

# Zoning Amendment

SALT LAKE CITY PLANNING

Amend the text of the Zoning Ordinance     Amend the Zoning Map

### OFFICE USE ONLY

Project #: <i>PLNDCM2015-00057</i>	Received By: <i>L. Parisi</i>	Date Received: <i>11/20/2015</i>
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Name or Section/s of Zoning Amendment:

### PLEASE PROVIDE THE FOLLOWING INFORMATION

Address of Subject Property (or Area):  
900 E and approximately 1964 South to 1932 S

Name of Applicant: Cottonwood Residential c/o Ryan Heath, Jeremy Carver	Phone: 801-278-0700
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Address of Applicant:  
6340 South 3000 East Suite 500

E-mail of Applicant: rheath@cottonwoodres.com, jcarver@cottonwoodres.com	Cell/Fax: 801-597-9146/801-386-6724
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):  
See attached document as there are multiple owners

E-mail of Property Owner: See attached document	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

→ If you have any questions regarding the requirements of this application, please contact Salt Lake City Planning Counter at (801) 535-7700 prior to submitting the application.

### REQUIRED FEE

- Filing fee of **\$971**. Plus additional fee for mailed public notices.
- Zoning amendments will be charged **\$121** per acre in excess of one acre.
- Text amendments will be charged **\$100** for newspaper notice.

### 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.)


- A statement declaring the purpose for the amendment.
- A description of the proposed use of the property being rezoned.
- List the reasons why the present zoning may not be appropriate for the area.
- Is the request amending the Zoning Map?  
If so, please list the parcel numbers to be changed.
- Is the request amending the text of the Zoning Ordinance?  
If so, please include language and the reference to the Zoning Ordinance 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.

## ZONING AMENDMENT

### PURPOSE FOR THE AMENDMENT

Purpose is to rezone the current land from RMF-35 to R-MU-45 to clean up a blighted area of town with a new apartment community that exemplifies the ideals of the Sugar House Community Master Plan.

### DESCRIPTION OF THE PROPOSED USE OF THE PROPERTY

Cottonwood is looking to develop a new apartment community consisting between 185 and 215 units with onsite amenities and underground parking. The development will be designed to fit within the parameters set forth in the R-MU-45 requirements. The project will include a landscaped buffer next to the homes on Ramona to soften the impact of the community and will increase the current buildings setback of 5' to 15'.

Approximately 20% of the lot area will be used for landscaping, plaza or courtyards.

Running through the development is Parley's Creek which is currently in a box covert. Cottonwood is exploring the option of moving the stream to run along the border of the development and opening up the stream and make it an amenity (like at the adjacent IHC building).

### REASONS WHY PRESENT ZONING IS INADAQUATE

The current medium density zoning does not allow ample flexibility to upgrade and revitalize this area of Sugar House which is what the Sugar House Community Master Plan envisions for this area. Some of the Sugar House Master Plan policies that will be achieved by the rezone include:

- **Prohibit the development of the "box car" design of multi-family dwellings. Which is defined in part by large ratio of pavement to landscaped areas, concrete block construction, etc.** The property currently is a mix of outdated "box car" concrete block 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. Current zoning would dictate that a surface parked apartment community be built on the property with would result in an area with a "large ratio of pavement to landscaped areas". In addition it is cost prohibitive to acquire this assemblage if the final outcome was 30 units/acre as

currently provided. To get rid of the undesirable structures currently encumbering the site and all of the surface parking, a more flexible zoning is a necessity.

- **Direct higher density housing in locations served within walking distance to transit, commercial services near the Sugar House Business District.** The Route 209 UTA bus stop is immediately in front of the site along 900 East providing a safe and environmentally friendly option to transit residents from their home to work. In addition the S-line runs 2 blocks south of the property providing another carless option for residents to access local commercial service areas. Ample bike parking will be provided at the property to encourage bike use. In addition grocery shopping, entertainment, and other retail destinations are within walking distance.
- **Provide a mix of housing types, densities, and costs/Locate higher density housing on or near public transportation routes to afford residents the ability to reduce their reliance on the automobile.** This side of Sugarhouse currently only has 2 housing types – single family homes or other small parcel properties that have been converted to rentals. The change in zoning would provide another housing type option for this side of town. Cottonwood projects the rents here to be considerably cheaper than the alternatives by 2100 S and 1100 East, allowing more residents an opportunity to live near Sugar House without having an inferior product.
- **Encourage increased intensity, greater diversity of land use, and locally-owned businesses in the Sugar House Business District/ Develop a community to be attractive, harmonious and pedestrian oriented.** To date the west end of the Sugar House Business District has seen little investment. The addition of this property could be the impetus necessary for investment of more capital to the area helping local businesses to attract more customers. The proposed project which will be much more attractive than blighted buildings currently occupying the site. Sidewalks in the community will provide excellent pedestrian connectivity to the neighborhood.
- **Maintain, protect, and upgrade Sugar House as a residential community with a vital supporting commercial core /Strengthen and support existing neighborhoods with appropriate adjacent land uses and design guidelines to preserve the character of the area.** Current zoning is economically restrictive to significant upgrades to gentrify the neighborhood. Crime has been a problem in this area that could be impacted positively by a nice, new, well-lighted project.

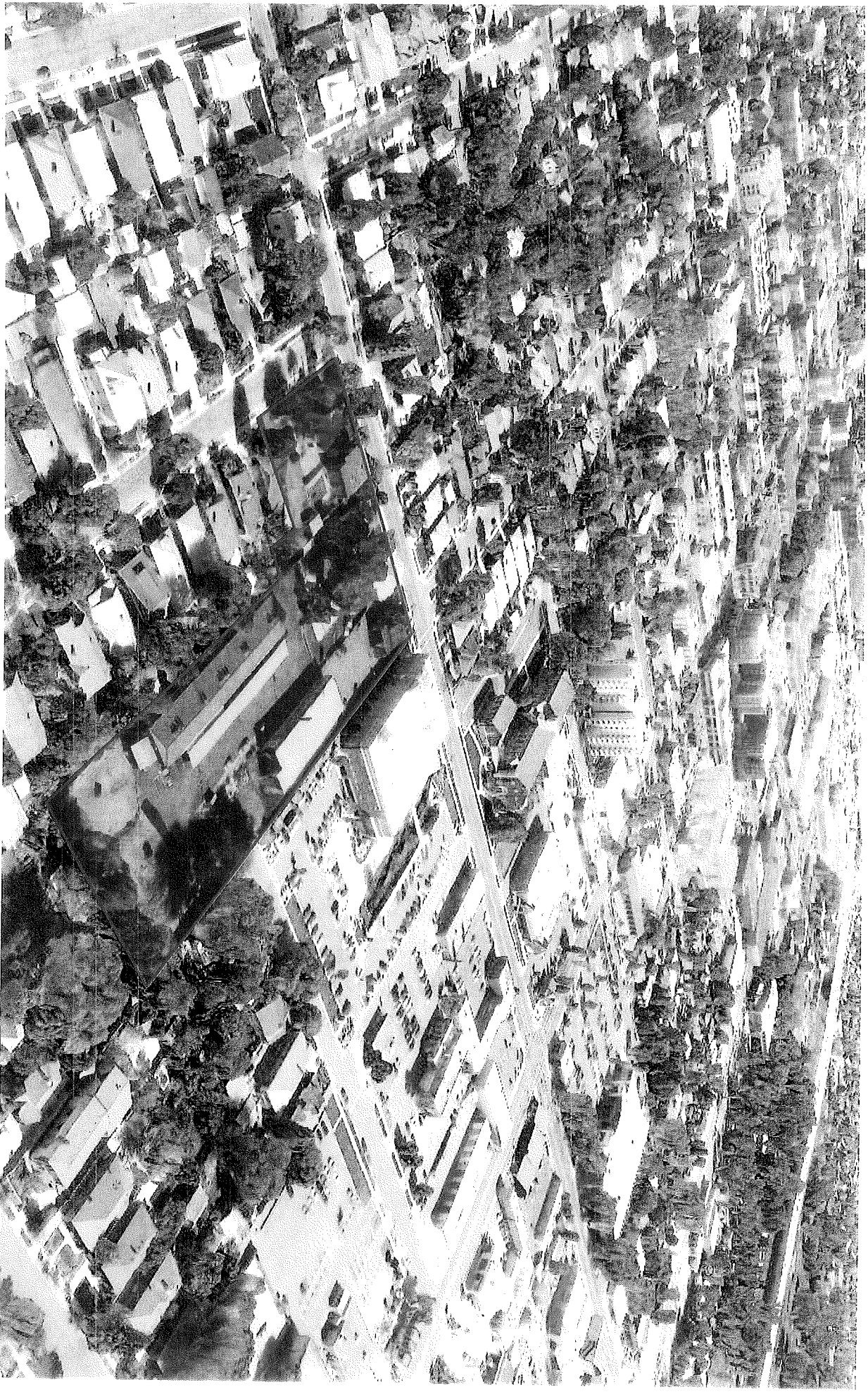
## PARCELS INCLUDED TO BE AMENDED TO THE ZONING MAP

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



COTTONWOOD RESIDENTIAL

# Aerial

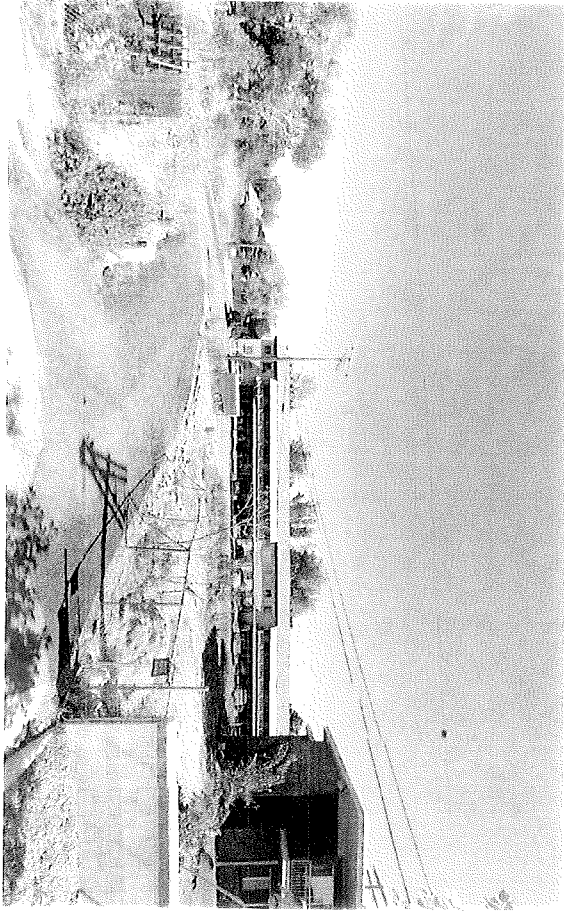
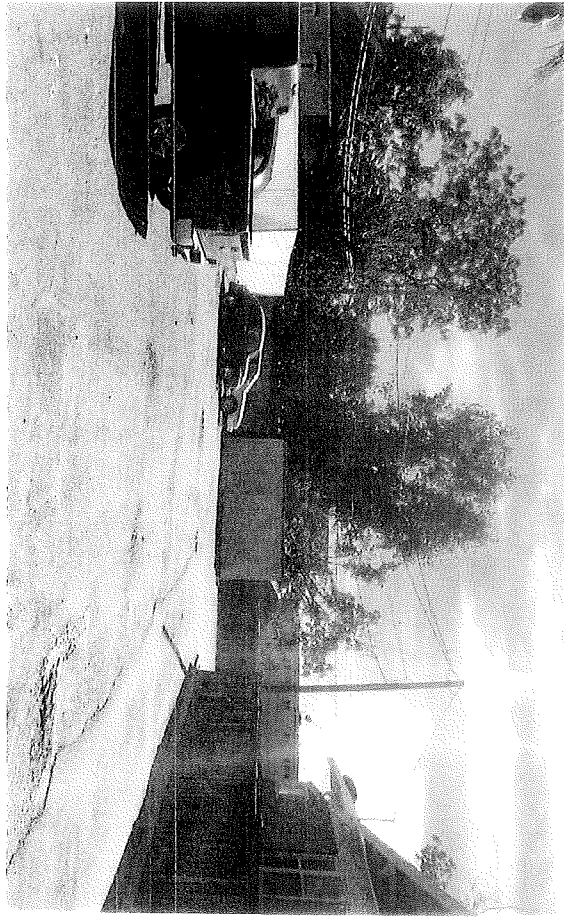
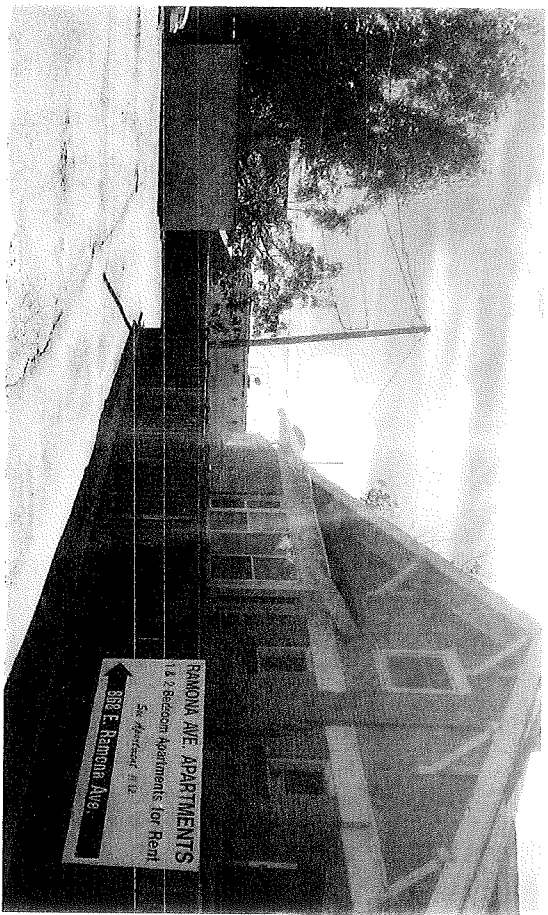






COTTONWOOD RESIDENTIAL

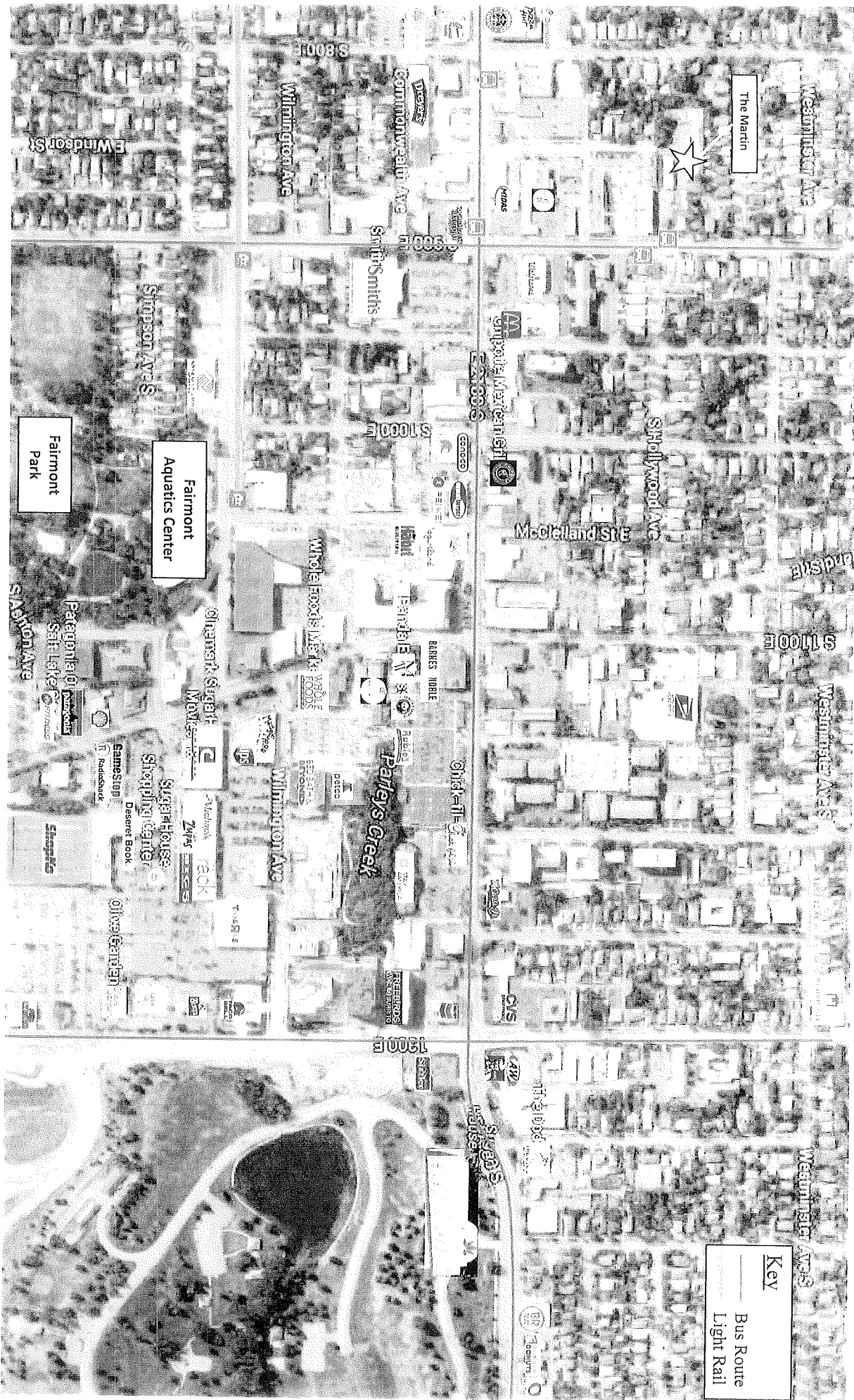
# Photos

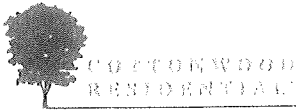




COTTONWOOD RESIDENTIAL

# Neighborhood Overview





**PROPERTY OWNER**

**PHONE**

**EMAIL**

Elaine and Erin Thornton:  
Parcel #1617377035

801-759-4160

[et1736@gmail.com](mailto:et1736@gmail.com)  
[Emthornton2@gmail.com](mailto:Emthornton2@gmail.com)

Bliss Parsons  
Parcel#1617377013

801-363-8991

[parsonsbliss@aol.com](mailto:parsonsbliss@aol.com)

Richard Pasmann  
Parcel #'s16173770330000 and 16173770320000

801-750-5869

[rlpasmann@yahoo.com](mailto:rlpasmann@yahoo.com)

Jeff Grant  
Parcel #1617377034

801-979-5333

[jgrant@long.com](mailto:jgrant@long.com)

Justin Bowcutt  
Parcel #16173770140000

801-884-7795

[t.justin.bowcutt@l-3com.com](mailto:t.justin.bowcutt@l-3com.com)  
[nbowcutt@ccflawoffice.com](mailto:nbowcutt@ccflawoffice.com)

Steve Buscemi  
Parcel#1617377030000

310-429-0112

[steven@buscemico.com](mailto:steven@buscemico.com)

Sugar House Commons LLC  
Parcel #16173770380000

801-278-0700

[rheath@cottonwoodres.com](mailto:rheath@cottonwoodres.com)  
[jcarver@cottonwoodres.com](mailto:jcarver@cottonwoodres.com)



**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH

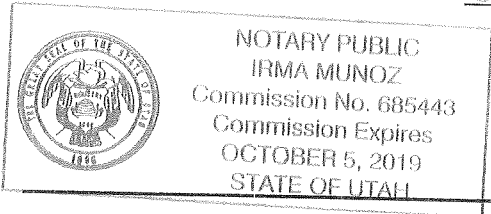
COUNTY OF SALT LAKE

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  
(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

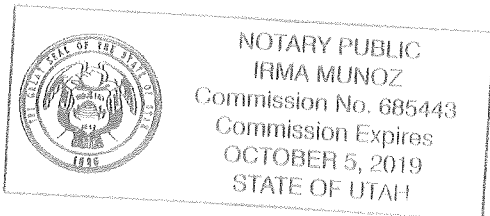
**AGENT AUTHORIZATION**

I (we), Erin N. Thornton  
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, 2018.



Irma Munoz  
(Notary)  
My commission expires: 05 October 2019

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH

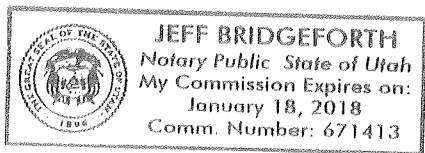
COUNTY OF SALT LAKE

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 5<sup>th</sup> day of November, 2015.



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

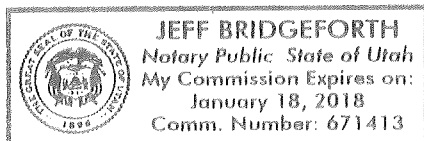
**AGENT AUTHORIZATION**

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 6<sup>th</sup> day of November, 2015.



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

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH

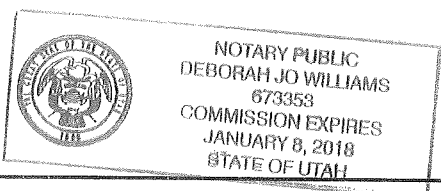
COUNTY OF SALT LAKE

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

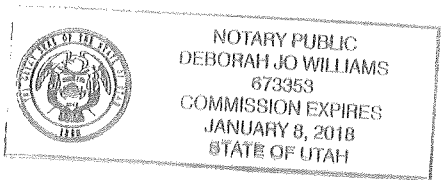
**AGENT AUTHORIZATION**

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 900 E**  
(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 900 E LLC**  
(Property Owner)

\_\_\_\_\_  
(Property Owner)

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

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





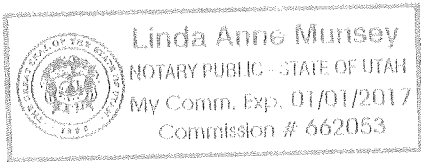
**AFFIDAVIT**

**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 A Bowcutt  
(Property Owner)

Troy Bowcutt  
(Property Owner)

Subscribed and sworn to me this 4<sup>th</sup> 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.

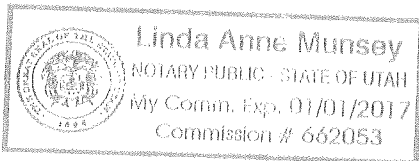
Nicole A Bowcutt  
(Property Owner)

Troy Bowcutt  
(Property Owner)

Subscribed and sworn to me this 4<sup>th</sup> 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.



[Signature]

(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.



[Signature]

(Notary)

My commission expires: 03/21/2016

**AFFIDAVIT**

**PROPERTY OWNER**

STATE OF UTAH

COUNTY OF SALT LAKE

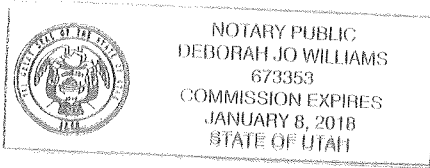
I (we), Gregg Christensen / Super House Commons, LLC, Being duly sworn and say that I (we) am (are) the owners(s) of the properties at **1966 South Windsor St. SLC, UT 84105** also identified by parcel number **1617377037** in the attached application for the Zoning Amendment and Master Plan Amendment 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 EUP

(Property Owner)

(Property Owner)

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



[Signature]

(Notary)

My commission expires: Jan. 8, 2018

**AGENT AUTHORIZATION**

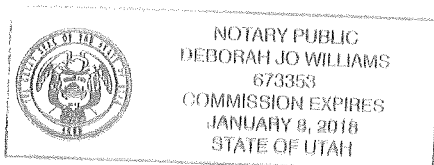
I (we), Gregg Christensen / Super House Commons, LLC, the owner(s) of the real property described in the attached application, do authorize as (our) agent(s), **Cottonwood Residential** to represent me (us) regarding the attached application and to appear on my (our) behalf before any administrative 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 EUP

(Property Owner)

(Property Owner)

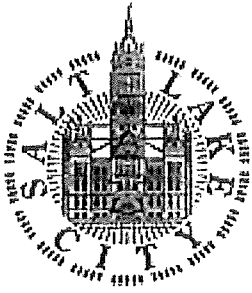
Subscribed and sworn to me this 18 day of November, 2015.



[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 300 E, SUITE 500  
SALT LAKE CITY, UT

**Project Name:** 1964 S 900 E - ZONING AMENDMENT

**Project Address:** 1964 S 900 E

**Detailed Description:**



\* P L N P C M 2 0 1 5 - 0 0 9 5 7 \*

AMENDING ZONING ON MULTIPLE PARCELS.

Description	Qty	Dept	C Ctr	Obj	Amount		
					Invoice	Paid	Due
<b>Invoice Number: 1289372</b>							
Filing Fee	3	06	00900	125111	\$1,199.69	\$0.00	\$1,199.69
Planning Fee Adjustment	100	06	00900	1890	\$100.00	\$0.00	\$100.00
<b>Total for invoice 1289372</b>					<b>\$1,299.69</b>	<b>\$0.00</b>	<b>\$1,299.69</b>
<b>Total for PLNPCM2015-00957</b>					<b>\$1,299.69</b>	<b>\$0.00</b>	<b>\$1,299.69</b>

OFFICE USE ONLY  
Intake By: PL4788

CAP ID #  
PLNPCM2015-00957  
Total Due: \$1,299.69



Treasurer's Office  
Rcpt# 1259915  
PL NPCM2015-00957 CARD  
\$1,315.68 11/20/2015



\* P L N P C M 2 0 1 5 - 0 0 9 5 7 \*

www.slepermits.com

Please Keep  
This Box Clear