



PLANNING DIVISION  
**PLANNING COMMISSION AGENDA**

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Wednesday, May 27, 2026 at 5:30 PM  
City & County Building  
451 South State Street, Room 326  
Salt Lake City, Utah 84111

### MEETING PARTICIPATION

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

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

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

### SUBMITTING WRITTEN COMMENTS

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

**Submission Deadlines:**

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

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

## MEETING LIVESTREAMS

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

- [YouTube – SLC Live Meetings](#)

## BEFORE THE MEETING

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

## MEETING OPENING

**CALL TO ORDER**

**ROLL CALL**

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

**REPORT OF THE DIRECTOR**

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

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

## CONSENT AGENDA

1. **Approval of the Minutes for May 13, 2026.**

## REGULAR AGENDA

2. **Zoning Map Amendment and General Plan Amendment at Approximately 140 B St & 272 E 3rd Ave** – Tyler and Kara Alden, the property owners, are seeking approval of a zoning map amendment and general plan amendment petitions for the above listed properties. The property at 140 N B St is the current site of Ellerbeck Bed and Breakfast and Café 140 B. The property at 272 E 3rd Avenue is currently a single-family home. No new construction or modifications of the historic buildings on the properties are proposed as part of this petition.

- A. Zoning Map Amendment:** To allow the house at 272 E 3rd Avenue to operate as a retail space and coffee/pastry shop, the applicant is requesting a zoning map amendment from RMF-35 to MU-2. Although the property is being proposed for the MU-2 zoning district, consideration may be given to rezoning the property to another zoning district with similar characteristics. The Ellerbeck B&B and Cafe 140 B are legal nonconforming uses, and although they are included in this proposal, no change to the use or structures on this property is proposed as part of this petition. **Petition Number: PLNPCM2026-00034**
- B. General Plan Amendment:** As the proposed zoning map amendment is not aligned with the adopted Avenues future land use map, changing the zoning designation also requires the general plan to be amended. **Petition Number: PLNPCM2026-00008**

The subject properties are within Council District 3, represented by Chris Wharton. (Staff Contact: Alicia Seeley at 801-535-7922 or [Alicia.Seeley@slc.gov](mailto:Alicia.Seeley@slc.gov))

- 3. Zoning Text Amendment for Maximum Daily Water Use** – Mayor Erin Mendenhall has initiated a Zoning Text Amendment to modify the daily maximum water consumption allowed by limiting the exemptions to the daily maximum to include only agriculture, schools, government owned or operated facilities that primarily provide social services, places of worship, and hospitals. The zoning code currently places a maximum daily water use of 200,000 gallons per day with exemptions for all institutional uses. This proposal applies to all zoning districts and all property in the city. (Staff Contact: Nick Norris at 801-535-6173 or [nick.norris@slc.gov](mailto:nick.norris@slc.gov)) **Petition Number: PLNPCM2026-00274**
- 4. Avenues Community Plan Update** – Mayor Mendenhall has initiated a petition to complete a comprehensive update to the Avenues Community Plan. The Avenues Community Plan is a land use plan for the Avenues community, located in the northeastern part of the city, between City Creek to the west, University of Utah to the east, Downtown and Central City to the south, and the city's northern border. The Avenues Community Plan was originally adopted in 1987. The updated plan will provide guidance on existing and anticipated development in the neighborhood for the next 15 years. The Avenues community is located in Council District 3, represented by Chris Wharton. (Staff Contact: Rylee Hall at 801-535-6308 or [rylee.hall@slc.gov](mailto:rylee.hall@slc.gov)) **Petition Number: PLNCPM2026-00200**

## WORK SESSIONS

- 5. Climate Forward SLC** – Salt Lake City's Sustainability Department will introduce Climate Forward SLC, a plan which will update the City's climate strategy originally outlined in Climate Positive 2040. While Climate Positive 2040 was not formally adopted, the intent is to adopt Climate Forward SLC as part of the city's general plan. Climate Forward SLC will identify the challenges and opportunities the community and municipal government will face because of climate change, focus on actionable

strategies, and establish metrics to evaluate progress toward our climate goals. Staff will present the findings from the recently completed Existing Conditions Report and discuss next steps with the Commission. The plan will be presented to the Commission for a formal recommendation once a draft plan is finalized and after the required public engagement, later this year. (Staff Contact: Catherine Wyffels at 801-535-6540 or [catherine.wyffels@slc.gov](mailto:catherine.wyffels@slc.gov))

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

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

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