



Staff Report

PLANNING DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Planning Commission

From: Krissy Gilmore, Senior Planner, kristina.gilmore@slcgov.com or 801-535-7780

Date: February 23, 2022 (Published February 17, 2022)

Re: PLNPCM2021-00958 Planned Development, PLNSUB2021-01151 Preliminary Subdivision

Planned Development & Preliminary Plat

PROPERTY ADDRESS: 122 S Dooley Court/126 S Windsor Street

PARCEL ID: 16-05-129-010-0000

MASTER PLAN: Central Community – Medium Density Residential

ZONING DISTRICT: SR-3 Special Development Pattern Residential

REQUEST: The applicant, Warren Crummett, requests approval of a planned development and related preliminary subdivision plat to divide an existing lot into two lots, which would result in three lots. The purpose is to build a new twin home dwelling on the new lots. The Planning Commission has final decision-making authority for planned development applications. Through the Planned Development process, the applicant is requesting the following modifications:

1. Reduced lot area for the new twin home lots from the required 1,500 square feet to 1,353 square feet.
2. An approximate 2 inch reduced front yard setback at the southwest portion of the lot fronting Dooley Court.

RECOMMENDATION: Based on the information in this staff report, Planning Staff recommends that the Planning Commission approve the proposal as proposed subject to complying with all applicable regulations and the conditions below:

1. Final approval of the plans shall be delegated to planning staff to ensure compliance with the zoning standards and conditions of approval.
2. Approval is for the specific modification items discussed and identified in the staff report. All other applicable zoning regulations and requirements from other city departments still apply.
3. The applicant shall submit a final plat for review.

ATTACHMENTS:

- A. [Vicinity & Zoning Maps](#)
- B. [Applicant Materials and Plan Set](#)
- C. [Preliminary Plat](#)
- D. [Property and Vicinity Photos](#)
- E. [Zoning Standards](#)
- F. [Planned Development Standards](#)

- G. [Preliminary Subdivision Standards](#)
- H. [Public Process & Comments](#)
- I. [Department Review Comments](#)

PROJECT DESCRIPTION:

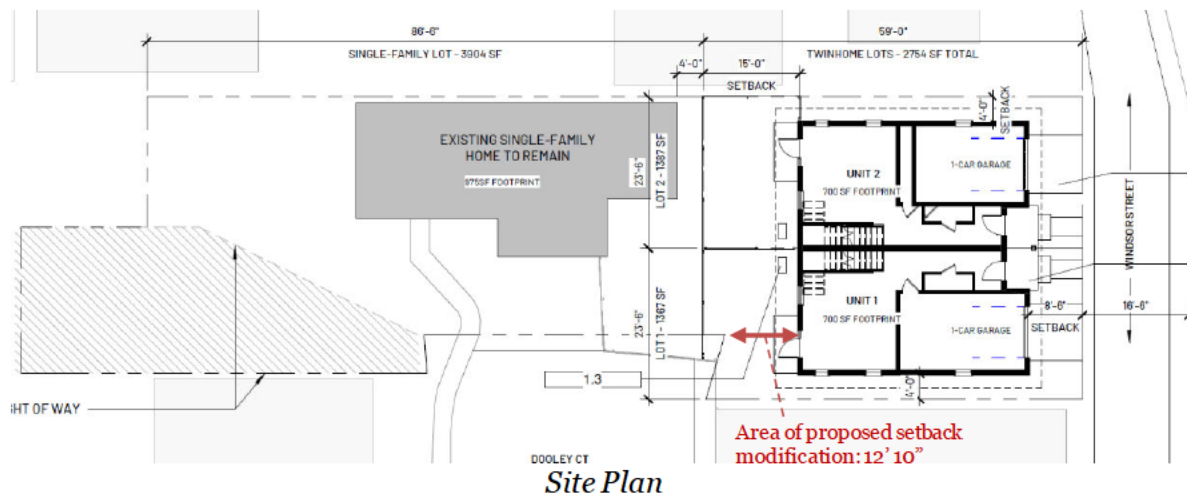


Quick Facts

Height: 25 FT/ 2 stories
Uses: Twin Home
Number of Residential Units: 2
Exterior Materials: Brick, fiber cement siding, wood
Parking: 2 parking spaces
Review Process & Standards: Planned Development, Preliminary Subdivision, and general zoning standards

The project consists of creating two lots for the purpose of constructing a new twin home dwelling fronting Windsor Street. Previously, the subject site was split into two separate parcels, one containing the existing home on 122 S Dooley Court and a new lot on 126 S Windsor Street. The new lot is now proposed to be split into two for the twin home. The proposed structure will be two stories (25 FT 10 IN) and each unit will have an attached single-car garage. Each unit has a footprint of 700 SF and the total structure footprint is 1,380 SF. The existing single-family dwelling that fronts Dooley Court is proposed to remain. Planned Development approval is required because the SR-3 (Special Development Pattern Residential) zone requires new twin home lots to have a minimum of 1,500 SF per dwelling unit. The proposed new lots will be under that at 1,353 SF and 1,360 SF. The applicant is proposing a frontyard setback reduction in one area of the acting rear yard of approximately 2 inches. See Key Consideration 2 for more information. The majority of the rear yard setback will remain at 15 FT. The proposed building complies with all other zoning setbacks, building height, landscaping, and parking requirements of the SR-3 zone.

The design of the new building is a two-story twin home, attached garages facing Windsor street, and entry porches. The primary materials are fiber cement lap siding, wood, and brick. Above is a rendering of the development. The developer has also provided a narrative about their proposal and planned development considerations in [Attachment B](#).



KEY CONSIDERATIONS

The key considerations listed below are discussed further in the following paragraphs and were identified through the analysis of the project materials, review of standards, public comments, and department review comments:

Consideration 1: Neighborhood Characteristics & SR-3 Zone

The development includes two street frontages, Dooley Court and Windsor Street. The neighborhood context includes small-scale, primarily one-story, single-family residential structures. While the area is in a National Register Historic District, it is not in a designated Local Historic District and does not have regulatory protection.¹

The homes were primarily constructed in the late 1800s and early 1900s and many have retained their historic character. The context also includes a variety of materials, which range from stucco, wood siding, traditional masonry, and masonry veneers.

As part of the Planned Development, the applicant has provided a signed statement from the owner of 122 S Dooley Court that the home will not be torn down and that the existing character will be preserved. See Attachment B.

The subject property is a typical target for infill residential development. The site of the proposed new twin home is located on the western side of Windsor Street, nestled between a single-family residence to the north and a single-family residence to the south (though neither of the surrounding residences face Windsor Street). Directly across the street on Windsor is a parking lot for an apartment complex that fronts 900 East. The broader neighborhood has a conglomeration of residential uses. The proposal to incorporate single-family attached residences within this neighborhood will not be out of character with the broader neighborhood context.



SR-3 (Special Development Pattern Residential) Development Potential

The purpose of the SR-3 special development pattern residential district is to provide lot, bulk, and use regulations, including a variety of housing types, in scale with the character of development located within the interior portions of city blocks. Uses are intended to be compatible with the existing scale, density, and intensity of the neighborhood. The standards for the district are intended to provide for safe and comfortable places to live and play, promote sustainable and compatible development patterns, and preserve the existing character of the neighborhood. This is a medium-density zoning district.

Since the SR-3 zone is an internal neighborhood zone, the subject site and properties to the south and east of the site are zoned SR-3. The adjacent properties to the north are zoned RMF-30 (Low-Density Multi-Family Residential).

Under the SR-3 zone, the development potential of the lot without Planned Development and Preliminary Subdivision approval would be one single-family dwelling that could be built at the same scale as what is currently proposed for the twin home. The maximum height in the SR-3 zone is 28 FT, while the proposed twin home is 25 FT. The side yard setbacks would remain the same at 4 FT on each side, though the applicant would

1. The original publishing of this report contains a typo. The correct text should read: While the area is in a National Register Historic District, it is not in a designated Local Historic District and does not have regulatory protection.

need to fully comply with the front yard setback on Dooley Court. The primary change in impact between what could be built “by-right” is that the Planned Development would allow one additional dwelling unit.

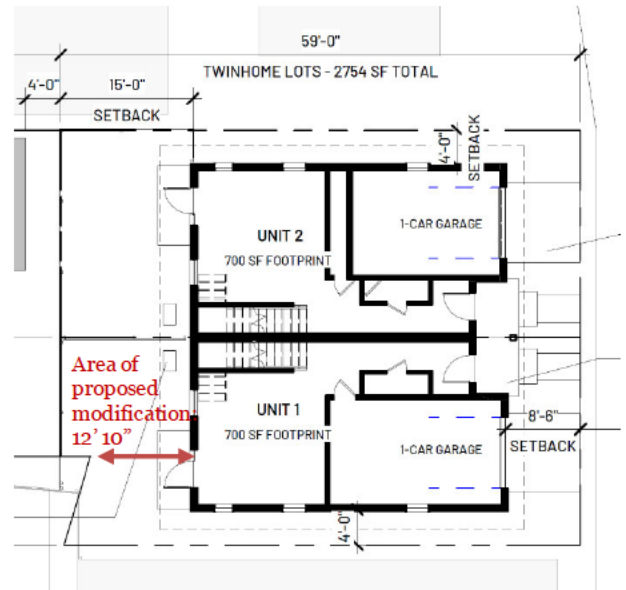
Staff is of the opinion that through the Planned Development process, the applicant is proposing a better product than what could be achieved “by right” as it meets a key city objective to provide a variety of housing types (see Consideration 4) at the scale of a traditional single-family home.

Consideration 2: Front Yard Setback & Acting Rear Yard Setback

The front yard setback in the SR-3 zone is measured by taking the average setback of all other front yard setbacks on the block face. The development site for the new twin home is unique in that it is the only home that would face Windsor Street on the block face. The other homes are on double frontage lots (127 to 165 Dooley Court), which means they technically have two front yards since they have frontage on two streets (the acting front yard faces Dooley Court and the acting rear yard faces Windsor Street). When measuring the average setback along the west block face on Windsor Street, the setback goes to the rear-face of those structures, many of which include additions and attached garages, which creates an average front yard setback of 8 FT 6 IN. The proposed setback complies with the SR-3 zoning ordinance. Please note that the setback will be verified during the Building Permit review phase. The planned development proposal does not grant relief from the Windsor Street facing front yard setback if a discrepancy is found.

The applicant is requesting a modification to the acting rear yard setback, which is considered a front yard setback by ordinance, in one small area where the property line angles toward the proposed structure. Since that area is considered a front yard because it has frontage on Dooley Court, the average setback would be 13 feet (the average of the block face). The proposed setback at that point is approximately 12 FT 10 IN, which would require a 2-inch setback modification through the Planned Development process.

Staff is of the opinion that due to the unique nature of the development site, and that the proposed setback is largely in line with the acting front yards of Dooley Court, the modified request is appropriate and will have minimal impact.



Consideration 3: Planned Development Objectives

To obtain approval of a Planned Development, at least one of six city objectives must be met as indicated in section 21A.55.010 of the Salt Lake City zoning code. The applicant has provided written reasons that this petition complies with the Housing objective:

Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:

The proposal includes housing that achieves city housing goals and is of a scale that is compatible with the neighborhood via building height, setbacks, and scale, evidenced by general compliance with the zoning dimensional requirements of the SR-3 zoning district.

Consideration 4: Compliance with Adopted Master Plans

Central Community Master Plan (2005)

The Central Community Master Plan outlines goals for the Central Community and for the integration of the Central Community area into the larger extent of other Salt Lake City communities. The intent of the Community's Master Plan is to act as a, "*guide towards creating a more livable community*". It seeks to accomplish this by creating an overall vision for the Central Community Master Plan with four fundamental goals:

- Livable communities and neighborhoods;
- Vital and sustainable commerce;
- Unique and active places; and
- Increased pedestrian mobility and accessibility.

The project meets the intent and vision goals of the Central Community plan in that it improves the surrounding community's livability by providing new moderate density housing near downtown. The housing type also provides "missing middle" housing, which accommodates increased density in the same footprint and scale as a single-family home.

Citywide Housing Master Plan Growing SLC (2018-2022)

The City recently adopted a citywide housing master plan titled Growing SLC: A Five-Year Housing Plan 2018-2022 that focuses on ways the City can meet its housing needs in the next five years.

Growing SLC identifies three City Wide goals:

- 1) Reform City practices to promote a responsive, affordable, high-opportunity housing market.
- 2) Increase housing opportunities for cost burdened households.
- 3) Build a more equitable city.

The plan also includes specific objectives that relate to this development, including:

Goal 1, Objective 1: Review and modify land-use and zoning regulations to reflect the affordability needs of a growing, pioneering city.

- *Increasing flexibility around dimensional requirements and code definitions will reduce barriers to housing construction that are unnecessary for achieving city goals, such as neighborhood preservation.*

Goal 2, Objective 4: Secure and preserve long-term affordability:

- *Downtown also has the densest allowed zoning, the best access to transit, and the greatest number of amenities, making it an ideal location for affordable housing development. However, without tangible preservation tools, existing housing affordability is at risk of being lost amidst one of the greatest construction booms Salt Lake City has seen.*

Growing SLC speaks to increasing flexibility in zoning regulations to reduce barriers to affordable housing construction that are not necessary for achieving city goals. The proposed project helps achieve the goals and objectives outlined in Growing SLC by providing housing units in the City, specifically, the downtown area. Growing SLC states: "*Equity is not only about eliminating discrimination, it is also about increasing access to opportunity.*" The proposed project location increases the diversity of housing options in the area and may provide a more affordable housing type given the size of each unit at a scale similar to a single-family home.

Plan Salt Lake (2015)

Plan Salt Lake also includes vision statements which support the proposal. Plan Salt Lake is a Citywide vision for the City for the next 25 years and includes guiding principles for the development of the City. The project

meets the guiding principles and furthers the intent described in Plan Salt Lake. The guiding principles satisfied in this Planned Development are:

- *“Neighborhoods that provide a safe environment, opportunity for social interaction and services needed for the wellbeing of the community therein.”*
- *“Growing responsibly, while providing people with choices about where they live, how they live, and how they get around.”*

Staff Discussion:

The proposed Planned Development will provide needed housing that is compatible with the character and scale of the existing neighborhood. The proposed development helps to meet the growth and housing goals of the City’s Master Plans and aligns with the development expectations of the neighborhood.

DISCUSSION:

The proposal generally meets the Planned Development and Preliminary Subdivision standards in complying with the development expectations outlined in the Central Community Master Plan for the area.

As the applicant is generally meeting applicable standards and guidelines for the associated reviews, staff is recommending approval of the proposed development with the suggested conditions.

NEXT STEPS:

Approval of the Planned Development & Preliminary Subdivision

If the requests are approved, the applicant will need to comply with any conditions of approval required by other City departments or added by the Planning Commission. The applicant will be able to submit plans for building permits and certificates of occupancy for the buildings will only be issued once all conditions of approval are met.

Denial of the Planned Development & Preliminary Subdivision Request

If the requests are denied, the applicant will still be able to develop the property by right but will need to meet all of the standards of the Zoning Ordinance.

ATTACHMENT A – VICINITY & ZONING MAP

122 S Dooley Ct



ATTACHMENT B – APPLICANT MATERIALS & PLAN SET



WINDSOR ST. TWINHOME

Planned Development Proposal

2.7.2022

Go West Investments
+
Solstice Design Build

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16. thank you

Response to Planning Comments

Development Name: Dooley Ct Planned Development
Petition Number: PLNPCM2021-00958
Process: Planned Development
Property Address: 122 S Dooley Court
Applicant: Warren Crummett
Proposal Summary: new twin home on new lots that do not meet lot area
Zone: SR-3
Date: 11/17/2021

The following is a narrative response to the Department Review Comments provided dated November 17, 2021. Responses to the Department Review Comments will be provided in **bold**.

1. Planned Development:
a. Your narrative discusses preserving the existing single-family home, but it was brought up by the community that the home is currently for sale. Is there a proposal to record something against the property to ensure its preservation? You will also need signed statements from the new owners stating that you can represent their property in the Planned Development process. Without the preservation of the existing home I do not see the Planning Commission supporting the requested Planned Development.

The applicant intends to sell the home to a reputable home renovation company, who will improve and preserve the existing single-family residence.

b. I have general concerns regarding the scale, mass, and design of the proposal and if it meets Planned Development Standard C. I think the design could use some work to better fit in with the neighborhood. Along the same lines, I have concerns with the requested modification to the rear setback. Given the character of the neighborhood, maximizing the lot area and reducing setbacks will be unlikely to be supported by the Planning Commission.

The design has been revised to better fit in with the neighborhood including adjustments to the roof line, materials and windows & doors.

2. Section 21A.24.10.I Front Façade Controls requires that the front door is on the front façade.

The front doors have been relocated to the front facade.

3. The front yard setback does not appear to comply with the SR-3 zone requirement. Please provide evidence that a 5' setback meets the average for the block face, or the setback needs to meet the minimum depth of 10'.

The block average front setback has been calculated at 5’-10” and the design has been adjusted to comply with that front setback. Block average front setback calculations have been provided with the Site Plan drawing.

4. Label the actual building height and exterior wall height on the elevations.

Labels have been added to the elevations.

5. The site plan is missing quite a few site plan requirements:

Missing information has been added to the Site Plan.

6. Please include information on location, height, type, and material of any fences and walls. I am having difficulty understanding what is existing and what fences are new.

Information on existing and new fences has been added to the Landscape Plan.

7. Please include a landscape plan showing vegetation types and amounts, as well as any existing trees proposed to be removed. Vegetation and landscaping must comply with Chapter 21A.48. Any removal/replacement or installation of new street trees requires Urban Forestry approval and will be reviewed during building permit review stage.

This is noted. A conceptual landscape plan has been included.

8. Provide the location of dumpsters or other outdoor trash receptacles.

Individual totes to be stored in the garage are proposed.

9. Provide the location of a/c units and any other mechanical equipment on the site plan

The location of outdoor HVAC units has been added to the Site Plan.

Project Narrative

The proposed project is located at the end of Dooley Court on a 0.15 acre lot containing an existing single-family home and a right-of-way to benefit neighboring properties. The property fronts Windsor Street to the East as well as Dooley Court to the South. It is zoned SR-3 with adjacent properties zoned RMF-35 and RMF-30.

The applicant proposes to subdivide the lot into two parcels: one with frontage on Dooley Court retaining the existing single-family home and one with frontage on Windsor Street as a new buildable lot. The existing single-family home would remain to be repaired and renovated. A 2-story twinhome structure would be constructed on the second lot, which would be subdivided again to create two individual for-sale homes.

The applicant seeks a Planned Development because of the unique constraints of the site including the irregular shape and existing right-of-way. The subdivided lot would be 2,713 square feet, rather than 3,000 square feet typically required for a twinhome. Relief from the 15' rear setback would also be required at the South corner of the proposed site where the property line extends to the East.

This Planned Development proposal would accomplish several goals:

- Protect the economic feasibility of preserving the existing 100+ year old single-family home on the property. The applicant intends to sell the home to a reputable home renovation company to carry out the preservation of the existing home.
- Add for-sale two-bedroom options in a new housing type for this residential neighborhood. Condos, duplexes and small single-family homes are all adjacent to this property, and townhome-style units would add a new housing type to the neighborhood at an affordable price point.
- Restores the streetscape at Windsor Street with a small-scale infill solution that is compatible with the scale and character of the neighborhood.

The proposal maintains the lot width of nearby properties on the streetscape and each unit will have a garage parking space to avoid creating additional strains on mobility. Dooley Court and Windsor Street have proper utilities installed to accommodate this proposal.

The proposed design maintains architectural features and detailing consistent with the neighborhood including material selections, window detailing, roof lines, and a covered front porch.

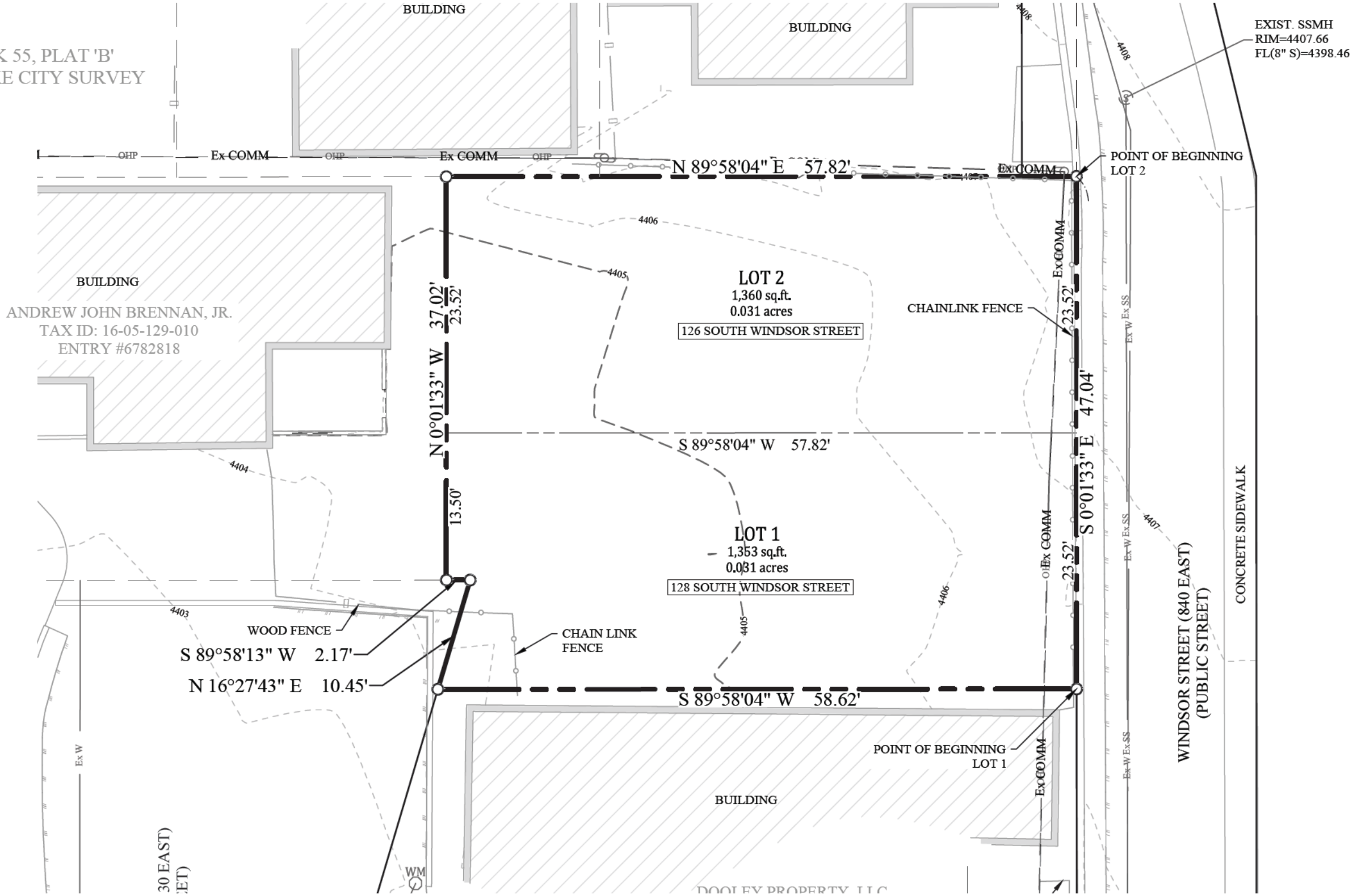


WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City UT 84102

Planned Development Proposal

project narrative

BLOCK 55, PLAT 'B'
SALT LAKE CITY SURVEY



WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City, UT 84102

Planned Development Proposal

subdivision plat #2



KEYNOTE SCHEDULE

- 1.1 Line of upper level balcony above
- 1.2 Roof line above
- 1.3 Minisplit outdoor unit

DENSITY SUMMARY

PROPOSED 2-STORY TWINHOME ON SUBDIVIDED PARCEL + EXISTING SINGLE-FAMILY HOME TO REMAIN

PARCEL #: 16-05-129-010-0000

ZONING: SR-3

TOTAL EXISTING LOT AREA: 6,620 SF

MAX BUILDING HT: 28' TO RIDGE OF ROOF, 20' FLAT ROOF

SETBACKS

FRONT: 8'-6" (PER BLOCK FRONTAGE AVG.)
SIDE: 4'-0"
REAR: 15'-0" MIN.

REQ'D PARKING SPACES PER UNIT: 1
PROPOSED PARKING SPACES: 2

BLOCK AVERAGE FRONT SETBACK CALCULATION

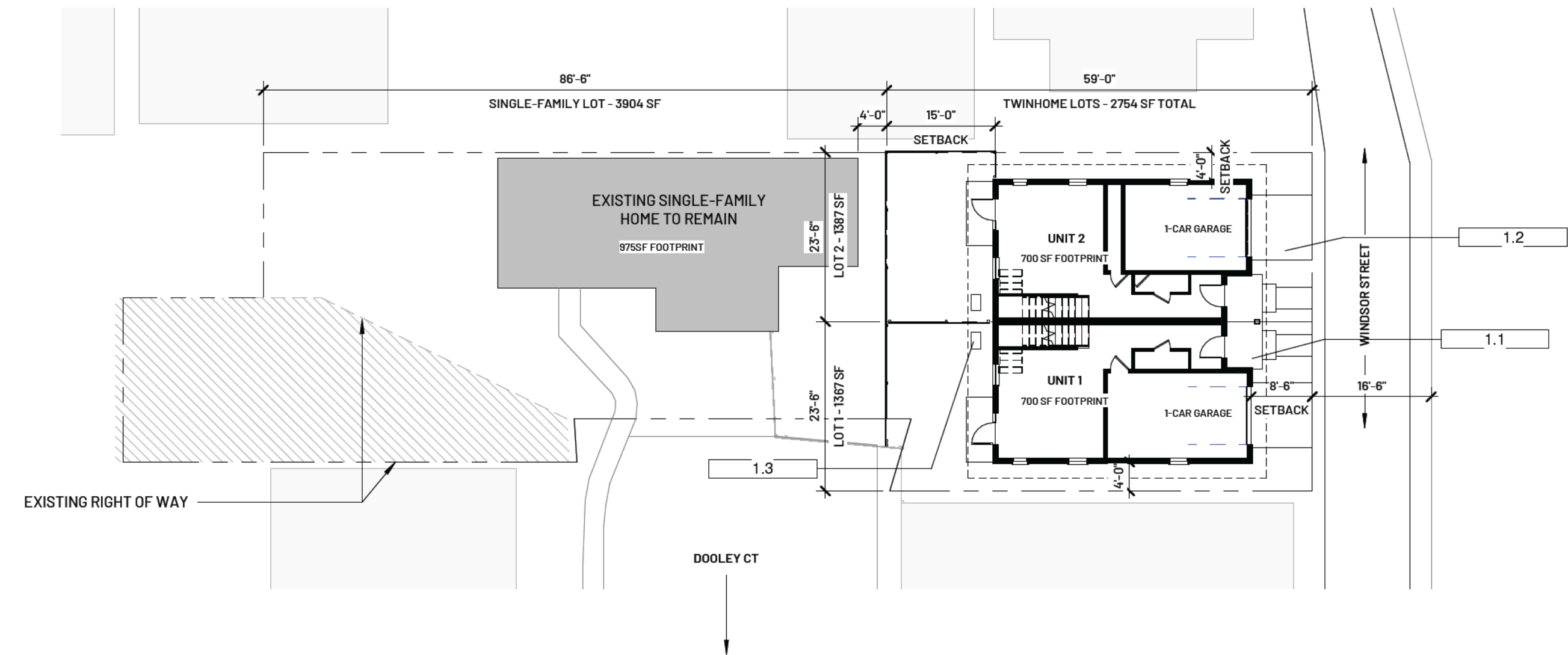
122 DOOLEY: PROJECT LOCATION

127 DOOLEY: 16'-0"
133 DOOLEY: 16'-6"
139 DOOLEY: 0'-6"
143 DOOLEY: 1'-0"
149 DOOLEY: 16'-0"
155 DOOLEY: 1'-0"
161 DOOLEY: 4'-0"
165 DOOLEY: 13'-0"

BLOCK AVG FRONT SETBACK: 8'-6"

NOTE: BLOCK FRONT SETBACKS ARE MEASURING REAR YARDS AT WINDSOR STREET ALONG SAME 'BLOCK FRONTAGE' AS PROPOSED TWINHOME.

BLOCK FRONT SETBACKS WERE MEASURED USING PUBLIC DATA, SITE MEASUREMENTS AND A PROPERTY SURVEY FROM WARD ENGINEERING GROUP DATED 8/1/2021.



NOTES: INDIVIDUAL TRASH RECEPTACLES ARE PROPOSED FOR TWINHOME UNITS

23'-0" FROM FACE OF GARAGE DOOR TO OPPOSITE SIDE OF WINDSOR STREET EXCEEDS BACKING DISTANCE REQUIREMENT FOR 90DEG PARKING.

PLANTINGS ADJACENT TO GARAGE DOORS TO BE MAX 30" IN HEIGHT

REFER TO LANDSCAPE PLAN FOR TREES, PLANTINGS AND FENCES

1 Site Plan
1/16" = 1'-0"

WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City, UT 84102

Planned Development Proposal

site plan



KEYNOTE SCHEDULE

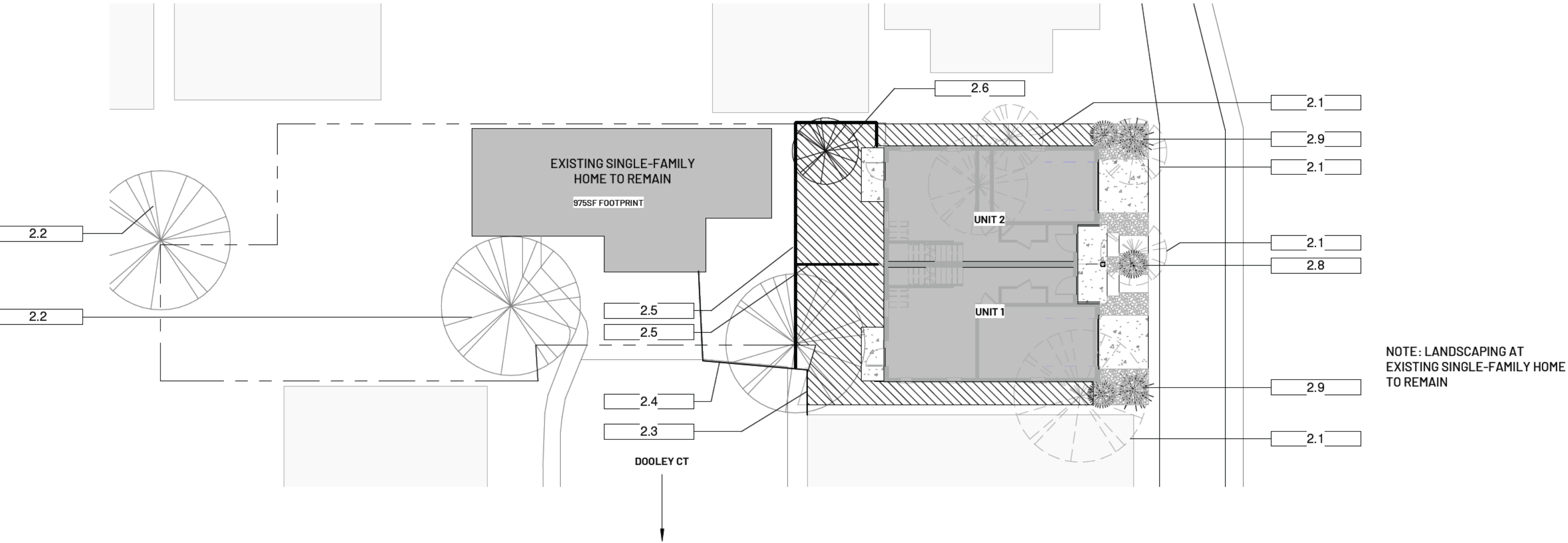
- 2.1 Existing tree(s) to be removed
- 2.2 Existing tree(s) to remain
- 2.3 Existing chain link fence, approx. 6' tall
- 2.4 Existing wood privacy fence, approx. 6' tall
- 2.5 New wood privacy fence at twinhome rear yards, 6' tall
- 2.6 Proposed new tree, 12'-15' canopy diameter
- 2.8 Low height drought-tolerant plantings and groundcover
- 2.9 Mid height (3'-5') drought-tolerant shrubs and groundcover

MATERIAL LEGEND

- CONCRETE
- GRAVEL
- GRASS
- BUILDING FOOTPRINT

SITE AREA SUMMARY

	TWINHOME 1	TWINHOME 2	TOTAL SITE
LOT AREA	1387 SF (100%)	1387 SF (100%)	6620 SF (100%)
BUILDING FOOTPRINT	690 SF (50%)	690 SF (50%)	2505 SF (38%)
HARDSCAPE	140 SF (10%)	140 SF (10%)	280 SF (4%)
GRAVEL	118 SF (9%)	118 SF (8%)	2100 SF (32%)
GRASS	424 SF (31%)	444 SF (32%)	1803 SF (26%)

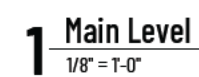
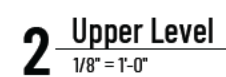


WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City, UT 84102

Planned Development Proposal

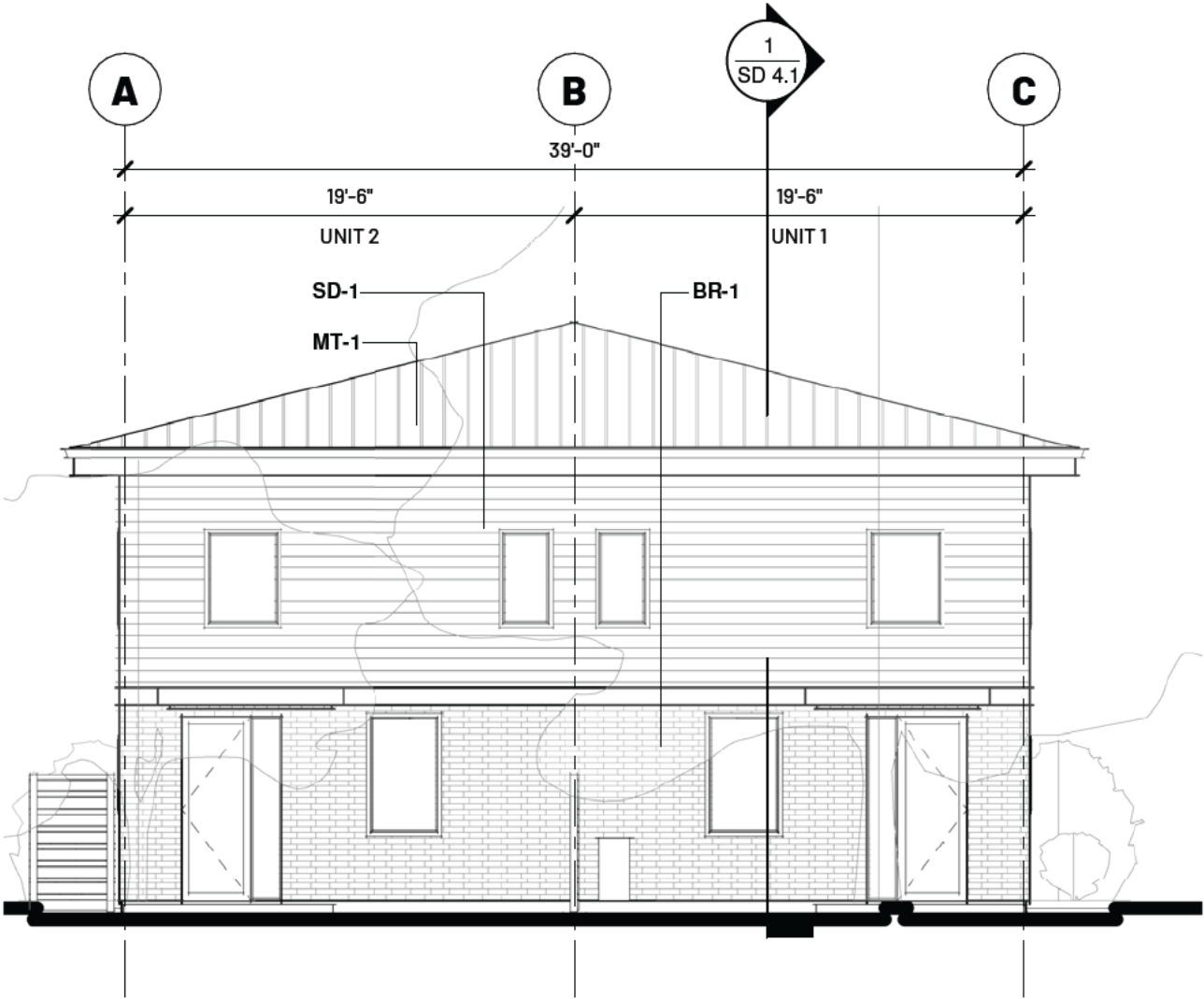
landscape plan



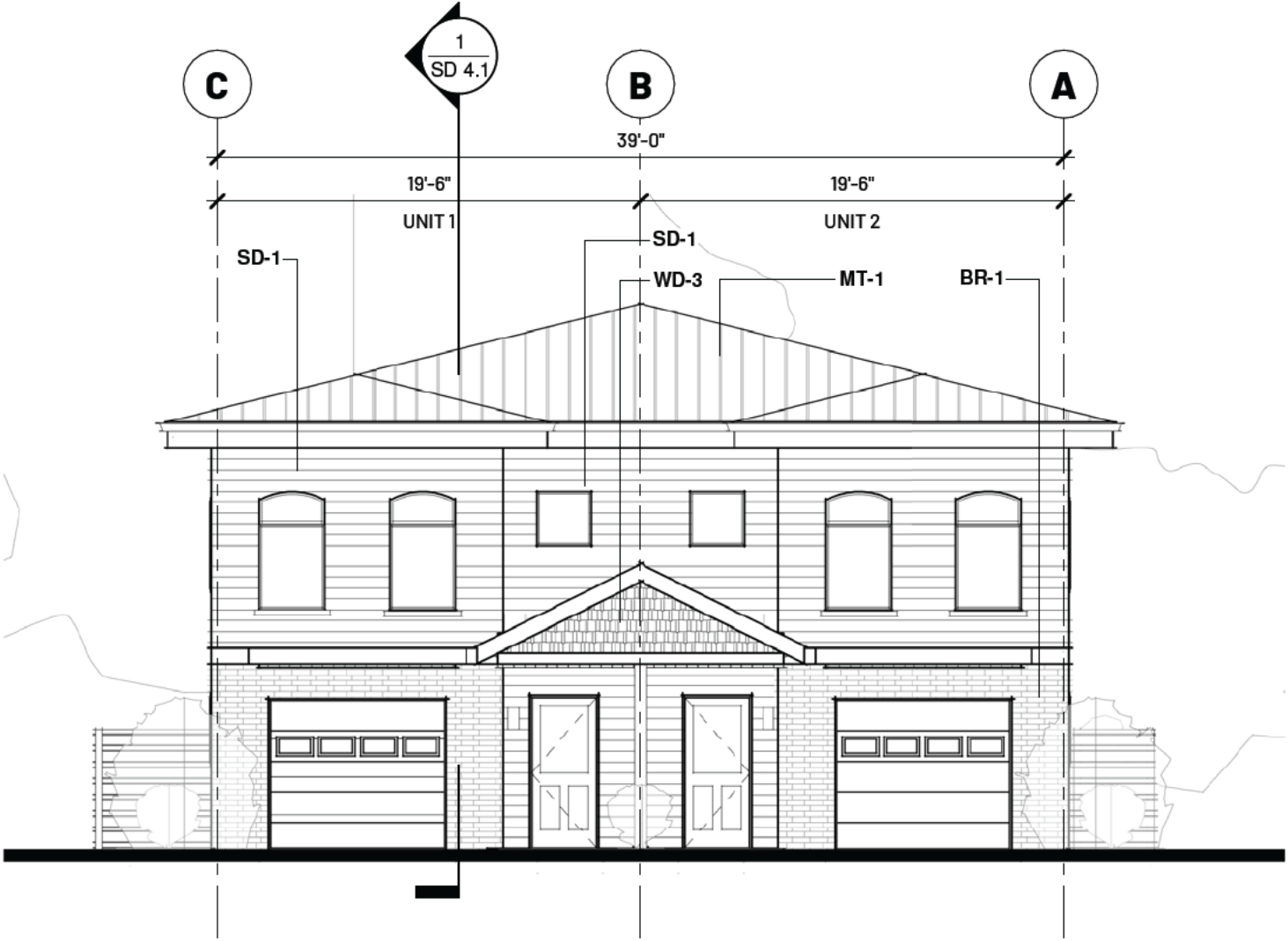


Materials Schedule

MARK	DESCRIPTION	SPECIFICATION	MANUF.	NOTES
BR-1	BRICK CLADDING			
CC-1	CONCRETE, CAST-IN-PLACE			
MT-1	METAL ROOF	STANDING SEAM, CHARCOAL GRAY		
MT-2	STEEL	PAINTED OR POWDER-COAT, CHARCOAL GRAY		
SD-1	LAP SIDING, FIBER-CEMENT	1X6, SAGE GREEN SIDING		
WD-1	WOOD TRIM	PAINTED CHARCOAL GRAY		
WD-2	WOOD SOFFIT	1X6, WARM WOOD		
WD-3	WOOD SHAKE	PAINTED TO MATCH SAGE GREEN SIDING		



3 West
1/8" = 1'-0"



1 East
1/8" = 1'-0"

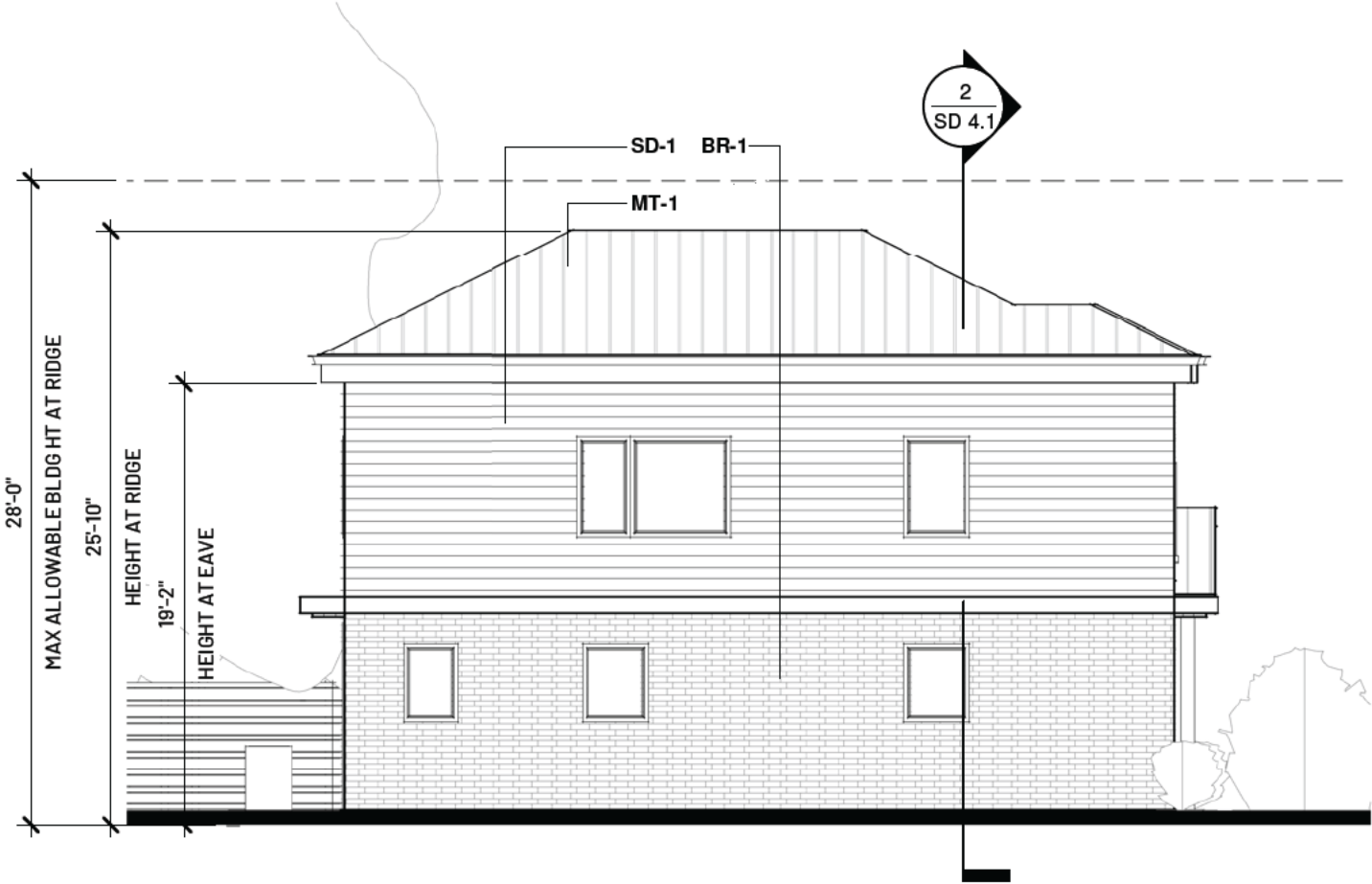
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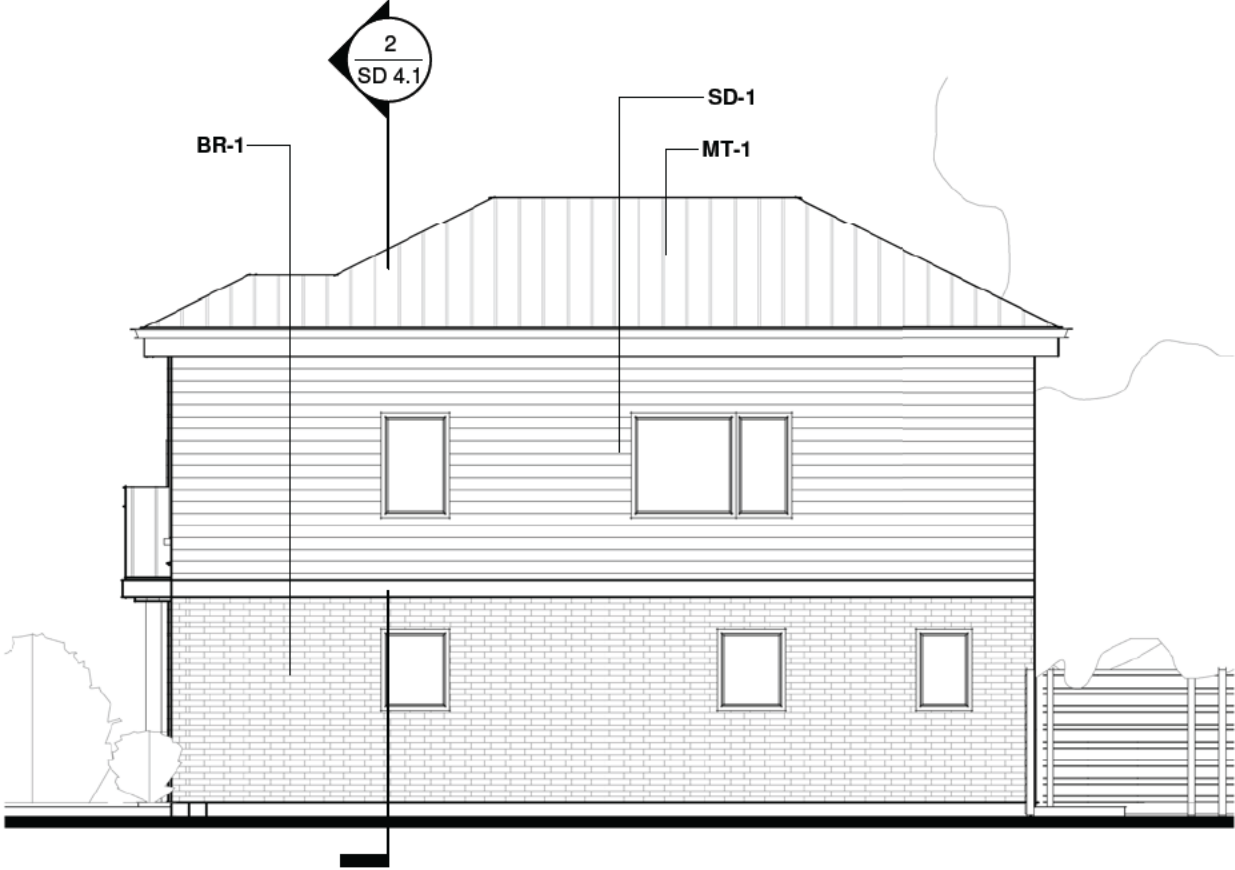
elevations

Materials Schedule

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BR-1	BRICK CLADDING			
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WD-3	WOOD SHAKE	PAINTED TO MATCH SAGE GREEN SIDING		



2 South
1/8" = 1'-0"

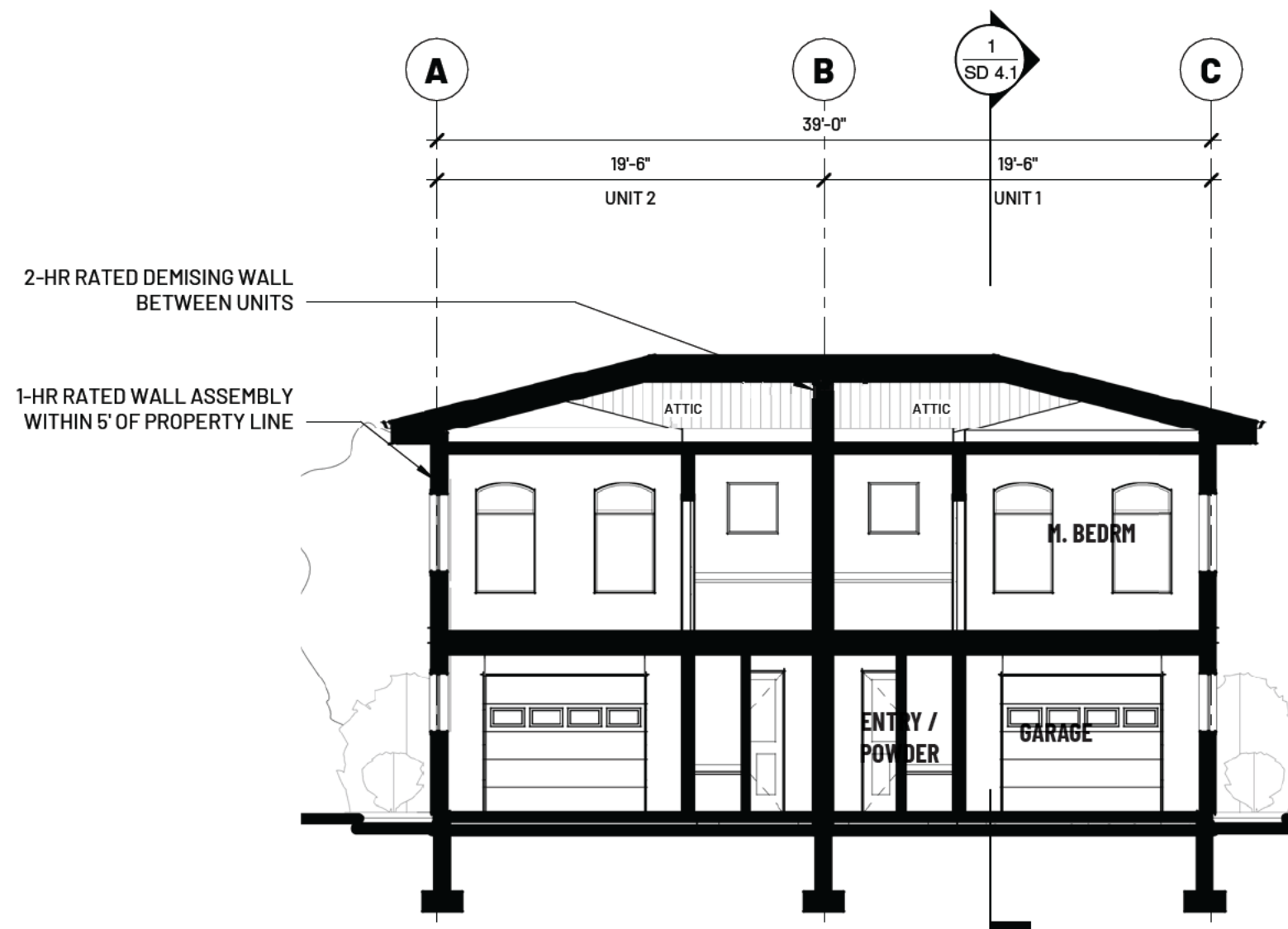


1 North
1/8" = 1'-0"

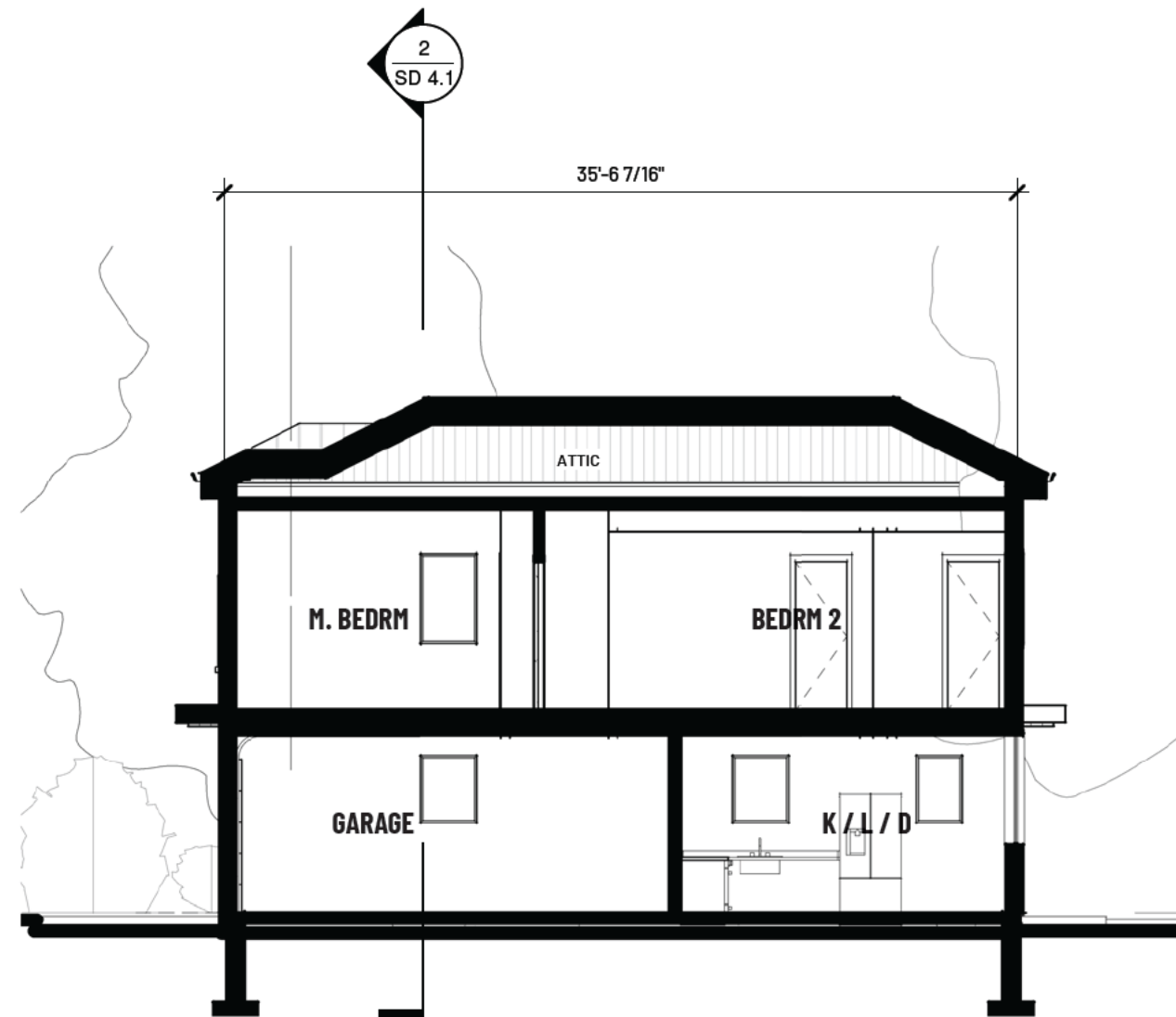
WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City UT 84102

Planned Development Proposal

elevations



2 Section 2
1/8" = 1'-0"



1 Section 1
1/8" = 1'-0"

WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City UT 84102

Planned Development Proposal

sections



WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City UT 84102

Planned Development Proposal

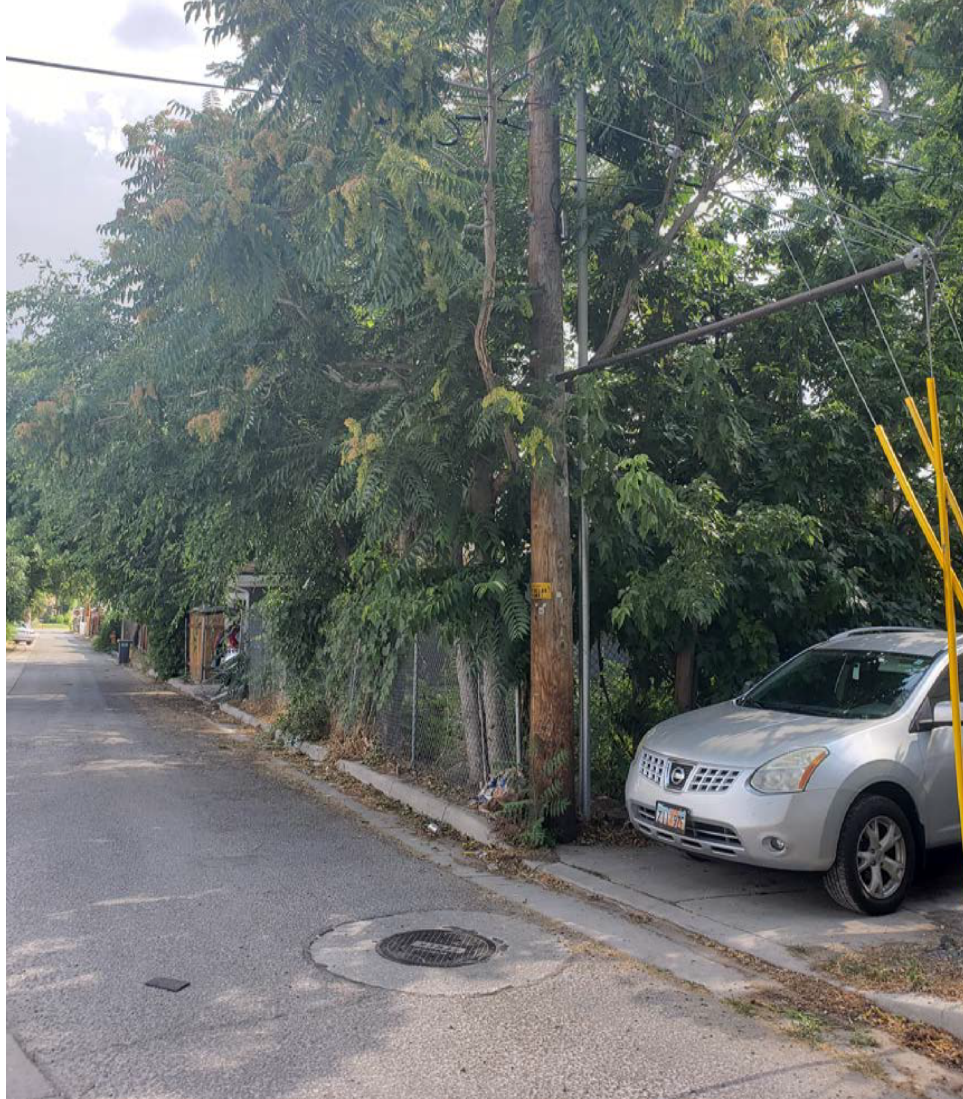
view from Windsor St



WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
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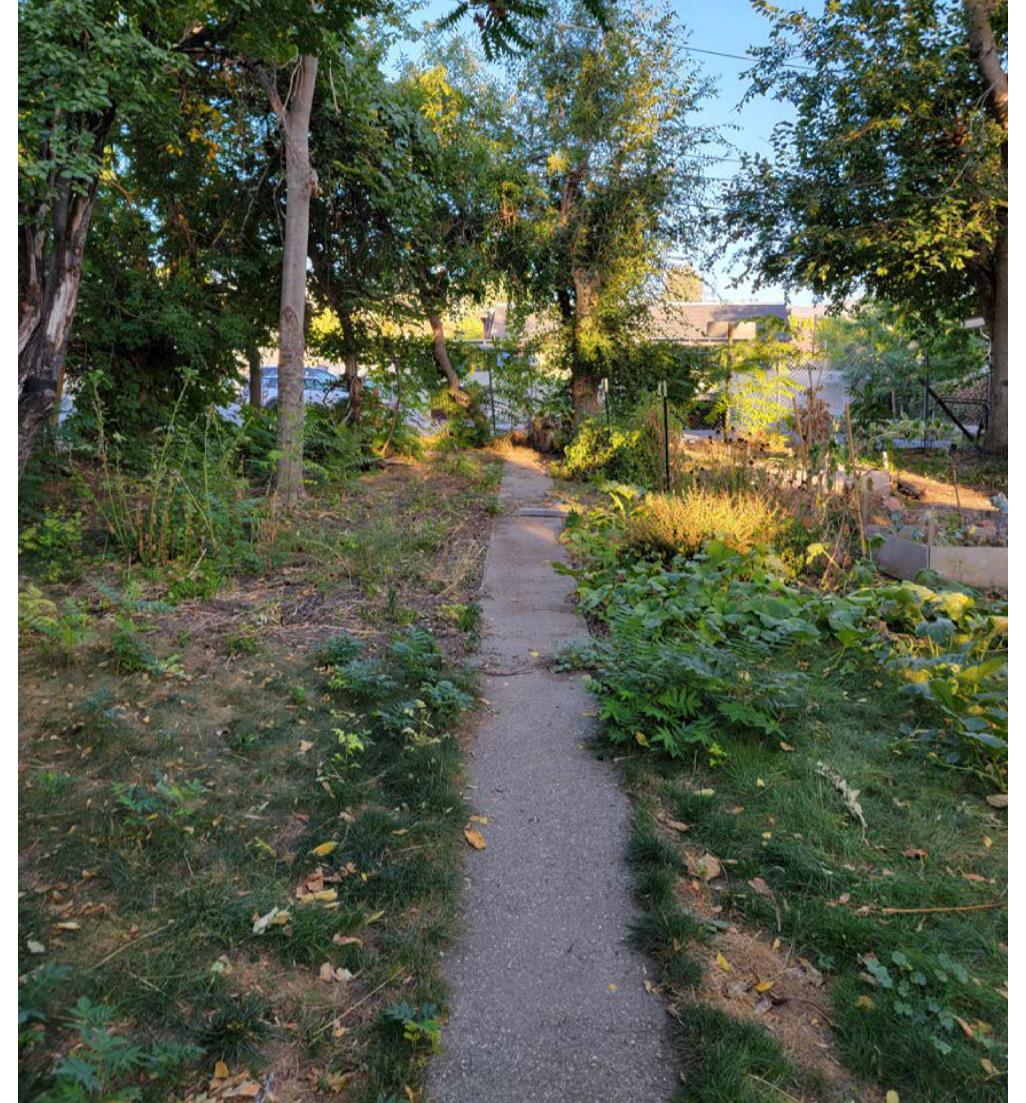
view from Windsor St



View of Windsor Street looking South



View of site from Windsor Street

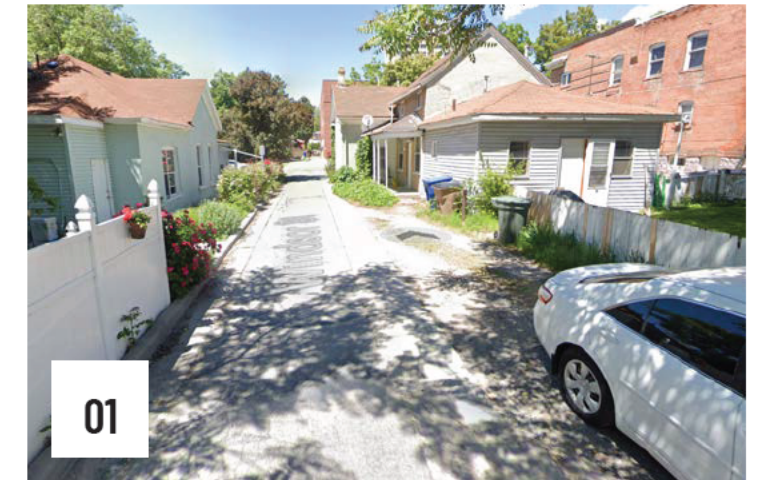
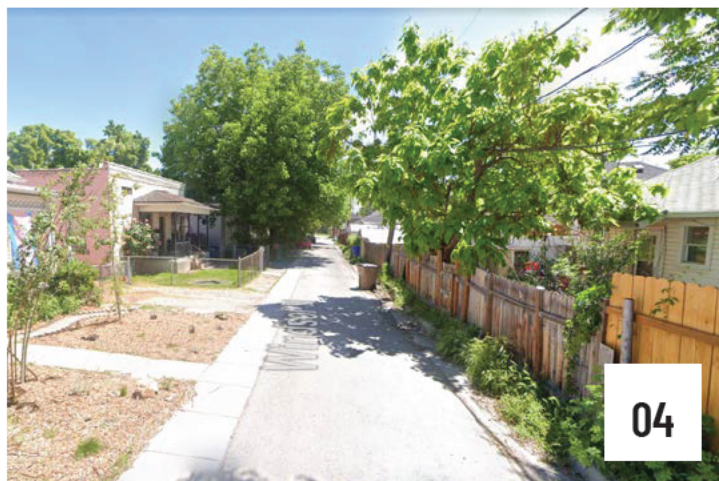


View from site looking toward Windsor Street

WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
 Salt Lake City UT 84102

Planned Development Proposal

site photos

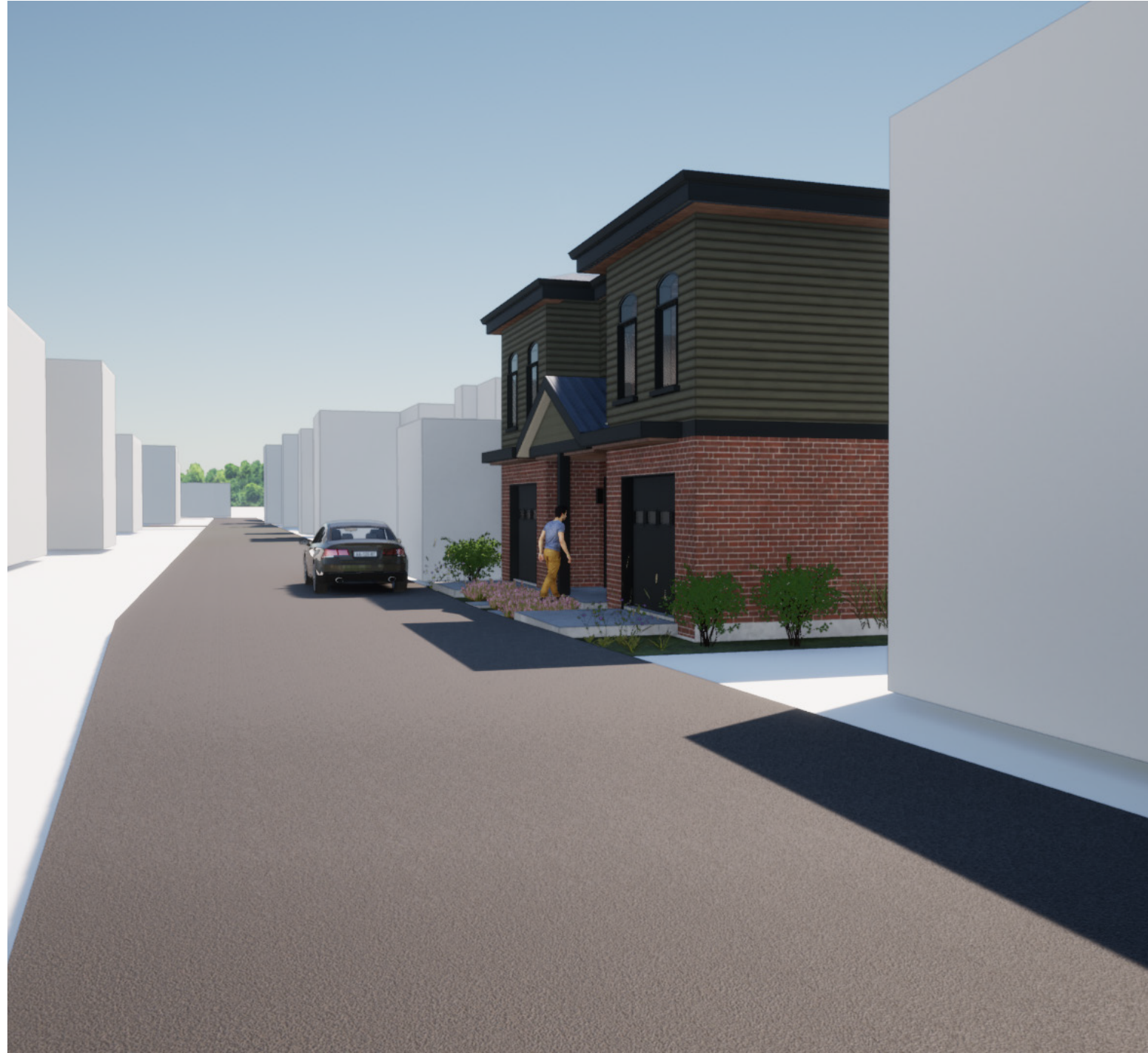


WINDSOR ST. TWINHOME

122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City UT 84102

Planned Development Proposal

neighborhood photos



THANK YOU.

WINDSOR ST. TWINHOME
Planned Development Proposal

2.7.2022

Go West Investments
+
Solstice Design Build

WINDSOR ST. TWINHOME
122 Dooley Ct. / 126 S. Windsor St.
Salt Lake City UT 84102

Planned Development Proposal



Request by SLC to maintain existing character

In order to comply with the planned development application number PLNPCM2021-00958, and as requested by Salt Lake City Planning, the existing character of the house and the existing structure at 122 Dooley Ct, SLC, UT 84102 shall be maintained and not torn down, as requested by the city. Since 122 Dooley is now under separate ownership, this requires that the new owner allow Warren Crummett to represent them as owner agent in the planned development application referenced above. This agreement is only valid if the planned development application is approved.

dated 1-6-2022 Cody Steck

STATE OF UT

COUNTY OF SL

On this 06 day of 01/22, 2022, before me, personally appeared Cody Steck, who proved on the basis of satisfactory evidence to be the person whose name is subscribed to this document, and acknowledged before me that he/she/they executed the same.

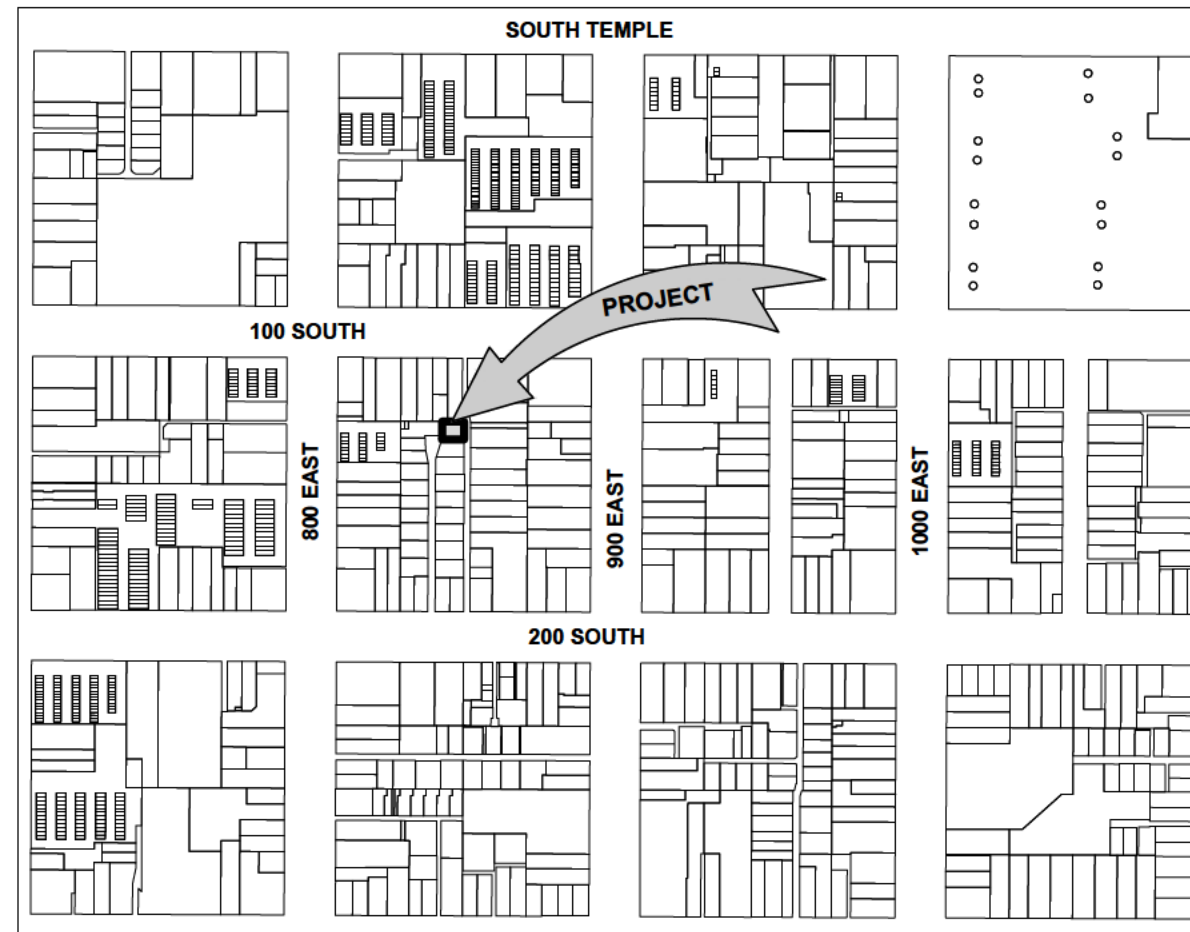
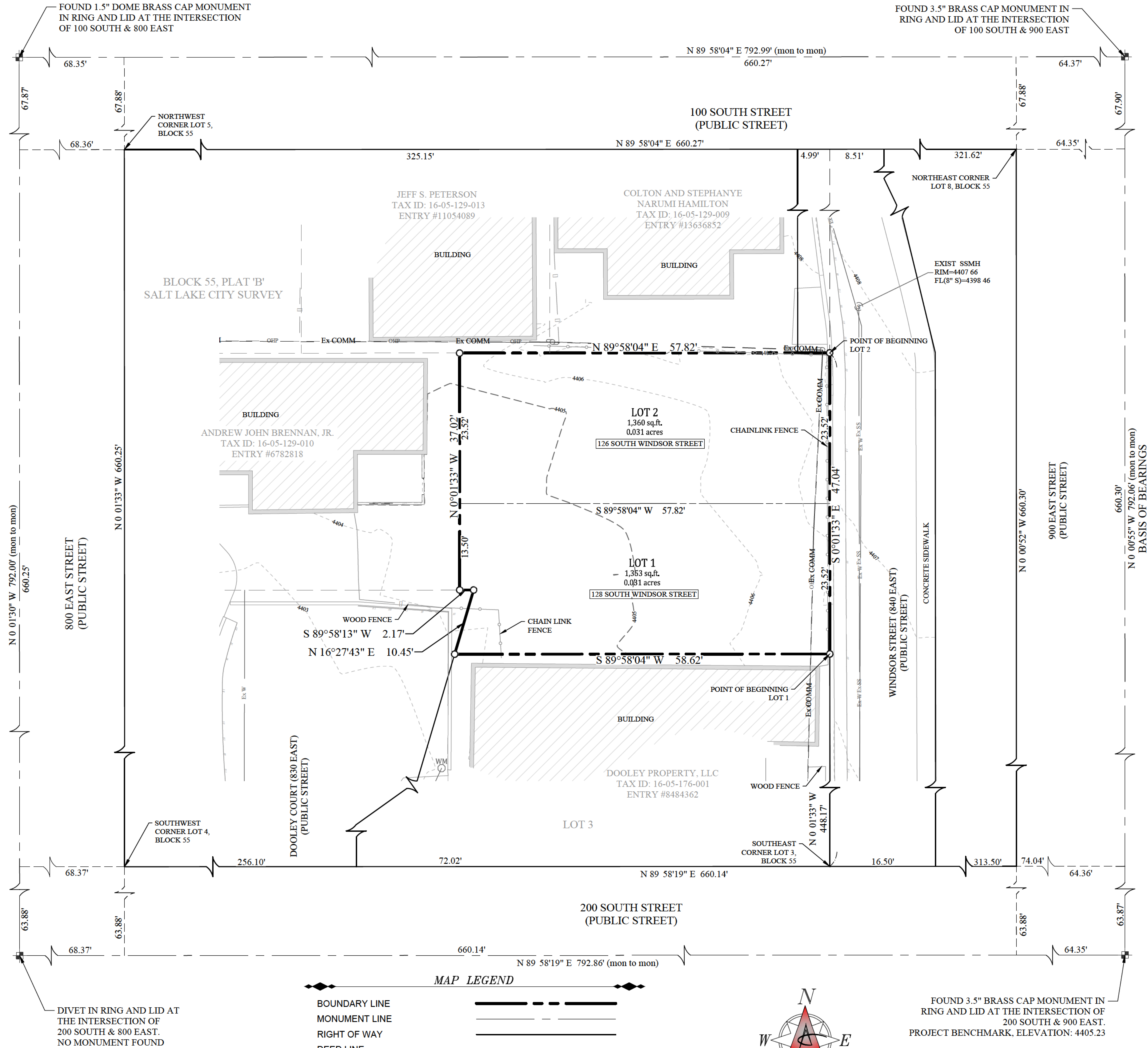
Brooke Taylor Adair Notary Public



ATTACHMENT C – PRELIMINARY PLAT

WINDSOR STREET SUBDIVISION
A 2 LOT SUBDIVISION, SALT LAKE CITY

LOCATED WITHIN THE NORTHWEST QUARTER OF SECTION 5,
TOWNSHIP 1 SOUTH, RANGE 1 EAST, SALT LAKE BASE AND MERIDIAN.
OCTOBER 2021



SALT LAKE CITY

VICINITY MAP



SURVEYOR'S CERTIFICATE

I, SATTAR N. TABRIZ WITH WARD ENGINEERING GROUP, DO HEREBY CERTIFY THAT I AM A PROFESSIONAL LAND SURVEYOR, AND THAT I HOLD CERTIFICATE NO. 155100, IN ACCORDANCE WITH TITLE 58, CHAPTER 22, OF THE PROFESSIONAL ENGINEERS AND LAND SURVEYORS ACT; I FURTHER CERTIFY THAT BY AUTHORITY OF THE OWNERS I HAVE COMPLETED A SURVEY OF THE PROPERTY DESCRIBED ON THIS SUBDIVISION PLAT IN ACCORDANCE WITH SECTION 17-23-17, HAVE VERIFIED ALL MEASUREMENTS AND HAVE SUBDIVIDED SAID TRACT OF LAND INTO LOTS, HEREAFTER TO BE KNOWN AS:

WINDSOR STREET SUBDIVISION

AND THAT THE SAME HAS BEEN CORRECTLY SURVEYED AND FILED AS S. IN THE OFFICE OF THE SALT LAKE COUNTY SURVEYOR AND MONUMENTED ON THE GROUND AS SHOWN ON THIS PLAT.

SATTAR N. TABRIZ
UTAH PROFESSIONAL LAND SURVEYOR
LICENSE NO. 155100

OCTOBER 22, 2021
DATE:

BOUNDARY DESCRIPTION

BEGINNING AT A POINT NORTH 0°01'33" WEST 448.17 FEET FROM THE SOUTHEAST CORNER OF LOT 3, BLOCK 55, PLAT B, SALT LAKE CITY SURVEY; AND RUNNING THENCE SOUTH 89°58'04" WEST 58.62 FEET; THENCE NORTH 16°27'43" EAST 10.45 FEET; THENCE SOUTH 89°58'13" WEST 2.17 FEET; THENCE NORTH 0°01'33" WEST 37.02 FEET; THENCE NORTH 89°58'04" EAST 57.82 FEET; THENCE SOUTH 0°01'33" EAST 47.04 FEET TO THE POINT OF BEGINNING.

CONTAINS: 2.713 SQUARE FEET, OR 0.062 ACRE

OWNER'S DEDICATION AND CONSENT TO RECORD

WARREN CRUMMETT, THE OWNER OF THE DESCRIBED TRACT OF LAND TO BE HEREAFTER KNOWN AS:

WINDSOR STREET SUBDIVISION

DOES HEREBY DEDICATE FOR THE PERPETUAL USE OF THE PUBLIC ALL PROPERTY AS REFLECTED AND SHOWN ON THIS PLAT TO BE DEDICATED FOR PUBLIC USE. WARREN CRUMMETT HEREBY CONSENT(S) AND GIVE(S) APPROVAL TO THE RECORDING OF THIS PLAT FOR ALL PURPOSES SHOWN HEREIN.

IN WITNESS WHEREOF, WE HAVE HEREUNTO SET OUR HANDS THIS ____ DAY OF _____, 20__ A.D.

NAME: _____ DATE _____

ACKNOWLEDGMENT

STATE OF _____ } S.S.
COUNTY OF _____ }
ON THIS ____ DAY OF _____, 20__, BEFORE ME, _____,
A NOTARY PUBLIC, PERSONALLY APPEARED _____,
PROVED ON THE BASIS OF SATISFACTORY EVIDENCE TO BE THE PERSON(S) WHOSE NAME(S) IS/ARE SUBSCRIBED TO IN THE FOREGOING OWNER'S DEDICATION AND CONSENT TO RECORD REGARDING THE WINDSOR STREET SUBDIVISION ACKNOWLEDGE HE/SHE/THEY EXECUTED THE SAME.

COMMISSION NUMBER: _____
MY COMMISSION EXPIRES: _____

NOTARY PUBLIC SIGNATURE: _____

PRINTED NAME OF NOTARY PUBLIC _____
A NOTARY PUBLIC COMMISSIONED IN UTAH

LIEN HOLDER CONSENT TO RECORD

____ DAY OF _____, 20__ A.D. THE _____
ENTERED INTO A _____ (DEED OF TRUST) WITH _____,
WHICH DEED OF TRUST IS SECURED

BY THE PROPERTY MORE PARTICULARLY DESCRIBED IN THE ABOVE IDENTIFIED DEED OF TRUST. SAID DEED OF TRUST WAS RECORDED ON _____ DATE ENTRY NO. _____
IN BOOK _____ AT PAGE _____, IN THE OFFICIAL RECORDS OF THE SALT LAKE COUNTY RECORDERS OFFICE.

____ IS FULLY AWARE THAT _____
IS IN THE PROCESS OF RECORDING A PLAT CREATING A PROJECT KNOWN AS WINDSOR STREET SUBDIVISION, AND _____ HEREBY CONSENTS TO THE RECORDING OF THE PLAT FOR ALL PURPOSES SHOWN THEREON.

DATED THIS ____ DAY OF _____, 20__.

NAME OF ENTITY IN ALL CAPS

BY: _____

PRINT NAME: _____

TITLE: _____

WINDSOR STREET
SUBDIVISION

LOCATED WITHIN THE NORTHWEST QUARTER OF
SECTION 5, TOWNSHIP 1 SOUTH, RANGE 1 EAST,
SALT LAKE BASE AND MERIDIAN.

OWNER AND DEVELOPER

WARREN CRUMMETT
122 SOUTH DOOLEY COURT
SALT LAKE CITY, UTAH



Ward Engineering Group
Planning • Engineering • Surveying
Since 1981

Salt Lake City Office
231 West 800 South
Suite A
Salt Lake City, Utah 84101

tel (801) 487-8040
fax (801) 487-8668
www.wardeng.com

CITY PUBLIC UTILITIES DEPARTMENT		SALT LAKE COUNTY HEALTH DEPARTMENT	CITY ENGINEERING DIVISION	CITY PLANNING DIRECTOR	CITY ATTORNEY	CITY APPROVAL	SALT LAKE COUNTY RECORDER
NUMBER _____	APPROVED AS TO SANITARY SEWER AND	APPROVED THIS ____ DAY OF _____, 20__.	I HEREBY CERTIFY THAT I HAVE HAD THIS PLAT EXAMINED BY THIS OFFICE AND IT IS CORRECT IN ACCORDANCE WITH INFORMATION ON FILE.	APPROVED THIS ____ DAY OF _____, 20__, BY THE SALT LAKE CITY PLANNING COMMISSION.	APPROVED AS TO FORM THIS ____ DAY OF _____, 20__.	PRESENTED TO SALT LAKE CITY THIS ____ DAY OF _____, 20__, AND IT IS HEREBY APPROVED.	STATE OF UTAH, COUNTY OF SALT LAKE, RECORDED AND FILED AT THE REQUEST OF: _____
ACCOUNT _____	WATER DETAILS THIS ____ DAY OF _____, 20__.						
SHEET _____			CITY ENGINEER _____ DATE _____			SALT LAKE CITY MAYOR _____	DATE _____ TIME _____ BOOK _____ PAGE _____
OF _____ SHEETS			CITY SURVEYOR _____ DATE _____	PLANNING DIRECTOR _____ DATE _____	SALT LAKE CITY ATTORNEY _____	SALT LAKE CITY RECORDER _____	FEE \$ _____
	SALT LAKE CITY PUBLIC UTILITIES DIRECTOR _____	S. L. COUNTY HEALTH DEPARTMENT _____					SALT LAKE COUNTY RECORDER _____

ATTACHMENT D – PROPERTY AND VICINITY PHOTOS



Current image of proposed twin home lots (126 S Windsor Street)



Current image of 122 S Dooley Court



Google Earth image of Windsor Street looking north. Project site is to the left.



Google Earth image of Windsor Street looking south. Project site is to the right.



Google Earth image of Windsor Street looking south.



Current image of Dooley Court looking south.

ATTACHMENT E –SR-3 ZONING STANDARDS

SR-3 Development Standards – Twin Home Lots

Requirement	Standard	Proposed	Compliance
Lot Area/Lot Width	1,500 SF per unit/ 22 FT	Lot Area – Lot 1: 1,353 SF Lot 2: 1,360 SF Lot Width – 23.52 FT	Complies with Planned Development Approval
Maximum Height	28 FT	25 FT	Complies
Front Yard	Average of the front yards on the block face.	The Windsor Street block face is 8'-6". Proposed: 8'-6" Dooley Court block face is 13' Proposed: 12'-10"	Complies with Planned Development Approval
Side Yard	4 FT on both sides	4 FT	Complies
Rear Yard	15 FT	15 FT	Complies
Open Space Area Requirements	A minimum of 20% of the lot area, be maintained as an open space area in the form of landscape yards, plazas, and courtyards	Lot 1: 424 SF (31) Lot 2: 444 SF (32%)	Complies

ATTACHMENT F – PLANNED DEVELOPMENT STANDARDS

21a.55.050: Standards for Planned Developments: The planning commission may approve, approve with conditions, or deny a planned development based upon written findings of fact according to each of the following standards. It is the responsibility of the applicant to provide written and graphic evidence demonstrating compliance with the following standards:

Standard	Finding	Rationale
A. Planned Development Objectives: The planned development shall meet the purpose statement for a planned development (Section 21A.55.010 of this chapter) and will achieve at least one of the objectives stated in said section. To determine if a planned development objective has been achieved, the applicant shall demonstrate that at least one of the strategies associated with the objective are included in the proposed planned development. The applicant shall also demonstrate why modifications to the zoning regulations are necessary to meet the purpose statement for a planned development. The planning commission should consider the relationship between the proposed modifications to the zoning regulations and the purpose of a planned development, and determine if the project will result in a more enhanced product than would be achievable through strict application of the land use regulations.	Complies	Previously in this report, staff discussed how the proposal satisfies the housing objective (Key Consideration 3 & 4): <i>Housing: Providing affordable housing or types of housing that helps achieve the City's housing goals and policies:</i> 2. The proposal includes housing types that are already found in the broader neighborhood, contribute to the “missing middle” of medium-density housing, and are of a scale that is typical to the neighborhood.
B. The proposed planned development is generally consistent with adopted policies set forth in the citywide, community, and/or small area master plan that is applicable to the site where the planned development will be located.	Complies	The City’s general plan (Plan Salt Lake) and housing plan (Growing SLC) policies support the proposed development. The proposal promotes infill development of an underutilized site, expands housing stock, and increases the number of housing types, all of which are stated goals of the Plan Salt Lake and the City’s 5-year housing plan.
C. Design and Compatibility: The proposed planned development is compatible with the area the planned development will be located and is designed to achieve a more enhanced product than would be achievable through strict application of land use regulations. In determining design and compatibility, the planning commission should consider:	Complies	The proposal is compatible, by virtue of the use, height, setback, parking, landscaping, and architecture with the neighborhood in which it is located. More specifics are provided below.
C 1 Whether the scale, mass, and intensity of the proposed planned development is compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable		The proposed development scale is compatible with the neighborhood via building height, setbacks, and massing. The proposal is largely in line with the scale of a traditional single-family home in the neighborhood, though it is two stories rather than one. While some two stories homes are found on 100 S and

	master plan related to building and site design;		200 S in the vicinity, they are not present on Dooley or Windsor. The SR-3 zone allows up to 28 feet in height which can accommodate a second story. The proposal is for 25 feet, which will be taller than the immediately adjacent homes but still in line with the overall neighborhood and SR-3 zone potential.
C 2	Whether the building orientation and building materials in the proposed planned development are compatible with the neighborhood where the planned development will be located and/or the policies stated in an applicable master plan related to building and site design;		<p><i>Building Orientation</i> The proposed building faces Windsor Street. While the other homes on the same side of Windsor Street are rear yards, the opposite side of the street contains single-family homes fronting the street.</p> <p><i>Building Materials</i> The proposed exterior building material is primarily fiber cement siding and brick. These are common siding materials for residential buildings. The materials are compatible with the neighborhood.</p>
C 3	Whether building setbacks along the perimeter of the development: <ul style="list-style-type: none"> a. Maintain the visual character of the neighborhood or the character described in the applicable master plan. b. Provide sufficient space for private amenities. c. Provide sufficient open space buffering between the proposed development and neighboring properties to minimize impacts related to privacy and noise. d. Provide adequate sight lines to streets, driveways and sidewalks. e. Provide sufficient space for maintenance. 		The proposed setbacks, building orientation, landscaping, and yard areas are similar to other dwellings on this street and in the zoning district, maintaining the existing visual character. While the applicant is requesting relief from the front yard setback facing Dooley Court, staff is of the opinion that the request is minor and that both lots will provide an adequate rear yard area for private amenities typical for residential uses. The proposed twin home lots also exceed the open space area requirements for the SR-3 zone.
C 4	Whether building facades offer ground floor transparency, access, and architectural detailing to facilitate pedestrian interest and interaction;		<p>The street-facing facade of the building complies with all design requirements for residential dwellings, including entrance location, garage width, windows, and porches. These elements facilitate pedestrian interaction along Windsor Street.</p> <p>While the proposed street-facing facade does include two prominent garages that would typically be discouraged, the proposal meets the residential design requirement for the width of attached garages, which states that no more than 50% of the facade can be a garage door. This requirement is specific to the garage door and not the area around the garage.</p>
C 5	Whether lighting is designed for safety and visual interest while minimizing impacts on surrounding property;		The proposal includes lighting typical of low-density residential uses.
C 6	Whether dumpsters, loading docks and/or service areas are appropriately screened; and		Trash removal will be by city residential container, picked up by city vehicles.

C 7	Whether parking areas are appropriately buffered from adjacent uses.		Parking for the new units is within enclosed garages.
D. Landscaping: The proposed planned development preserves, maintains or provides native landscaping where appropriate. In determining the landscaping for the proposed planned development, the planning commission should consider:		Complies	The proposed landscaping meets the minimum requirements, consisting of ground cover (grass), shrubs, trees, walkways and patio area.
D 1	Whether mature native trees located along the periphery of the property and along the street are preserved and maintained;		The proposal indicates three existing trees proposed to be retained, three trees to be removed, and one tree to be added to the site. Tree installation will be coordinated with the city's urban forestry department.
D 2	Whether existing landscaping that provides additional buffering to the abutting properties is maintained and preserved;		Landscaping will be provided in accordance with landscaping requirements and will include grass, shrubs, trees, and fencing.
D 3	Whether proposed landscaping is designed to lessen potential impacts created by the proposed planned development; and		All landscaping must meet the requirements of the landscaping chapter (21 A.48) of the zoning code for residential uses. There are no additional impacts anticipated that would require additional landscaping.
D 4	Whether proposed landscaping is appropriate for the scale of the development.		See above.
E. Mobility: The proposed planned development supports citywide transportation goals and promotes safe and efficient circulation within the site and surrounding neighborhood. In determining mobility, the planning commission should consider:		Complies	See below for specific criteria.
E1	Whether drive access to local streets will negatively impact the safety, purpose and character of the street;		The proposal will add two garages fronting on Windsor Street, which is deemed a negligible impact and will not compromise the safety, purpose, or character of the street.
E2	Whether the site design considers safe circulation for a range of transportation options including: a. Safe and accommodating pedestrian environment and pedestrian oriented design; b. Bicycle facilities and connections where appropriate, and orientation to transit where available; and c. Minimizing conflicts between different transportation modes;		There will be no traffic circulation within the confines of the development, merely vehicles accessing their garages directly from Windsor Street. No conflicts between transportation modes exist on the site.
E3	Whether the site design of the proposed development promotes or enables access to adjacent uses and amenities;		Access to other dwellings along Windsor Street is not hampered by the proposal.
E4	Whether the proposed design provides adequate emergency vehicle access; and		The site design, typical residential subdivision lots with homes fronting the street, allows for adequate emergency vehicle access from Windsor Court. The twin home would be

			required to be fire sprinkled due to the distance from an approved fire apparatus road (100 S).
E5	Whether loading access and service areas are adequate for the site and minimize impacts to the surrounding area and public rights-of-way.		The nature of the project requires no loading or service areas, creating no impacts to surrounding properties or public way.
F. Existing Site Features: The proposed planned development preserves natural and built features that significantly contribute to the character of the neighborhood and/or environment.		Complies	No existing unique natural features on-site contribute to the character of the neighborhood or the environment. The applicant has noted that the existing home at 122 S Dooley will be preserved.
G. Utilities: Existing and/or planned utilities will adequately serve the development and not have a detrimental effect on the surrounding area.		Complies	New water and sewer service will be required from Windsor Street. Installing the utilities will have minimal impact to neighboring properties.

STANDARDS OF APPROVAL FOR PRELIMINARY SUBDIVISION PLATS

20.16.100: All preliminary plats for subdivisions and subdivision amendments shall meet the following standards:

Criteria	Finding	Rationale
A. The subdivision complies with the general design standards and requirements for subdivisions as established in Section 20.12	Requires Planned Development approval	The proposed subdivision complies with the design standards and requirements for subdivisions except that new twin home lots do not meet the required lot area. The planning commission has the authority to modify this standard as part of the planned development application.
B. All buildable lots comply with all applicable zoning standards;	Requires Planned Development approval	The lots are buildable and comply with applicable zoning standards except for lot width.
C. All necessary and required dedications are made;	Complies	No dedications are necessary for this subdivision.
D. Water supply and sewage disposal shall be satisfactory to the Public Utilities Department director;	Complies	The Public Utilities department has indicated that the new twin home will require new water and sewer from Windsor Street. The specifics of those facilities will be addressed during building permit review if the project is approved.
E. Provisions for the construction of any required public improvements, per section 20.40.010, are included;	Complies	No additional public improvements were noted or required by the city engineering division.
F. The subdivision otherwise complies with all applicable laws and regulations.	Complies	The subdivision otherwise complies with all applicable laws and regulations.
G. If the proposal is an amendment to an existing subdivision and involves vacating a street, right-of-way, or easement, the amendment does not	Complies	The proposed subdivision is not an amendment to an existing subdivision, nor does it involve vacating a street, right-of-way way, or easement.

materially injure the public or any person who owns land within the subdivision or immediately adjacent to it and there is good cause for the amendment.		
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ATTACHMENT G – PUBLIC PROCESS & COMMENTS

Public Notice, Meetings, Comments

The following is a list of public input opportunities related to the proposed project since the applications were submitted:

- November 3, 2021 – The East Central Community Council was sent the 45-day required notice for recognized community organizations. The Community Council requested staff and the applicant attend their December 9, 2021 meeting. The Community Council raised many concerns at the meeting regarding the size and design/character of the structure. No formal letter has been received as of the published date of this report.
- November 3, 2021 – Notices were mailed to property owners and residents within 300 FT of the development to provide early notification of the proposal.

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on February 10, 2021
- Public notice posted on City and State websites and Planning Division listserve on February 10, 2021
- Public hearing notice sign posted on the property on February 11, 2021

Public Input:

As of the publication of this Staff Report, Staff has received several public comments with concern regarding the proposal. Comments are primarily concerned with the inclusion of two units, the overall scale of the development, and the proposed design. Comments were also concerned with the overall subdivision and planned development process taken by the applicant (applying for the initial two lot subdivision and then subsequently applying for the twin home lot subdivision).

From: [mark empey](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Dooley Court PUD Project Citizen Concerns
Date: Friday, January 21, 2022 2:07:33 PM

Hi Kristina

We write expressing our concerns regarding the twin home infill proposed for 122 Dooley Ct. We live at 142 Dooley and our family has lived here for some 60 years. We ask that you abide by your own SR3 zoning purpose statement of which the proposed twin home does not comply. Specifically because a two story structure violates the pattern (scale, density and intensity) of these historic courts and the same pattern of single family homes. The new building would not match front yard setbacks on Dooley and Windsor. Most curious is the manner in which Go West has gone about the application process. Should not the twin home proposal and 3 way subdivision and plan to resell the existing house at 122 Dooley after subdivision been part of the initial application? Might the initial application then be based on incomplete or inaccurate information? We look forward to answers to these questions as we are grateful to you for the opportunity to express our concerns here. We appreciate very much the essential and no doubt challenging work you all do for your fellow citizens of this great city we all love and live in. We remain optimistic that working together in this manner will allow Salt Lake City's explosive growth to not destroy the nature of this charming mature neighborhood but to enhance it.

Many thanks.

Be Well

The Empeys

From: [Melinda Main](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) 122 Dooley Ct.
Date: Wednesday, January 5, 2022 4:00:47 PM

Hi Krissy,

Please forward my remarks to the planning commission.

I am writing to let you know my concerns for the twin home PUD application. I am against the density of infill with the current proposal with the owner Warren Crummet. I live at the end of Windsor Street and have seen for years the problems that occur here.

Here are some of my concerns that I hope you will take into consideration as you decide whether to give allowance on the set back requirements.

- Height of the proposed structure is inconsistent with the character of the homes on both Dooley Ct. and Windsor Street. There currently are no 2 story homes on Dooley or Windsor Street or anywhere mid block.
- The sunshadow with the setback variance darkens the neighbor's home and windows significantly.
- The lack of space for garbage cans that the city requires. The renderings do not show side yard space for such items.
- Future owners will be obligated to use other people's property for parking as there is no on-street parking on Windsor. All current homes have a driveway.
- The subdividing of the 122 Dooley property puts undue parking fatigue on all the other owners at the end of Dooley Ct.
- Not sure if the city has noticed but the lowered parking requirements for developers have not decreased the number of cars in our neighborhoods.
- Garbage trucks not being able to access cans on garbage day and cans not being picked up at the end of the day on a very narrow active street.
- Without the required setbacks, snow removal from the eastern property will not have ample room to push snow. Over the years, I have seen homes fail due to large piles of snow pushed up against it unintentionally. For example, an adobe home at 171 Windsor became uninhabitable and condemned by the city due to the back wall caving in from water damage from neighbor's piled up snow.
- This proposal will bring with it unintended compliance issues for the daily car and pedestrian traffic on this small street already amuck with speeding and cleanliness issues.
- For pet owners, there would be no outdoor elimination area for dogs.

- I'd like to suggest, however, that the property could house a single home with the right proportions for the street, with the proper setbacks and an excavated basement foundation like the other homes in the area.

We all need to think further ahead and determine what kind of legacy we want to leave this great city. Will these homes last for the next 130 years like the current historic homes in our area?

Thank you very much for reviewing this request,

Melinda Main

From: [SHARON DENUNZIO](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Fwd: Proposed illegal double dwelling
Date: Sunday, January 30, 2022 6:42:08 PM

Sent from my iPhone

Begin forwarded message:

From: SHARON DENUNZIO <sdmoab@aol.com>
Date: January 30, 2022 at 5:55:18 PM MST
To: kristina.gilore@slcgove.com
Subject: Proposed illegal double dwelling at 122 Dooley cy

I object to land developers buying off city officials to throw up illegal dwellings in our city. The lot was bought as a single dwelling and they wormed their way into changing the law to add 1 more dwelling. It's time to stop our city from being totally over run by money grubbers and changing our beautiful quaint neighborhoods. I would imagine them letting the city use their lot to store supplies and equient gets them what they want. Shame on our city. Why make laws that can be broken for the right price. PLEASE SAVE OUR NEIGHBORHOOD

Sent from my iPhone

From: [Spencer Cannon](#)
To: [Gilmore, Kristina](#)
Subject: (EXTERNAL) Dooley Court PUD Project
Date: Saturday, January 22, 2022 4:52:02 PM

No. No. No.

I am emailing to echo some concerns that have been outlined and brought to my attention regarding the proposed Twin Home on 122 Dooley Ct.

My wife and I have been homeowners and on Dooley Court for 7 years and have just introduced our daughter to the world.

I'm writing to add my opinion and to make this process as democratic as possible. Thanks for taking the time to read through my statement.

We cannot allow developers to be above the law. The zoning of this historic neighborhood needs to remain the same. We should not exempt developers and property investors to change the zoning because of an oversight or mistake on their part. By doing this, we bastardize our neighborhoods, turning them into a hodgepodge of newly built among the classic older homes that we love so much.

We should be promoting single family homes, where families and homeowners can dwell. With this current proposal, we'll end up with cyclical renters, which makes it hard for families to enjoy neighbors and make lasting friends. (I assume the owner will not occupy the property).

I agree with the outlined concerns:

Our neighborhood is already so dense. The streets are tiny. This development would increase traffic in an already heavily trafficked area. Current zoning should encourage compatibility with existing density, not increase it. Garbage trucks often miss our street because of the density of cars.

The home would be 2 storied and flip flopped and the driveway would be where every other house's backyards would be. This creates an eye sore, and the neighborhood loses integrity and charm.

I will admit that I don't know all of the details of the proposed property development, but it seems to me that there are numerous problems with this proposal. All of which affect the current home owners negatively and are only advantageous to the investor/developer.

I implore the powers that be to stand up for the current zoning laws, keeping our neighborhoods, quaint, charming, and historic.

It's unfortunate that the current property is too small to split, but the right answer would be to sell it and let a new buyer build a single family home. I would imagine the investor would lose out on some invested monies. But as the saying goes. It's just business.

Keep our neighborhoods historic and charming!

Thank you.

Spencer Cannon

From: [Suzy Mang](#)
To: [Gilmore, Kristina](#); [REDACTED]
Subject: (EXTERNAL) APPOSED to Dooley Court PUD Project twin home Proposal by Warren Crummett
Date: Tuesday, January 25, 2022 4:19:52 PM

It is short sighted to think that the small lot east of 122 Dooley Ct that has now been subdivided and approved for a single family home could support anything more. The sharkish yet inexperienced real estate investor who after finding the original home couldn't be torn down is trying to make good on his investment by packing more into the tiny lot and asking for an amendment to build a twin home.

As an owner at 128 Dooley Ct I am already in disagreement that the property was subdivided because 122 Dooley Ct is surrounded by homes to begin with with just single digit feet in between those homes and under the proposed twin home project the houses will be nearly back to back on the inside corners of the lots which looks to be a dangerous hazard in and of itself. Not to mention the footprint and people impact in our little neighborhood.

I realize investors are not villains but trying to keep our historic street with already tight living quarters livable is my aim in this situation. Unfortunately too often the neighborhood population doesn't have a real voice or stand a chance against the "Big Money" investors who benefit from packing in more buildings, more people and less green space to survive and truly thrive in our growing city.

I would be happy to provide further input on this project if needed as I am vehemently against it.

Suzy W Mang
[REDACTED]

ATTACHMENT H – DEPARTMENT REVIEW COMMENTS

Planning (Krissy Gilmore at kristina.gilmore@slcgov.com or 801-535-7780)

1. Building permit plans will need to be updated to place the A/C condenser units more than 4 feet from the property line.

Fire Code (Edward Itchon at edward.itchon@slcgov.com or 801-535-6636)

1. The following issues are International Fire Code Section 503.1.1 would require the existing home to be fire sprinklered. The Twin homes, if they are taller than 30 ft. in height, may require aerial access.

Public Utility Review (Jason Draper at jason.draper@slcgov.com or 801-483-6751)

1. The new lot will require new water and sewer service from Windsor Street. Utility development permit will be required for the new home when submitted for the building permit.

Transportation (Michael Barry at michael.barry@slcgov.com or 801-535-7147)

1. The parking dimensions shown on the plans do not appear to meet city requirements for parking. The main issue has to do the width of Windsor Ct. which, measuring off from my unofficial GIS map, is about 16.5' wide. The plans also show a distance of 5' from the garage door to the property line, which makes their total aisle width (backout distance) 21.5' (or 21'6"). The minimum required aisle width for a nine-foot (9') wide parking stall, per 21A.44.020, is twenty-two feet seven inches (22'7"), which is short by one foot one inch (1'1"). That said, if they can show that the width of the alley is wider than what I scaled off the map by a little over a foot, then they meet the aisle width requirement. Another option would be to move the garage doors back from the property line an additional one foot one inch (1'1") which would provide the required aisle width. In this case, the aisle width is measured from the face of the garage door to the property line across Windsor Ct. One other thing is that the renderings showed some tall plants in the space adjacent to the garage doors, which are within the required sight distance and must be kept to maximum height of thirty inches (30"); I understand that the renderings aren't necessarily accurate in every detail, but I just thought I'd mention it. I also feel safe in assuming that the garage doors can be opened with a remote from inside the vehicle which would avoid any stopping in the right of way to get out of the vehicle and manually open the garage door. Please let me know if you have any questions.

Planning Response: Plans were modified to comply

Building Code (Steven Collett at steven.collett@slcgov.com or 801-535-7289)

1. This can be built if codes can be satisfied. Fire rated walls, Distance from the lot line and allowed openings in a wall all found in Table R302.1 Front door distance from lot line may be an issue to work/ adjust. Subject to permit review and approval.

2. No objections.