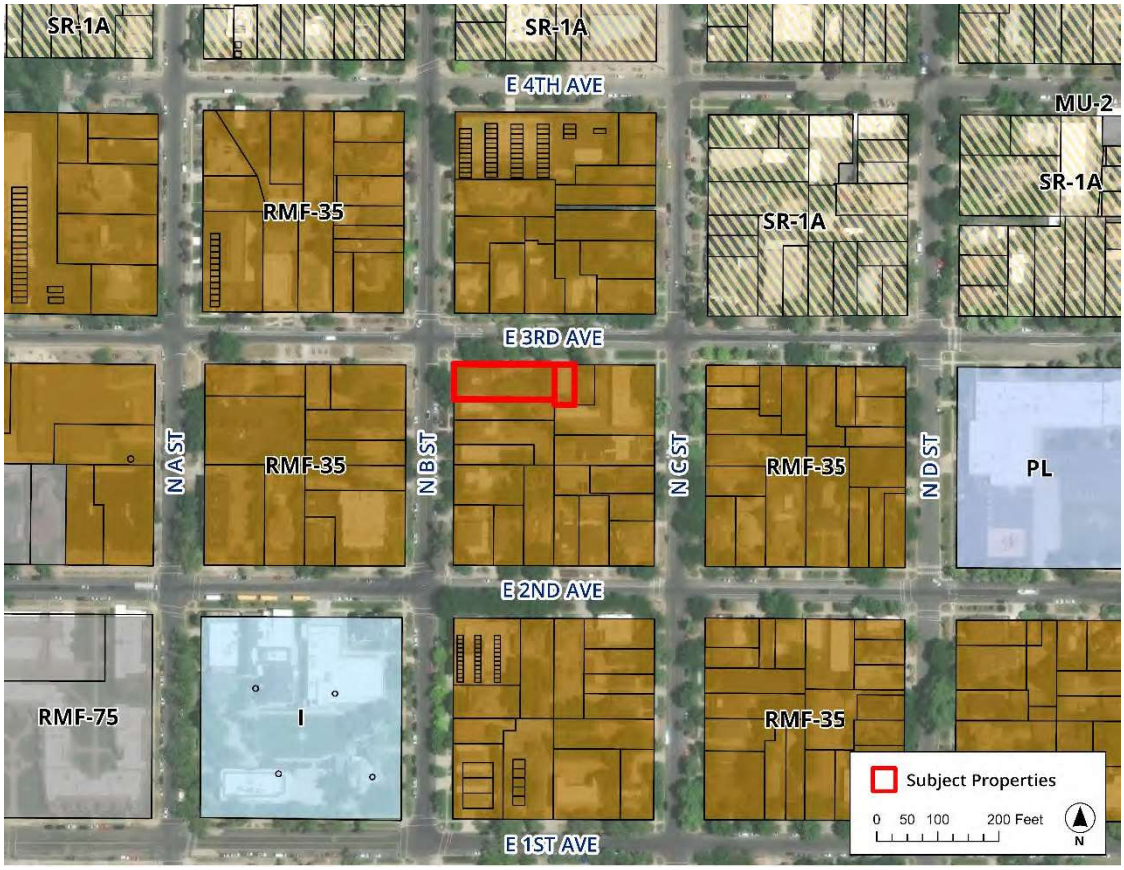


Subject Properties with Surrounding Zoning Designations

ATTACHMENT B: Application Materials



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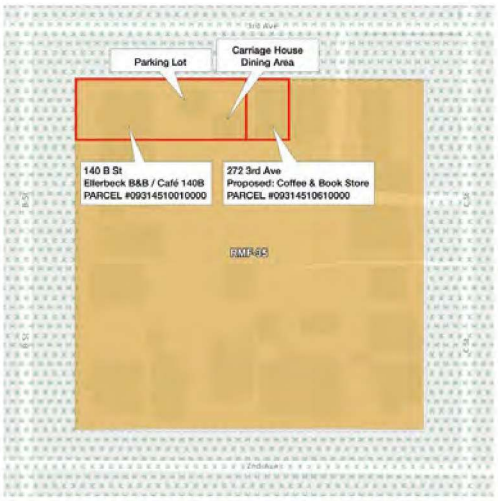
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ZONING MAP AMMENDMENT PETITION | 140 B St. & 272 3rd Ave





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



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



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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)

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

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**.

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

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

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.

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



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 commerical 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.

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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 overwheming 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

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



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

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

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 currated 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)

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

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)

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

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 <u>both</u> 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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ZONING AMMENDMENT | 140 B St. & 272 3rd Ave



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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