



Master Plan Amendment

SALT LAKE CITY PLANNING

Amend the text of the Master Plan Amend the Land Use Map

OFFICE USE ONLY

Project #: <i>PLNPCM2015-00956</i>	Received By: <i>L. Parigi</i>	Date Received: <i>11/20/2015</i>
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Name of Master Plan Amendment:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):
1946 S to 1932 S and 900 E

Name of Applicant: Cottonwood Residential c/o Ryan Heath, Jeremy Carver	Phone: 801-278-0700
Address of Applicant: 6340 S 3000 E Suite 500	
E-mail of Applicant: rheath@cottonwoodres.com jcarver@cottonwoodres.com	Cell/Fax: 801-597-9146

Applicant's Interest in Subject Property:

Owner Contractor Architect Other:

Name of Property Owner (if different from applicant):
See attached documents

E-mail of Property Owner: See attached documents	Phone: See Attached
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➔ **Please note** that additional information may be required by the project planner to ensure adequate information is provided for staff analysis. All information required for staff analysis will be copied and made public, including professional architectural or engineering drawings, for the purposes of public review by any interested party.

AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please call (801) 535-7700 if you have any questions regarding the requirements of this application.

REQUIRED FEE

- ➔ Filing fee of **\$910** plus **\$121** per acre in excess of one acre.
- ➔ **\$100** for newspaper notice.
- ➔ Plus additional fee for mailed public notices.

SIGNATURE

➔ If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.

Signature of Owner or Agent: 	Date: <i>11-18-15</i>
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SUBMITTAL REQUIREMENTS

Staff Review

1. Project Description (please attach additional sheets.)

- Describe the proposed master plan amendment.
- A statement declaring the purpose for the amendment.
- Declare why the present master plan requires amending.
- Is the request amending the Land Use Map?
If so, please list the parcel numbers to be changed.
- Is the request amending the text of the master plan?
If so, please include exact language to be changed.

WHERE TO FILE THE COMPLETE APPLICATION

Mailing Address: Planning Counter
PO Box 145471
Salt Lake City, UT 84114

In Person: Planning Counter
451 South State Street, Room 215
Telephone: (801) 535-7700

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

MASTER PLAN AMENDMENT

PROPOSED MASTER PLAN AMENDMENT

Cottonwood is proposing amending the Sugar House Future Land Use Map from Medium Density Residential to R-MU-45 zoning to provide the flexibility necessary to clean up this area.

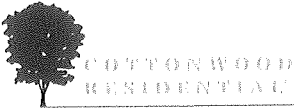
PURPOSE OF THE AMENDMENT

The purpose of the amendment is to update the Sugar House Future Land Use Map to allow this site the flexibility to develop a best-in-class multi-family community in the Sugar House community. The zone change allow the land use to better meet the goals and scope of the Sugar House Community Master Plan.

REASONS WHY THE PRESENT MASTER PLAN REQUIRES AMENDING

The increased flexibility helps fulfill certain policies outlined in the Sugar House Community Master Plan where the current and Sugar House Future Land Use Map is, such as:

- **Maintain, protect, and upgrade Sugar House as a residential community encouraging new development in the proximity to the retail and commercial core.** There have been recent developments and proposed developments near the East end of the Business district at the intersection on 2100 S and 1100 E, but no new apartment buildings have been built near the Western end of the retail core near 900 E.
- **Increasing intensity near transit stations:** Directly in front of the property, route 209 of the Utah Transit Authority runs from Fashion Place to North Temple with 55 trips on weekdays and 26 on Saturday and 12 trips on Sunday. In addition, the S-line runs 2 blocks south of the property providing another carless option for residents to access local commercial service areas.
- **Provide a mix of housing types, densities, and costs to allow residents to work and live in the same community. Locate higher density housing on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.** The change in zoning and increase in density will provide a greater mix of housing at a lower costs from projects near 1100E and 2100 S. The project will have onsite parking to allow for the automobile to be off streets protecting the pedestrian experience. In addition, the project will provide ample bike parking to encourage residents to utilize that pollution free option.



Currently the property is a mix of outdated “box car” cinderblock apartment buildings from the 1950s and 60s, a couple of “box car” 4-plexes and duplexes on 900 East, along with some unkempt vacant land and broken fences. The apartment units in the back have extensive pavement with little landscaping. The Sugar House Community Master Plan envisions much for this site than currently exists. Some of the policies in the Sugar House Plan that support the Master Plan Amendment are as follows:

- **Higher Density residential redevelopment within or on the periphery of the Sugar House Business District is desirable. Examples of zoning district that can be used to implement this density are C-SHBD, RO, RMF-35 and RMF-45:** The current zoning of the subject property is RMF-35 which promotes multifamily projects but several limiting factors from the zoning cause new multifamily development in this area to be impossible
- **Direct higher density housing to locations served within walking distance to transit, commercial services and parks such as in and near the Sugar House Business District:** This area would be near the West end of the Sugar House Business district that is home to more local businesses rather than national chains. Investment in this area will allow local businesses to continue instead of the exodus that has happened in other parts of town. The desired higher density is only feasible with the R-MU-45 zoning
- **The Sugar House Master Plan calls for an Urban Design Element specifically stating that the Business District zone should be extended to 900 East along both sides of 2100 South.** This project will help that part of the plan come to fruition
- **The Sugar House Master Plan provides for amending the zoning ordinance to ensure improved site design standards for commercial development**
The plan itself contemplates the fact that future changes are necessary to develop a desirable city.
- **The Rezone and Master Plan Amendment would fulfill the plan to develop Sugar House’s Gateways to provide a good first impression:** 2100 S and 900 E have been designated as one Gateway intersection into the Sugar House community. This development in conjunction with other developments in the area would provide another gateway to the Sugarhouse area and a great first impression while traveling along 2100 S into the city.

PARCELS TO BE INCLUDED IN AMENDING THE LAND USE MAP

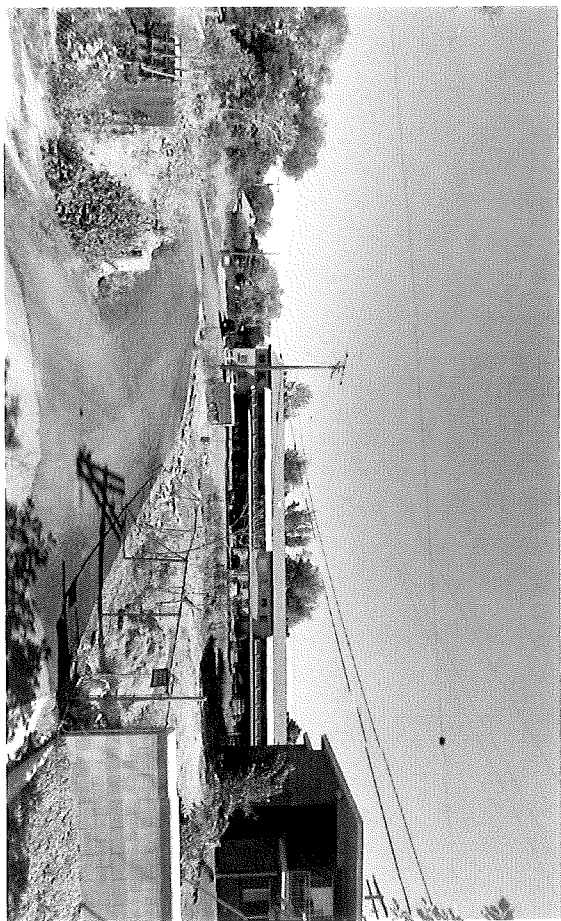
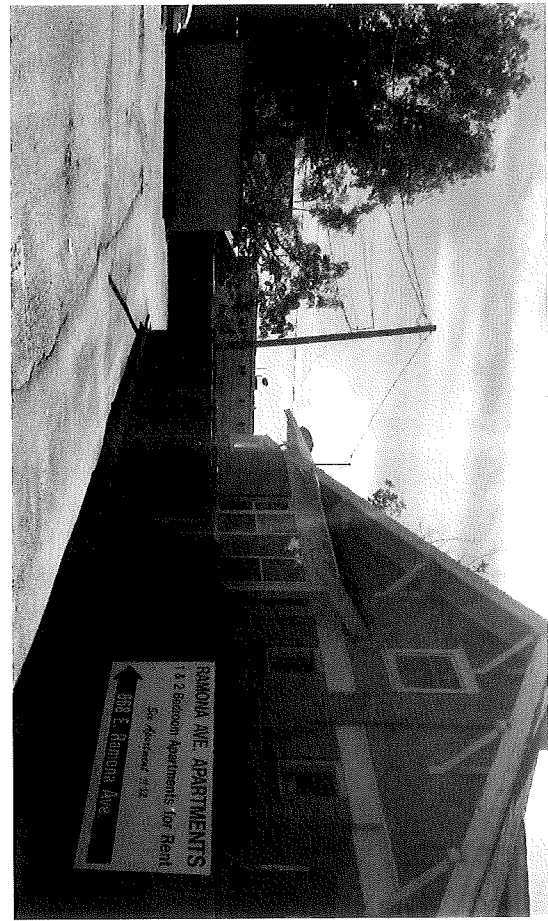
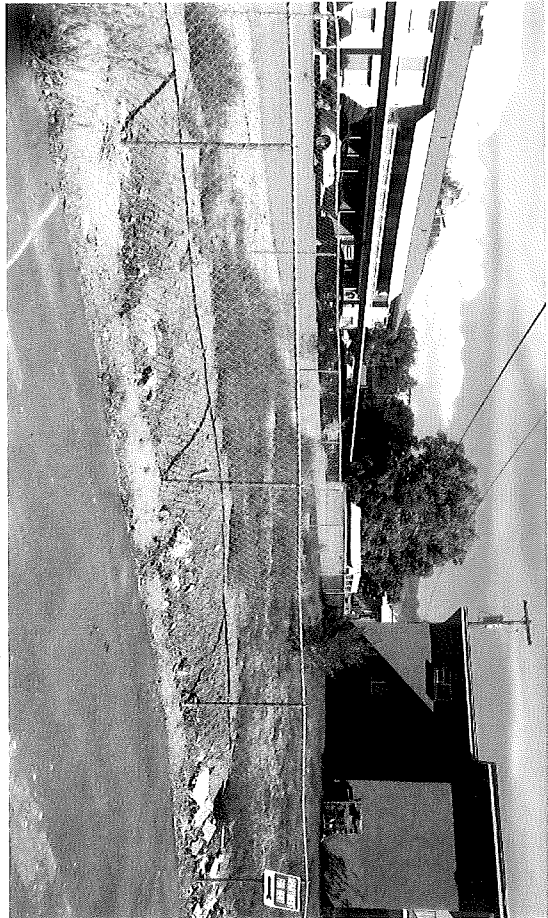
**16173770350000, 16173770300000, 16173770140000, 16173770370000, 16173770130000,
16173770340000, 16173770320000, and 16173770330000**

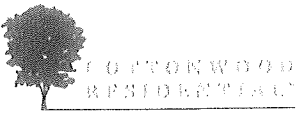


COTTONWOOD RESIDENTIAL

Aerial







PROPERTY OWNER

Elaine and Erin Thornton:
Parcel #1617377035

PHONE

801-759-4160

EMAIL

et1736@gmail.com
Emthornton2@gmail.com

Bliss Parsons
Parcel#1617377013

801-363-8991

parsonsbloss@aol.com

Richard Pasmann
Parcel #'s16173770330000 and 16173770320000

801-750-5869

rlpasmann@yahoo.com

Jeff Grant
Parcel #1617377034

801-979-5333

jgrant@long.com

Justin Bowcutt
Parcel #16173770140000

801-884-7795

t.justin.bowcutt@L-3com.com
nbowcutt@ccflawoffice.com

Steve Buscemi
Parcel#1617377030000

310-429-0112

steven@buscemico.com

Sugar House Commons LLC
Parcel #16173770380000

801-278-0700

rhath@cottonwoodres.com
jcarver@cottonwoodres.com

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

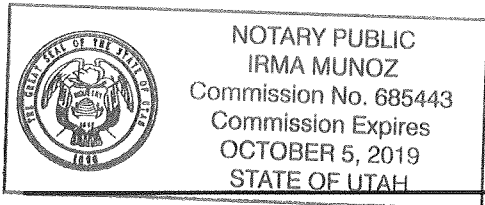
COUNTY OF SALT LAKE

I (we), Erin N. Thornton and Elaine M. Thornton, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **1964 South and 900 East, SLC, UT 84105** also identified by parcel number **1617377035** in the attached application for the Zoning Amendment and Master Plan Amendment that will affect my real property and that the statements herein contained and the information provided in the attached plans and other exhibits are in the all respects true and correct to the best of my (our) knowledge.

Erin N. Thornton
Erin N Thornton (Property Owner)

Elaine M. Thornton (Property Owner)

Subscribed and sworn to me this 03 day of November, 2018.



Irma Munoz
(Notary)
My commission expires: 5 October 2019

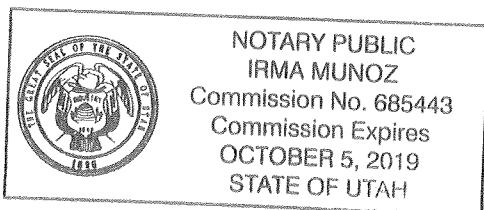
AGENT AUTHORIZATION

Erin N. Thornton
I (we), Elaine M. Thornton, the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

Erin N. Thornton
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 03 day of November, 2015.



Irma Munoz
(Notary)
My commission expires: 05 October 2015

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

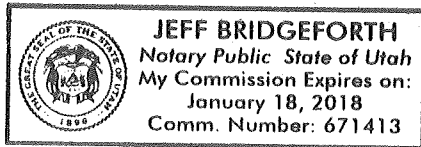
COUNTY OF SALT LAKE

I (we), BLISS PARSONS, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **1966 East and 900 East Rear and 1946 S 900 E # Rear, SLC, UT 84105** also identified by parcel numbers **1617377013 and 1617377037** in the attached application for the Zoning Amendment and Master Plan Amendment that will affect my real property and that the statements herein contained and the information provided in the attached plans and other exhibits are in the all respects true and correct to the best of my (our) knowledge.

Bliss Parsons
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 5th day of NOVEMBER, 2015.



Jeff Bridgeforth
(Notary)
My commission expires: 1/18/18

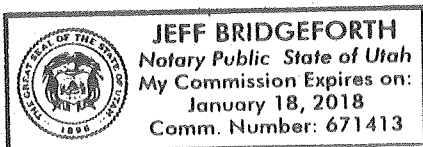
AGENT AUTHORIZATION

I (we), BLISS PARSONS, the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

Bliss Parsons
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 6th day of NOVEMBER, 2015.



Jeff Bridgeforth
(Notary)
My commission expires: 1/18/18

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

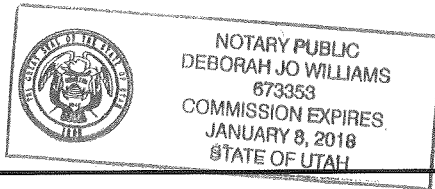
COUNTY OF SALT LAKE

I (we), Richard L. Pasmann, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **868 E Ramona Aves aprox and 1932 S 900 E, SLC, UT 84105** also identified by parcel numbers **1617377013 and 1617377037** in the attached application for the Zoning Amendment and Master Plan Amendment that will affect my real property and that the statements herein contained and the information provided in the attached plans and other exhibits are in the all respects true and correct to the best of my (our) knowledge.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 16 day of November, 2015.



[Signature] (Notary)
My commission expires: Jan. 8, 2018

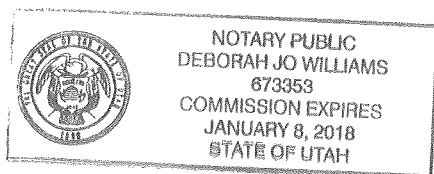
AGENT AUTHORIZATION

I (we), Richard L. Pasmann the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

[Signature]
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 16 day of November, 2015.



[Signature] (Notary)
My commission expires: Jan. 8, 2018

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF SALT LAKE

I (we), JEFF GRANT, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **1940 South and 900 East, SLC, UT 84105** also identified by parcel number **1617377034** in the attached application for the Zoning Amendment and Master Plan Amendment that will affect my real property and that the statements herein contained and the information provided in the attached plans and other exhibits are in the all respects true and correct to the best of my (our) knowledge.

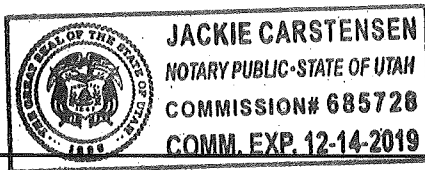
[Signature], PRESIDENT, 1940 S 900E
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 6 day of November, 2015

[Signature]
(Notary)

My commission expires: 12-14-19



AGENT AUTHORIZATION

I (we), JEFF GRANT, the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

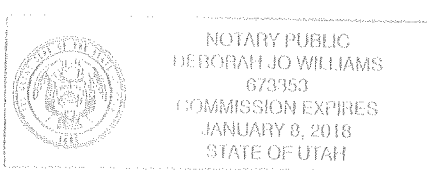
[Signature], PRESIDENT, 1940 S 900E LLC
(Property Owner)

(Property Owner)

Subscribed and sworn to me this 11 day of November, 2015.

[Signature]
(Notary)

My commission expires: Jan. 8, 2018



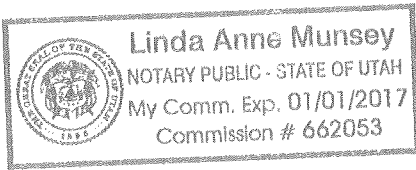
AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF SALT LAKE

I (we), Troy and Nicole Bowcutt, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **1946 South and 900 East, SLC, UT 84105** also identified by parcel number **1617377014** in the attached application for the Zoning Amendment and Master Plan Amendment that will affect my real property and that the statements herein contained and the information provided in the attached plans and other exhibits are in the all respects true and correct to the best of my (our) knowledge.



Nicole Bowcutt
(Property Owner)

Troy Bowcutt
(Property Owner)

Subscribed and sworn to me this 9th day of November, 2015

Linda Anne Munsey
(Notary)

My commission expires: 01/01/2017

AGENT AUTHORIZATION

I (we), Troy and Nicole Bowcutt the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

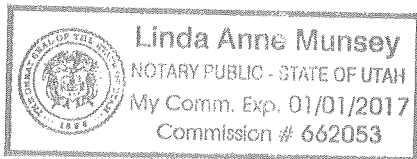
Nicole Bowcutt
(Property Owner)

Troy Bowcutt
(Property Owner)

Subscribed and sworn to me this 9th day of November, 2015

Linda Anne Munsey
(Notary)

My commission expires: 01/01/2017



AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF SALT LAKE

I (we), Winddancer Properties LLC, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **1954 South and 900 East, SLC, UT 84105** also identified by parcel number **161737703** in the attached application for the Zoning Amendment and Master Plan Amendment that will affect my real property and that the statements herein contained and the information provided in the attached plans and other exhibits are in the all respects true and correct to the best of my (our) knowledge.

Steven Buscemi
(Property Owner)
Steven Buscemi, member, owner.
(Property Owner)

Subscribed and sworn to me this 17 day of NOV, 2015.



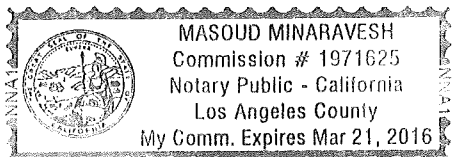
M. Minaravesh
(Notary)
My commission expires: 03/21/2016

AGENT AUTHORIZATION

I (we), Winddancer properties LLC, the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

Steven Buscemi
(Property Owner)
Steven Buscemi - member, owner.
(Property Owner)

Subscribed and sworn to me this 17 day of NOV, 2015.



M. Minaravesh
(Notary)
My commission expires: 03/21/2016

AFFIDAVIT

PROPERTY OWNER

STATE OF UTAH

COUNTY OF SALT LAKE

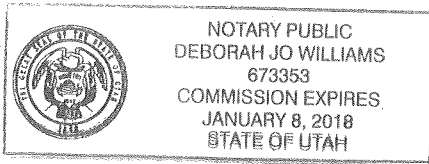
I (we), Gregg Christensen / Sugar House Commons, LLC, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **1966 South Windsor St. SLC, UT 84105** also identified by parcel number **1617377037** in the attached application for the Zoning Amendment and Master Plan Amendment that will affect my real property and that the statements herein contained and the information provided in the attached plans and other exhibits are in the all respects true and correct to the best of my (our) knowledge.

Gregg Christensen

(Property Owner) *EVP*

(Property Owner)

Subscribed and sworn to me this 18 day of November, 2015.



[Signature]

(Notary)
My commission expires: Jan. 8, 2018

AGENT AUTHORIZATION

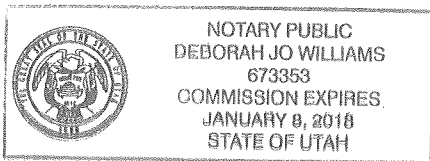
I (we), Gregg Christensen / Sugar House Commons, LLC, the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative or legislative body in the City considering this application and to act in all respect as our agent in matters pertaining to the attached application.

Gregg Christensen

(Property Owner) *EVP*

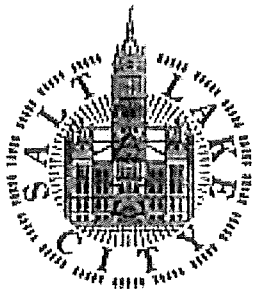
(Property Owner)

Subscribed and sworn to me this 18 day of November, 2015.



[Signature]

(Notary)
My commission expires: Jan. 8, 2018



SALT LAKE CITY CORPORATION

Buzz Center

451 South State Street, Room 215 Phone: (801) 535-7700
P.O. Box 145471 Fax : (801) 535-7750
Salt Lake City, Utah 84114

Date: Nov 20, 2015

COTTONWOOD RESIDENTIAL

PLANNING COMMISSION

6340 S 3000 E, SUITE 500
SALT LAKE CITY, UT

Project Name: MASTER PLAN AMENDMENT - 1946 S 900 E

Project Address: 1964 S 900 E

Detailed Description:



* P L N P C M 2 0 1 5 - 0 0 9 5 6 *

AMENDMENT TO THE MASTER PLAN TO CHANGE ZONING.

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
Invoice Number: 1289371							
Filing Fee	3	06	00900	125111	\$1,138.69	\$0.00	\$1,138.69
Planning Fee Adjustment	100	06	00900	1890	\$100.00	\$0.00	\$100.00
Postage for Planning Petitions	137	06	00900	1890	\$67.13	\$0.00	\$67.13
Total for invoice 1289371					\$1,305.82	\$0.00	\$1,305.82
Total for PLNPCM2015-00956					\$1,305.82	\$0.00	\$1,305.82

OFFICE USE ONLY
Intake By: PL4788

CAP ID #
PLNPCM2015-00956
Total Due: \$1,305.82



Treasurer's Office
Recpt# 1259916
PL PLNPCM2015-00956 Card
\$1,321.88 11/20/2015



* P L N P C M 2 0 1 5 - 0 0 9 5 6 *

www.slcpermits.com

Please Keep
This Box Clear