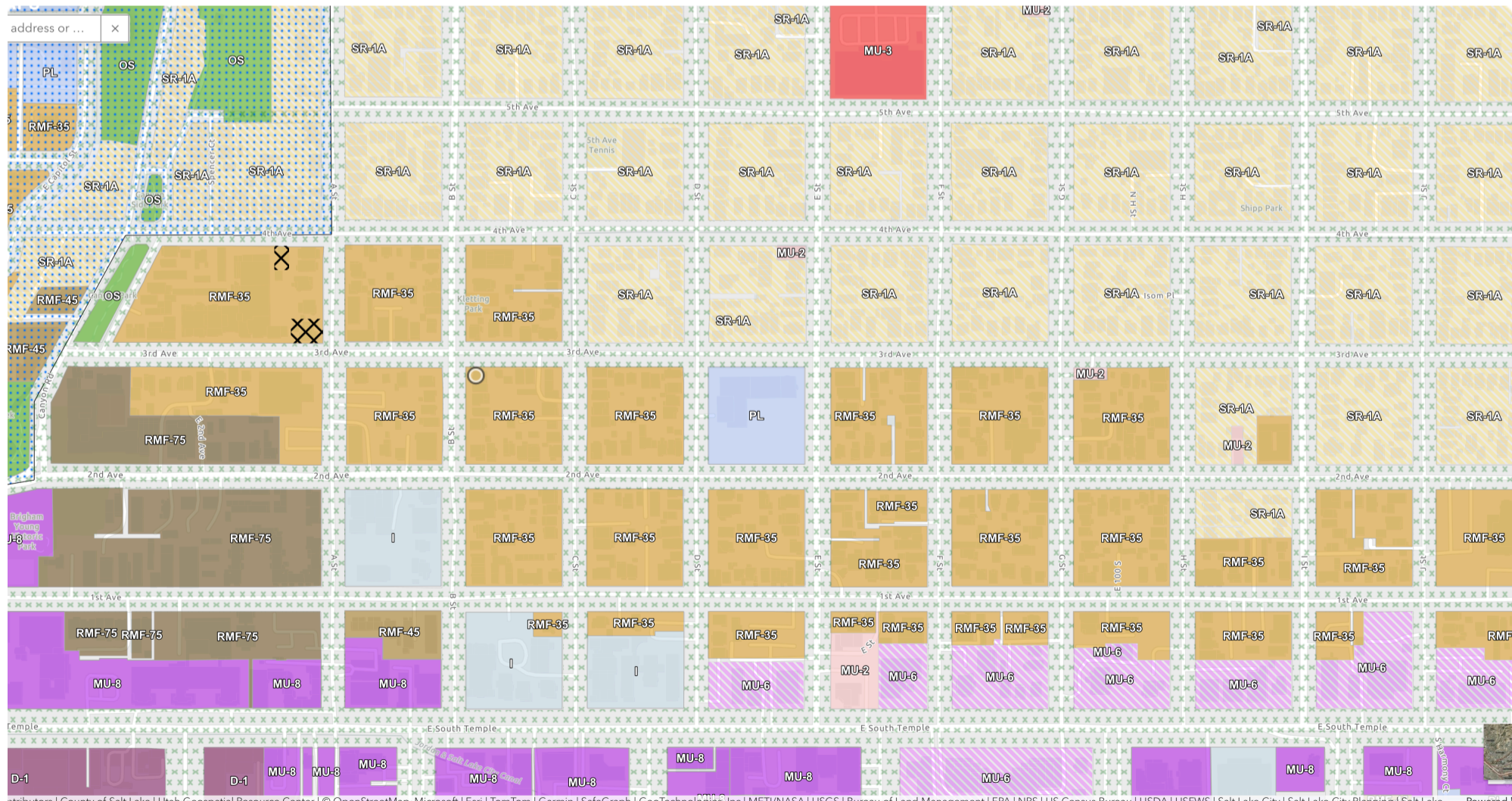
The 2 property applicants lots are circled.

This map illustrates by changing the codes on 140 B St and 272 3rd Ave from RMF-35 (Residential) to MU-2 (Mixed Use) would set a precedence for commercial development and spot zoning.

This is not in the interest of the long term use of this area and contradicts the goals defined within the Housing SLC 2023-2027 portfolio.

Just because it is RMF-35(residential) does not mean retail/commerce does not exist. Case and point: Ellerbeck B&B/140B Cafe.

Many properties surrounded by this pocket of RMF-35 range MU-2 to MU-8. This supplies pedestrian access to a huge array of services and products that are already established.



(EXTERNAL) Concerned Resident Zone Change Prop. 272 3rd. Ave/140 B. St.

From Jared Brown <[REDACTED]>

Date Wed 4/8/2026 7:42 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

 3 attachments (93 KB)

2.Written Opposition.pdf; 1.Title Page.pdf; 6.Poem.pdf;

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Dear Alicia, I first wanted to thank you for the time and effort you and your team are putting into the process of this application. My name is Jared Brown. My wife and I live at 130 C. St. We very much oppose any change to zoning and have hand delivered documents to your office. I will attempt to send you my docs in a file that might assist you in a more convenient format. I might have to do this in a few uploads due to the size of files. If you have any problems accessing the files please write back and I'll give it another try. If there are any future opportunities for further involvement that you would find valuable from me, please let me know!

Thanks again, Jared Brown

(EXTERNAL) Opposition to Rezone of 272 - 3rd Avenue

From pamellagl <[REDACTED]>

Date Wed 4/8/2026 5:17 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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I would like to express my strong opposition to the proposed rezoning of 272 3rd Avenue. This proposal would commercialize a single family home in my Avenues neighborhood.

The proposal is to commercialize this home to be a bakery. I am not opposed to bakeries, but I am opposed to making this home a commercial business. A commercial business would mean the loss of another single family residence and of course, the ubiquitous parking issues. If the residents would like to open a bakery, there is already a zoned commercial area by Smith's that provides ample parking.

Thank you.

Pamela Grubaugh-Littig



(EXTERNAL) Ellerbeck Bed and breakfast and cafe 140B

From Victoriya Baskin <[REDACTED]>

Date Thu 4/9/2026 11:46 AM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello Alicia!

I wanted to reach out to you in support of the Ellerbeck rezoning!

I have lived in the avenues for 4 years and I have nothing but positive things to say about the business. It is a calm gem in the community. A beautiful oasis for a quiet morning and a friendly neighborhood spot I find myself walking to every weekend!

I have made friends with many of the staff members who most of which live locally, many of which are able to walk to work! It is clear the owners have a deep care for their community and I would love to see them expand and offer even more to our neighbors (and me :-)

I look forward to what's to come!

Victoriya

(EXTERNAL) Support of Ellerbeck / 140 B rezoning

From Chelsea Boushka <[REDACTED]>

Date Fri 4/10/2026 2:01 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Hello,

I'm emailing in support of the rezoning of this business. It's provides great amenities and enrichment to this community. I would be happy to see it expand.

Best,

Chelsea Boushka, ACMHC

Associate Therapist

Pronouns: she/her

Front desk phone: (385) 212-4195



RMC Counseling

370 E. South Temple, Suite 260, 300, & 550

Salt Lake City, UT 84111

www.rmcslc.com

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(EXTERNAL) Cafe 140 B

From MAYA DANGERFIELD <[REDACTED]>

Date Fri 4/10/2026 6:12 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hello! My name is Maya Dangerfield. I've lived in the avenues for the past two years and the surrounding area for longer and I have nothing but good things to say about Cafe 140B. Not only is it a quiet peaceful addition to food options for the avenues locals, but it's created foot traffic for visitors that love all things historic and brings appreciation for the avenues. It also employs some of the neighbors and they are all so lovely to meet and chat with.

I would love to see more seating and space options for this business to expand. They have done the avenues justice in restoring and appreciating a slower pace of life. I love Cafe 140B!!!! I hope you have been able to experience the magic they deliver!

Maya Dangerfield
Sent from my iPhone

Ellerbeck B&B and Cafe

From Christensen, Alex <[REDACTED]>

Date Mon 4/13/2026 10:19 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

Hello Alicia,

My wife and I live in the Avenues and frequent Café 140B. We have always thought that the B&B is charming and that the restaurant really adds to the ambiance of the whole place. Extending the space to add 272 3rd Ave is a great idea in my opinion. The whole style of Ellerbeck matches the neighborhood and expansion would allow for more great space for socializing, relaxing reading, etc. I hope that Zoning will really consider allowing them to utilize this additional space for a great reason.

Let me know if you have any questions regarding our experience with Ellerbeck.

Thanks,



ALEX CHRISTENSEN, PE
Engineer VI – WRF Program Manager
DEPARTMENT of PUBLIC UTILITIES | SALT LAKE CITY CORPORATION
Mobile: (415) 515-0419
Email: Alex.Christensen@slc.gov
WWW.SLC.GOV/UTILITIES WWW.SLC.GOV

(EXTERNAL) Cafe 140B avenues zoning proposal

From Griffin Higginson <[REDACTED]>

Date Mon 4/13/2026 11:10 AM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello!

I hope this finds you in okay timing. I know I'm close to the deadline. I just wanted to add my name to the list of I hope many who support the zoning change into expansion plans. This cafe has brought back a community in times where it's few and far between. Not only does it bring new people to appreciate the history of the avenues, but gives it's local residents a place to congregate and cherish what the avenues truly have to offer. Please take the time to see for yourself what the cafe is offering. It's a beautiful space, you'll truly feel the magic.

Best regards -
Griffin Higginson

(EXTERNAL) PLNPCM2026-00008, PLNPCM2026-00034

From Jim Jenkin <[REDACTED]>

Date Mon 4/13/2026 5:08 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

Cc Jim Jenkin <[REDACTED]>; JCJenkin@gmail.com <[REDACTED]>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Dear Ms. Seeley,

Please note that I have a new address for civic matters (due to space considerations). The old address is still active.

Regarding this proposal, I would make 2 comments:

- 1) If the proposed rezone is granted the housing at 272 E. 3rd will either be lost, or end up as short term rental, and the Ellerbeck Mansion will likely eventually become a professional office building.
- 2) If any special conditions are not recorded in the deed they may eventually be lost.

Sincerely yours,

Jim Jenkin

[REDACTED]
salt Lake City

(EXTERNAL) Public Comment: PLNPCM2026-00008/00034 - 140N B St & 272 E 3rd Ave - Oppose

From John Steffen <[REDACTED]>

Date Tue 4/14/2026 11:38 PM

To Seeley, Alicia <Alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Alicia Seeley,

My name is John Steffen. I grew up across the street from 140 N B St and frequently visit my family who still lives there. I am writing to express my opposition to the proposed zoning change from a RMF-35 to a MU-2 zone for 140N B St and 272 E 3rd Avenue.

Parking across 3rd avenue as well as B street is already crowded near the Bed and Breakfast. I've noticed over the years that the parking across those streets has become more crowded. Rezoning 272 E 3rd Avenue to allow it to operate as a retail store, coffee/pastry shop, and community workshop space would bring more traffic to those already busy streets making it difficult for people that live in the area to park. There is not adequate street parking for another business.

Rezoning 272 E 3rd Avenue to a MU-2 to operate as a retail store, coffee/pastry shop, and community workshop space would also remove a house in a historic district to be used as a residential home whether rented or owned. Housing costs in Utah have been rising and becoming harder for residents to afford. Converting houses like these to a MU-2 and allowing them to operate as such business adds to the problem.

Due to the limited parking and wanting to preserve the historic homes in the Avenues as homes I oppose the zoning change. Thank you for taking into account my input.

--

John Steffen

(EXTERNAL) Opposition to Rezone 272 Third Avenue

From William Littig <[REDACTED]>

Date Tue 4/14/2026 6:01 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

I am writing to express my profound opposition to the proposed commercial development situated at 272 East 3rd Avenue. As a long-standing resident deeply invested in the preservation of our community, and with a background as the past chair of the Greater Avenues Community Council and a six-year tenure representing the Avenues on the Salt Lake City Historic Landmarks Commission, I have witnessed firsthand the delicate balance required to maintain the unique character of our historic residential district.

Throughout my time on the Historic Landmarks Commission, we frequently confronted proposals for commercial encroachment within our predominantly residential zone. While we achieved successes in safeguarding our neighborhood, we also experienced notable setbacks, such as the regrettable approval of the 7-Eleven on 3rd Avenue and K Street. This particular development stands as a stark reminder of the negative consequences of allowing out-of-character commercial projects: it introduced significant traffic congestion to what was once a quiet residential intersection, fundamentally altering its ambiance and setting a problematic precedent.

The current proposal at 272 East 3rd Avenue, which reportedly seeks to join an existing property already converted from a residence to a commercial short-term rental (BNB), raises similar and even more pressing concerns. This trend of converting single-family homes into commercial entities is chipping away at the very fabric of our residential community. A critical issue, and one that cannot be overstated, is the severe inadequacy of parking for both properties involved in this proposal. The new development is presented with no provisions for off-street parking whatsoever. Granting such an approval would inevitably exacerbate parking woes, leading to increased street congestion, overflow into already limited residential spaces, and potential safety hazards for pedestrians and residents alike.

It is baffling to consider how this proposal aligns with our community's established planning principles and zoning regulations. Allowing such a development without addressing fundamental issues like parking and adherence to residential zoning feels like a significant oversight, and I urge the planning staff to uphold the integrity of our neighborhood's protective guidelines.

We have seen the detrimental effects of inappropriate residential conversion elsewhere, notably along 1100 East, where the incremental introduction of commercial uses has irrevocably altered the residential character of the street. While I am a staunch supporter of small, local businesses, my support is contingent upon their establishment within appropriate zoning classifications that respect

the community's master plan. There are viable commercial spaces available within our district, such as those at the Smith's Food King Building, which do not necessitate a zoning variance and would allow businesses to thrive without undermining the residential integrity of the Avenues.

Furthermore, our community has already endured a significant loss of residential housing units, with over ten properties having been absorbed into the Governor's Mansion complex in recent years. To lose yet another residential unit to commercialization is simply unacceptable and runs counter to the pressing need to preserve and increase housing stock within our historic district.

This proposal is fundamentally out of step with the cherished residential character, historical significance, and community expectations of the Avenues. I strongly urge its outright rejection to safeguard the livability, historic integrity, and quiet residential nature of our beloved neighborhood.

Sincerely,

William Littig


Salt Lake City, Utah 84103

[Sent from Yahoo Mail for iPhone](#)

(EXTERNAL) Enthusiastic support for Ellerbeck & Cafe 140B Rezoning

From Autumn Alden <[REDACTED]>

Date Wed 4/15/2026 1:33 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Dear Planning Commission,

I'm writing in strong support of the proposed rezone for Ellerbeck, Cafe 140B, and the adjacent property. This space has become such a vibrant, welcoming hub that brings people together in a way that feels both meaningful and rare. It adds character, connection, and a true sense of neighborhood pride.

The cafe's growth reflects how much the community values it, and expanding into the neighboring property feels like a natural and positive next step. Creating more walkable, locally rooted spaces like this is exactly what strengthens neighborhoods long-term.

I fully support this initiative and hope you will consider the lasting community benefit it provides.

Sincerely,
Autumn Alden

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Bryan Schreiner <[REDACTED]>

Date Wed 4/15/2026 3:07 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Alicia,

I'm from Salt Lake County and I love Ellerbeck B&B. It adds a ton of character to the neighborhood and it has been such a nice place to be.

Cafe 140B in particular is great. The food is good, I love the small community vibes and seeing my neighbors in a fun place, and I definitely like having it around.

I support the rezone proposal because Ellerbeck and the surrounding cafe are a fun, inclusive place for anyone in the surrounding streets to go. It's a positive to the whole community

Thanks,

-Bryan Schreiner

(EXTERNAL) Support for the Ellerbeck and Cafe 140B Rezone

From Darcy Larson <[REDACTED]>

Date Wed 4/15/2026 5:18 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

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Council Member Seeley-

I'm writing to express my support for the proposed rezone for Ellerbeck Bed & Breakfast and the adjacent cottage at 272 3rd Avenue.

Cafe 140B has already become a meaningful part of the Avenues community, and this proposal would allow that positive impact to grow. The plan for the cottage to become a small retail and coffeehouse extension would create another walkable neighborhood space where people can gather, connect, and support a local business.

This location is especially well suited for that kind of use because it is on a bus route and along a bike lane, which supports walking, biking, and public transit. I also think small neighborhood commercial spaces like this add a lot to a community and help create the kind of vibrant, connected feel people love in places like 15th & 15th and 9th & 9th.

It is also worth noting that the cottage property has been abandoned for many years and has not functioned as active housing for a long time. Reusing it as a community-serving business space would be a real benefit to the neighborhood.

I hope you will support this rezone and the opportunity for Ellerbeck and Cafe 140B to continue serving and strengthening the Avenues community.

Thank you for your time and consideration.

Darcy Larson

(EXTERNAL) Ellerbeck Cafe 140B

From Devin Wojtanek <[REDACTED]>

Date Wed 4/15/2026 3:10 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Hi, Alicia

I am excited to write and share my support for the proposed rezone for Ellerbeck and Cafe 140B. What they've created has genuinely changed the feel of the neighborhood in such a positive way. There's a warmth and charm to that corner now that wasn't there before—it feels lived-in, welcoming, and full of life.

Places like this make a neighborhood more than just a place to live—they give people a reason to walk around, connect, and spend time locally. Expanding into the adjacent space seems like a natural continuation of something the community already values.

I hope you'll consider the impact it's already had and support this next step.

Sincerely,
Dev Wojtanek

(EXTERNAL) Support for Ellerbeck & Cafe 140B Rezone Application

From Holly Alden <[REDACTED]>

Date Wed 4/15/2026 4:07 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

[You don't often get email from [REDACTED]. Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Dear Ms. Seeley,

I am writing to express my strong support for the proposed rezone application for the Ellerbeck Bed & Breakfast and the adjacent cottage property at 272 3rd Avenue.

This proposal represents a thoughtful and appropriate evolution of a space that is already serving the community in a meaningful way. Cafe 140B has become a valued neighborhood gathering place—one that fosters connection, supports local commerce, and contributes to the unique character of the Avenues. Expanding this footprint in a measured, neighborhood-scaled way would only deepen those benefits.

From a planning perspective, this proposal aligns with many of the goals cities strive to achieve. The property is located along an existing bus route and bike corridor, making it an ideal candidate for walkable, transit-oriented neighborhood use. Supporting small, local businesses in locations like this reduces car dependency, activates streetscapes, and encourages residents to engage with their community in a more sustainable way.

Additionally, the adaptive reuse of the adjacent cottage is a responsible and pragmatic approach. Given that the property has not functioned as viable housing for many years, its conversion into a small-scale commercial space represents an opportunity to bring life, safety, and purpose back to an otherwise underutilized structure. Preserving and repurposing existing buildings—rather than leaving them vacant—benefits both the neighborhood and the city as a whole.

The Avenues neighborhood would greatly benefit from additional small, walkable commercial nodes—similar to other beloved areas in Salt Lake City such as 9th & 9th or 15th & 15th. These spaces create a sense of place, strengthen local economies, and provide residents with accessible gathering spaces that enhance daily life.

In my view, the long-term community benefits of this proposal clearly outweigh the loss of a single residential unit—particularly one that has not served as active housing for an extended period. This is an opportunity to support intentional, community-oriented growth that reflects how residents already use and value this space.

Thank you for your time and consideration. I respectfully encourage you to support this rezone application and the continued evolution of Ellerbeck and its neighboring property as a vibrant, neighborhood-serving destination.

Sincerely,
Holly Forshee

(EXTERNAL) Rezoning 272 3rd Avenue

From Jackson Carpenter <[REDACTED]>

Date Wed 4/15/2026 7:16 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Hello,

I'm writing in support of the proposed rezoning of 272 E 3rd Ave. This proposal strikes me as a thoughtful, limited adjustment that simply aligns zoning with longstanding neighborhood-serving uses already in place, while adding a small-scale, daytime coffee and reading space that fits the character of the Avenues. Importantly, it does so without increasing building size, density, or intensity, and includes clear operational limits to protect nearby residents. By formalizing what is already a valued community asset and channeling activity into a more organized, walkable, and predictable framework, this change would enhance the neighborhood rather than disrupt it.

Thanks,

Jackson

(EXTERNAL) Zoning

From Jade Higginson <[REDACTED]>

Date Wed 4/15/2026 2:31 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED] [Learn why this is important](#)

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Planning commission,

I support the Ellerbeck/ Cafe 140B and adjacent property re-zone. This business is an invaluable part of our community. I come here often and love that I get to mingle with my neighbors and feel like a part of a tight knit community. They absolutely need more space to grow as it's gotten so busy sometimes the wait is an hour!

We love to have these types of small, walkable businesses around us and absolutely want them to grow to the next property.

Sincerely,
Jade Higginson
Avenues Neighbor

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From John Urry <[REDACTED]>

Date Wed 4/15/2026 2:25 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

[You don't often get email from [REDACTED] Learn why this is important at <https://aka.ms/LearnAboutSenderIdentification>]

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Hi Alicia,

I love Cafe 140B because it reflects the neighborhood culture of the Avenues. Friends meeting friends and really having a tight knit community . The Alden's have put their heart and soul in making a business both successful and one that enhances the values of the neighborhood. They employ many. They enhance the special feeling of the Avenues.

I support the rezone proposal because it provides good use of the facilities available. The house is too small for a family dwelling. Their plans expand the area for the benefit of all. Their plans add to the special ambiance of the neighborhood which benefits us all.

Thanks,
John Urry

[REDACTED]

Sent from my iPhone

(EXTERNAL) Reasoning the properties of ellerbeck/cafe 140b/the cottage

From Laura Schreiner <[REDACTED]>

Date Wed 4/15/2026 2:02 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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Hello!

I am writing to request you rezone the properties of ellerbeck bed and breakfast (as well as the cottage behind it) from residential to commercial. I have been lucky enough to visit cafe140b several times and appreciate the feeling of community i get while relaxing and eating there. Businesses like these make the Avenues feel more "homey" and local. It's super convenient to have more choices of places to eat and shop within the Avenues and not having to venture further into salt lake and elsewhere. Please consider rezoning so that the business owners can continue to create a high quality third space within our community.

Thanks!

Laura Schreiner

(EXTERNAL) Ellerbeck and Cafe 140B

From Megan Benson <[REDACTED]>

Date Wed 4/15/2026 1:05 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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

Dear Ms. Seeley,

I am writing to share my support for the rezoning request for Ellerbeck B&B, Cafe 140B, and the cottage at 272 3rd Ave.

Places like Cafe 140B matter because they do more than serve coffee or retail. They give people a place to gather, slow down, and feel connected to their neighborhood. Those kinds of spaces are hard to create, and once they exist, they become an important part of community life.

What stands out to me about this proposal is that it builds on something that is already clearly valued. Cafe 140B has become a meaningful neighborhood space, and expanding into the adjacent cottage feels like a natural and thoughtful next step. I think more small, walkable, local businesses like this would make the Avenues stronger and more livable.

I also think it matters that this location supports alternatives to car use. Being on a bus route and bike lane makes it easier for people to access the space in a way that fits the kind of connected neighborhood many people want to live in.

The cottage has not functioned as housing for the last 15 years. In that context, using it to expand a community business seems like a positive outcome for the neighborhood.

I hope the Planning Department will give serious weight to the value of small community spaces like Cafe 140B. I support this rezoning request and hope it will be approved.

Thank you for your time and consideration.

Sincerely,
Megan Benson

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Natalie Nicole <[REDACTED]>

Date Wed 4/15/2026 3:04 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Hi Alicia,

I love Cafe 140B because the food is delicious. Just check out their reviews - 4.8 stars from 188 reviews. That speaks for itself! I support the rezone proposal because I heard that house behind the B&B was abandoned for many years anyway. It has already been made fresh and new, giving a facelift to the place. There is something special about having access to a walkable eatery in a neighborhood.

Thanks,

Natalie

(EXTERNAL) Proposed Land Use--140b st and 272 3rd ave comments

From Ruth Steffen <[REDACTED]>

Date Wed 4/15/2026 11:31 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

You don't often get email from [REDACTED]. [Learn why this is important](#)

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PETITION NUMBER

General Plan Amendment: PLNPCM2026-00008

Zoning Map Amendment: PLNPCM2026-00034

Dear Alicia,

My name is Ruth. I've lived in the avenues for a long time and live right across the street from the bed and breakfast that is petitioning to rezone. I am objecting to the proposal to rezone 272 3rd Avenue and the Ellerbeck Bed and Breakfast at 140 B Street.

I am objecting to the proposal to change 272 3rd Avenue to a MU-2 mixed use 2 district because it would not be good for the residents of this neighborhood. The Ellerbeck Bed and Breakfast and Café 140 B is already a very busy and active business. The proposal is to have a retail store, pastry/ coffee shop with pickup and a community workshop in 272. There is no off street parking for 272. The street parking has been a big problem since the cafe opened. Parking would be taken up by workers and people coming to the business at 272. The cafe and bed and breakfast have employees that park on the street too. If 272 3rd Avenue is used as a business there will be a big increase in traffic and parking problems. With a pickup at 272 I worry there will be double parking or stopping in the street while people wait for an order creating dangerous conditions. On the weekend, parking is constantly full on 3rd Avenue, B Street, and surrounding streets when the café is open. I've even seen people parking in front of the fire hydrant on 3rd Avenue. Residents that live on those streets will not be able to find parking.

I am also concerned about the increase in noise that would result from the business bringing in more people. There have been occasions where the Bed and Breakfast is loud. They have had bands come and perform with speakers, microphones, etc. I could hear them all through my house even with the doors and windows closed. I had to turn my T.V. up to be able to hear it above the noise of the events. I could also hear them a block away. I am concerned with the zoning change that these events would be more frequent.

I don't understand why the owners want to rezone the bed and breakfast to a MU-2 mixed use 2 district when it already operates as a business. They state no change to the use of this property is proposed as part of this petition. If that is the case, then I see no need for the change, the bed and breakfast should be fine keeping its current zoning.

Rezoning the two properties to a MU-2 mixed use 2 district will not be good for the neighborhood. Having three business next to each other is not a good idea in this neighborhood. And turning a house into a business doesn't help with the housing shortage. By allowing the rezone it will worsen the parking

issues and create a louder neighborhood that is usually calm and quite, which is why I am objecting to the proposed zoning change.

Ruth Steffen



(EXTERNAL) Support for Ellerbeck

From Samuel Hunter <[REDACTED]>

Date Wed 4/15/2026 4:43 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

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Hello Alicia,

I'm writing to express my support for the proposed rezoning of Ellerbeck B&B and the adjacent property at 272 3rd Ave.

I'm a regular at Cafe 140B, and whenever I have family or friends visiting, it's almost always our first stop. It's become a staple for us and clearly plays a big role in the community.

Spaces like this are exactly what make neighborhoods feel connected. Walkable, local businesses create gathering points, encourage foot traffic, and reduce reliance on cars—especially in areas with access to transit and bike routes.

I believe projects like this help create vibrant, livable communities, and I hope you'll consider the broader community benefits in your decision.

Thank you for your time and consideration.

Cheers,
Sam Hunter

(EXTERNAL) Ellerbeck Bed and Breakfast Rezone

From Susan Urry <[REDACTED]>

Date Wed 4/15/2026 2:38 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

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April 15, 2026

Dear Ms. Seeley,

I am writing in support of Kara Leigh and Tyler Alden's rezone request to add the cottage behind Cafe 140B as an additional café and retail space in the Avenues.

The Avenues is a neighborhood defined by people and connection. Spaces like this help sustain the sense of community that makes it such a distinctive part of Salt Lake City.

Kara Leigh and Tyler Alden have built Ellerbeck Bed and Breakfast and Cafe 140B into a truly special business that fosters community, friendship, and local music. What began as a small counter service café offering coffee and drinks to go has grown into a welcoming gathering place where people come not only for refreshments, but to connect with one another.

Their business is also well-suited to its setting, being walkable and conveniently located near major bus routes and bike lanes, helping reduce reliance on cars.

I respectfully encourage approval of the rezone request for Ellerbeck B&B and Cafe 140B.

Kind Regards,

Susan Urry

(EXTERNAL) Help Re-zone Ellerbeck

From Dental Hero <[REDACTED]>

Date Wed 4/15/2026 8:58 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Ms Seeley,

I have loved what Ellerbeck has done with their cafe and hope they can jump the re-zoning hurdle! As a dentist in the area I have told so many patients about Ellerbeck and cafe. They all come back thanking me for the recommendation and how they want more of these kind of community building options. I hope you will support the approval.

Thank you,

Tad Tholstrom, DDS
Arch Rock Dental
Sent from my iPhone

(EXTERNAL) Ellerbeck Re-Zone

From Will <[REDACTED]>

Date Wed 4/15/2026 12:43 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

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Planning commission,

I support the Ellerbeck/ Cafe 140B and adjacent property re-zone. This business is an invaluable part of our community. I come here often and love that I get to mingle with my neighbors and feel like a part of a tight knit community. They absolutely need more space to grow as it's gotten so busy sometimes the wait is an hour!

I went out of my way to call them and see if they needed housekeepers just because I love the environment they are creating in the avenues. It's something we don't get often with owners who actually care about every person who visits.

We love to have these types of small, walkable businesses around us and absolutely want them to grow to the next property.

Sincerely,
Will Hosmer
Avenues Neighbor

From Astrid Caruso-Lynch [REDACTED]

Date 4/16/2026

To Seeley, Alicia

Dear Alicia & the SLC Planning Commission,

I hope you are well. I am writing in support of rezoning Ellerbeck B&B and Cafe 140B as a commercially zoned space. They are wonderful neighbors to the Choir School, and the local business presence has a tremendous impact on our community. I strongly feel that this rezoning would positively impact our Avenues neighborhood.

Thank you for your consideration.

Warmly,

Astrid Caruso-Lynch

Astrid Caruso-Lynch (she/her)

Director of Advancement

The Madeleine Choir School

205 First Avenue

Salt Lake City, UT 84103

[REDACTED]
<https://www.utmcs.org/>

(EXTERNAL) Support of 272 3rd Ave Rezone

From Brian Berkelbach <[REDACTED]>

Date Thu 4/16/2026 12:45 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Hi Alicia,

I live in the Avenues at [REDACTED] just three blocks from Ellerbeck B&B and Cafe 140B. I'm writing on behalf of my family to express our wholehearted support for the rezone petition filed by Tyler and Kara Alden (PLNPCM2026-00008 / PLNPCM2026-00034).

I moved to Salt Lake City in 2013 and have lived in the Avenues ever since. It is the greatest neighborhood in the world. I served as Chair of the Greater Avenues Community Council in 2017 and continue to volunteer with the GACC on the annual Avenues Street Fair (though I'm writing today strictly in a personal capacity and not on behalf of the GACC). I also co-founded a 501(c)(3) nonprofit Avenues Bicycle Club focused on community building, and I coach in the Avenues Baseball League.

Ellerbeck B&B and Cafe 140B are exactly the kind of places that make this neighborhood special. We walk there several times a month as a family. It's a gathering place and a community anchor, and Kara and Tyler have built something we're genuinely lucky to have. The proposal to bring 272 Third Avenue into the fold as additional cafe and retail space is a natural extension of what they've already created. From my understanding, Tyler and Kara intend to donate food, gift cards, and event space if approved. As someone involved in several Avenues community organizations, that kind of commitment to giving back matters to me and speaks to the character of what they are building.

Having reviewed the petition, two things stand out. First, the rezone corrects a longstanding nonconforming use situation. The B&B and Cafe 140B are already operating as approved commercial uses under RMF-35 zoning that doesn't formally accommodate them. Bringing the zoning into conformance with the existing, community-supported reality is wise. Second, the applicants have committed to no new construction or modifications to the historic buildings. As someone who cares about preserving the Avenues' historic character, I appreciate that, and I'm glad the Avenues Historic Preservation Overlay will continue to provide protection going forward.

I strongly encourage the Planning Commission and City Council to support this petition.

Thank you,

Brian



(EXTERNAL) Ellerbeck B&B Proposal

From Lisa Kuftinec <[REDACTED]>

Date Thu 4/16/2026 12:31 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Ms. Seeley,

I am reaching out in support of the Ellerbeck B&B's proposal to rezone the neighboring parcel at 273 3rd Ave.

As an Avenues resident for 30 years, we have held events at the Ellerbeck, and Cafe 140B has been a regular weekly stop since it opened.

Thank you for supporting this business,
Lisa Kuftinec

(EXTERNAL) I Support Ellerbeck B&B/Cafe 140 B and 272 3rd Ave Rezone!

From Lacey Osborn <[REDACTED]>

Date Thu 4/16/2026 5:28 AM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Hi Alicia,

We've been frequenting our local café, Cafe 140B, for several years now, and we've always had a great time there. What sets Cafe 140B apart is the sense of community it fosters. It's a place where neighbors gather, share stories, and support one another. Plus, it's incredibly convenient to grab a quick bite or a cup of coffee right in the heart of the neighborhood.

I genuinely hope that there are more cafes like Cafe 140B in our area. It would be wonderful if there were more options that bring people together and support the local community. If Cafe 140B were to close, it would be a loss for our neighborhood. I hope the Planning Department will consider rezoning so that they can continue to run this beautiful family business that has brought so much joy and unity to our community.

Thanks,
Lacey Osborn

(EXTERNAL) Ellerbeck and Cafe 140B

From Rilee Buttars <[REDACTED]>

Date Thu 4/16/2026 9:09 AM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

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Hello,

I hope I'm not too late. I've been meaning to write this for weeks as I've heard about the re-zone petition.

I own a home in the memory grove area of the Avenues. Cafe 140B is my absolute favorite place in the Aves (and honestly, in all of SLC). My family and I, we live downtown because we want walkability. I want to be able to walk and bike to restaurants, coffee shops, bookshops, boutiques, etc. I don't want to have to get into a car to experience great food, culture, and community. Cafe140b brought that into our life. We walk there almost every weekend. My kids play upstairs in the loft while my husband and I catch up. Every week, I can't wait until it opens on Thursday so I can have coffee and tea with colleagues on the tables outside. I tell everyone about it, recommend the London Fog to anyone who will listen. I order the scones for takeout when I host book club so others can enjoy them as well. My friends often go there to celebrate birthdays or new jobs. My kids used to walk up there when they offered the ice cream cart on hot summer days. It's the music, the ambiance, the food, the location, the tree benches, the community. This place, the whole property, is a treasure. As a city, you must do whatever you can to hold onto it. This is what we need to bring people outside and mingling. Please don't fight them wanting to expand and create more space for people to gather and shop and enjoy a stroll.

Thank you for your consideration!
Rilee Buttars

--

Excuse any errors as I respond on the go.

(EXTERNAL) Ellerbeck Rezone

From Steph Clotele <[REDACTED]>

Date Thu 4/16/2026 4:27 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Hey there!

I support the rezone for this Avenues district lot because the employees are dealing with a crazy influx of guests: the area clearly likes it and needs the third space that the cafe gives. The employers are having a hard time treating employees fairly with so little space, and more room would give us all a breath, and the community a better space to utilize. I believe it would be a great thing for the neighborhood under the right rules. Thank you!

Steph

(EXTERNAL) comments on zoning map amendment 140B/272 3rd

From William S [REDACTED] >

Date Thu 4/16/2026 10:54 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Dear Alicia,

Below is my comments to the planning commission

-William

Dear Planning Commission,

I am writing concerning the zoning change petition for 140 B and 272 3rd Ave. General Plan Amendment PLNPCM2026-00008 and Zoning Map Amendment PLNPCM2026-00034. I live across the street from the B & B and have some concerns about the zoning change to 272 3rd Ave, the single family home. The City has made such a point of the need for small single family homes. Turing this one into a business isn't going to help the housing. I would like to see it remain a single family home. There isn't enough parking to have more businesses next to the already busy 140B café and Bed and Breakfast. Especially, on Friday, Saturday and Sunday during the time the café is open it is very hard to find parking. People park in no parking areas. They have outgrown the carriage house and want to move the café's quick pickup and to-go traffic to 272 3rd Ave. They are also adding seating both inside and outside, on the porch and back patio at 272 3rd Ave. As well as book, stationary retail, antiques, crafting and artist displays. This will attract more people and create a larger parking problem. And the parking problems will be 7 days a week.

With the zoning change close to two thirds of the block face will be business use. The single family home right next door, sits only a few feet away from 272 3rd Ave. Both properties are on small lots, and there will be a huge impact to this neighboring property in many ways. People will be walking and standing right by the side of his home. With the outside seating for the business on both the porch and in the patio there is no buffer to the increased noise.

Please don't approve the rezone of 272 3rd Ave.

(EXTERNAL) Re: Re-zone for Reading room House

From Dana Barrutia <[REDACTED]>

Date Mon 4/20/2026 7:15 PM

To Seeley, Alicia <alicia.seeley@slc.gov>

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Petition Details

Project Location:

140 N B St and 272 E 3rd Avenue

Application Type:

General Plan Amendment, Zoning Map Amendment

Petition Number:

PLNPCM2026-00008, PLNPCM2026-00034

Zoning District:

RMF-35 Moderate Density Multi-Family Residential

Hello ,

I am a property owner at 266 East 4th Avenue. Carlton Towers Condominium.

My concern is parking .

While local area neighbors may be on foot or bikes, if the location becomes trendy and popular it will create congestion and parking issues . Is there an area for a dedicated parking lot? Can't this idea be implemented into the owners corner bed and breakfast home? Same issue with parking but at least it would utilize their current property .

Thank you for allowing my concerns.

Dana Barrutua
[REDACTED]

Re: (EXTERNAL) Ellerbeck proposal: do not support

From Seeley, Alicia <Alicia.Seeley@slc.gov>

Date Mon 4/20/2026 11:42 AM

To Emily Sloan-Pace <[REDACTED]>

Good morning, Emily

Thank you for taking the time to submit comments on this proposed rezone. Your comments will be included in the staff report for the consideration of staff, the Historic Landmark Commission, and the Planning Commission.

Respectfully,



ALICIA SEELEY | *(She/Her/Hers)*

Principal Planner

COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-7922

Email: alicia.seeley@slc.gov

WWW.SLC.GOV

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From: Emily Sloan-Pace <[REDACTED]>

Sent: Monday, April 20, 2026 10:57 AM

To: Seeley, Alicia <alicia.seeley@slc.gov>

Subject: (EXTERNAL) Ellerbeck proposal: do not support

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Hello,

I am a lifelong avenue's resident, having grown up at 181 B street, a half a block away from the Ellerbeck.

I currently own 181 B street, as well as neighboring properties at 222 4th avenue and 224 4th avenue.

I write to object to the proposed plan for the Ellerbeck expansion. There are 2 coffee shops on E street already (at 1st ave and at 2nd), as well as Proper on 3rd avenue at F street, and the Bakery on 4th avenue and E. The Lower Western Avenues has no current shortage of coffee outlets. The current Ellerbeck space is lovely and more than adequate for running a coffee shop 7 days a week; I'd like to understand why making maximal use of their current space hasn't been tested as an alternative to opening up a new space.

I am also disheartened at the proposal to take a single-family home off of the market at a time when 30% of Utah's are already experiencing housing insecurity. This part of the area remains one of the few affordable corners, and projects like this help to kill whatever vestiges of affordability might remain.

Finally, the lack of additional off-street parking spaces for the new location is going to exacerbate a parking problem on B street that has been growing over the last few years. In the hours the Ellerbeck cafe is open, much of the street parking on B between 3rd and 4th avenue is taken by their customers. This has made it markedly harder for the residents who live in the MANY apartment complexes on the block to go about their daily activities, or have visitors to their homes. It's great that the Ellerbeck folks have successfully monetized the neighborhood's charm, but the needs of those of us who live here should also be taken into account. We have 3 coffee options within a 7 minute walk and a 2 minute drive, **we do not need more**. And we really don't need more people competing for the limited street parking that exists in the area.

Thanks much,
Emily Sloan-Pace

Owner, William F. Beer Mansion

(EXTERNAL) The Ellerbeck

From Mary Ellen Sloan <[REDACTED]>

Date Mon 4/20/2026 7:57 PM

To Seeley, Alicia <Alicia.Seeley@slc.gov>

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Hello,

I'm concerned about the availability of parking in the neighborhood if the proposed extension of services to the adjacent property is approved. It is very difficult to find parking now with the current hours of operation Thursday thru Sunday. Adding more capacity 7 days a week without providing additional parking as a requirement will mean that parking 7 days a week will be a problem. It's almost impossible to find parking now on B street as it is during current days and hours of operation.

Thank you for your consideration.

Mary Ellen Sloan

ATTACHMENT G: Department Review Comments

This proposal was reviewed by the following departments. Any requirement identified by a City Department is required to be complied with.

Engineering:

Corey Legge - Corey.Legge@slc.gov 801-535-6159

No comments

Fire:

Doug Bateman – Douglas.Bateman@slc.gov 801-535-6619

No comments

Police:

Andrew Cluff – Andrew.Cluff@slc.gov 801-799-3805

No public safety concern with the rezone.

Public Utilities:

Kristeen Beitel – Kristeen.Beitel@slc.gov 801-483-6733

Public Utilities has no issues with the proposed Zoning Map Amendment or General Plan Amendment. As applicant states, all utility requirements will be addressed during permitting. Additionally, it is understood from the narrative that there is no proposed increase in utility demands. Please note that any increase in utility demands (i.e. added plumbing fixtures), will be reviewed during permitting, and the public utility infrastructure will be analyzed for capacity. If capacity is not available for any increased demand (water, sewer, or storm drain), then the property owner will be responsible for all costs associated with required offsite, public improvements.

Building Code:

Heather Gilcrease – Heather.Gilcrease@slc.gov 801-535-7163

No Comments.

Transportation:

Jena Carver – jena.carver@slc.gov 801-573-5058

The proposed angled parking does not meet minimum dimensional requirements and cannot be approved. Even if properly dimensioned angled stalls were implemented, they would yield at most one additional stall (or up to three if extended to the next intersection) and would not meaningfully increase available parking. As neighbors have raised concerns about increased traffic and parking demand, I recommend the Planning Commission ask the applicant to complete a parking analysis to assess on-street parking availability and the ability of surrounding streets to absorb additional demand. Transportation Division staff would work with the applicant to determine the scope and requirements of that analysis, including feasible mitigation strategies.

Housing Stability:

Heather Royall – Heather.Royall@slc.gov 801-535-7273

From a Housing Stability perspective, I don't see any issues with this request. Also, the fact that the applicant intends to leave the current residential unit as is, in a way that allows for easy conversion back to residential use, is a positive thing.