



PLANNING DIVISION
PLANNING COMMISSION
MEETING MINUTES

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

These minutes are a summary of the meeting and not a word-for-word transcript. Attendance for the Planning Commission meeting is kept on file. An audio recording is retained temporarily, and available upon request. Video recording of the meeting is available at www.youtube.com/slclivemeetings.

ATTENDANCE

Commissioners Present	Chair Brian Scott, Vice Chair Jeffrey Barrett Commissioners Richard Leverett, Lilah Rosenfield
Commissioners Absent	Aimee Burrows, Anna Sullivan
City Staff in Attendance	Planning Director Nick Norris, Planning Managers Amy Thompson and Kelsey Lindquist, Senior City Attorney Courtney Lords, Principal Planners Alicia Seeley and Rylee Hall, and Administrative Assistant Vanessa Nelson

The meeting was called to order by Chair Brian Scott at approximately 5:32 PM.

Roll called by Commission Secretary Vanessa Nelson.

REPORT OF THE CHAIR & VICE-CHAIR

Nothing was reported.

REPORT OF THE DIRECTOR

Planning Director Nick Norris updated the Commission on pending new Commissioners.

OPEN FORUM

Nothing was reported.

CONSENT AGENDA

1. Approval of the Minutes for May 13, 2026

Motion	Commissioner Barrett motioned to approve the minutes. Commissioner Leverett seconded the motion.
Vote	Yes: Barrett, Leverett, Scott No: Abstained: Rosenfield
Result	The motion passed.

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)

Principal Planner Alicia Seeley reviewed the proposal as outlined in the staff report and stated that staff recommend the Commission forward a recommendation to deny to City Council.

Commissioner Barrett asked to clarify if the community benefit donations had been removed from the proposal, Alicia replied, they were removed. He also wanted clarification on whether a development could limit allowed uses and City Council 's legislative intent to identify where retail use is desired on collector streets.

The applicants and property owners, Kara and Tyler Alden, presented the Ellerbeck Mansion's current and historical operations, and the proposal to expand their current business to include the home at 272 E 3rd Ave. The applicants stated that current zoning (residential) does not match with the current use (commercial) of the property at 140 N B St (Ellerbeck Mansion) rezone would give their business long term protection as well as the ability to add a bookstore and café expansion via the 272 E 3rd Ave. parcel.

Public Hearing

Chair Scott opened the public hearing.

- John Steffen opposes zoning amendment due to traffic and parking concerns.
- Ruth Steffen opposes the amendments because of noise and parking concerns.
- Jed Butler supports the rezone and welcomes the addition of a bookstore and coffee shop to the neighborhood.
- Vanessa Brown opposes the rezone.
- Jared Brown opposes the rezone.

- Jim Jenkin – Chair of the Greater Avenues Community Council Land Use Committee, opposes the rezone due to loss of available housing and future development of the combined properties becoming a professional property.
- Cindy Cromer opposes the rezone, stating concerns with future expansion under the new zone and issues with parking and garbage.
- Willy Littig opposes the rezone.
- Kim King supports the proposal and appreciates the walkability of businesses in the avenues.
- Emily Sloan Pace, neighbor spoke in opposition to the proposal due to commercialization of the area and traffic and parking concerns.
- Mike Johnson supports the proposal to allow for more community space in the neighbor for patrons to gather.
- Victoria Baskin, employee of Ellerbeck Mansion, supports the proposal.
- Maya Dangerfield, manager of Café B and neighbor, supports the proposal.

The applicants responded to the public comments.

Executive Session

Commissioner, Staff and Applicants discussed the following topics:

Potential to replace the lost housing unit on the current proposed property, required parking requirements with a change of use or new construction on the property, the life of a development agreement and if it would stay in place regardless of whether a community benefit would be required.

The applicants stated they are in support of a development agreement and would like to include the donations to community organizations as originally proposed for the community benefit.

Zoning Map Amendment Motion	Commissioner Rosenfield motioned to recommend approval of the Zoning Map Amendment for 140 N B Street and denial of the Zoning Map Amendment for 272 E 3 rd Avenue to City Council. Commissioner Barrett seconded the motion.
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Vote	Yes: Barrett, Leverett, Rosenfield No: Scott

	Abstained:
Result	The motion passed 3-1
General Plan Amendment Motion	Commissioner Rosenfield motioned to recommend approval of the General Plan Amendment for 140 N B Street and denial of the General Plan Amendment for 272 E 3 rd Avenue to City Council. Commissioner Barrett seconded the motion.
Vote	Yes: Barrett, Leverett, Rosenfield No: Scott Abstained:
Result	The motion passed 3-1

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) **Petition Number: PLNPCM2026-00274**

Planning Director Nick Norris reviewed the proposal as outlined in the staff report and stated that staff recommend the Commission forward a recommendation to the City Council to adopt the petition.

Public Hearing

Chair Scott opened the public hearing. No comments were made.

Executive Session

Commissioners and staff discussed why the petition is needed in the land use code and what types of government entities it will apply to.

Motion	Commissioner Barrett motioned to recommend that the City Council adopt the petition. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Leverett, Rosenfield, Scott No: Abstained:
Result	The motion passed.

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) **Petition Number: PLNCPM2026-00200**

Planning Manager Amy Thompson and Principal Planner Rylee Hall gave an update on the Avenues Community Plan.

Public Hearing

Chair Scott opened the public hearing, and the following comments were made.

- Mary Moller requested specific zoning changes to the plan and consideration of accommodations for historical buildings.
- Jim Jenkins – Greater Avenues Community Council shared concerns about several areas of the plan including expanded housing, property setbacks and transportation issues.
- William Littig – shared concerns with subdivision, development, and preservation of the historic districts.
- Emily Sloan Pace – Chair of the Downtown Community Council highlighted the needs for public recreation spaces and encouraged more civic components be included in the plan.
- Jared Brown – shared that he would like to see more families move to the avenues and less apartments and subdivisions.

Executive Session

Commissioners and staff discussed the following topics:

- If moderate and moderate high-density housing allows for additional subdivisions and if the new plan mediates the existing legal non-conforming units.
- Clarification on the plan's transportation language.

Motion	Commissioner Barrett motioned to table the item and continue the public hearing at a future meeting. Commissioner Rosenfield seconded the motion.
Vote	Yes: Barrett, Leverett, Rosenfield, Scott No: Abstained:
Result	The motion passed.

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) Other Business

Sustainability Deputy Director Sophia Nicholas and Senior Air Quality and Environmental Program Manager Catherine Wyffels presented the Climate Forward SLC Plan as outlined in the staff report.

The meeting adjourned at approximately 9:25 PM.

RECORDS: For Planning Commission agendas, minutes, staff reports, and YouTube recordings, visit 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.

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