



Staff Report

CIVIL ENFORCEMENT DIVISION
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Appeals Hearing Officer
From: Catherine Salazar, catherine.salazar@slcgov.com 801-535-6004
Date: May 7, 2020
Re: Short Term Rental Appeal PLNAPP2020-00052

Appeal of Administrative Decision

PROPERTY ADDRESS: 1229 E 1700 S Salt Lake City, UT 84105

PARCEL ID: 16-17-279-016-0000

ZONING DISTRICT/ORDINANCE SECTION: R-1/5,000 Single-Family Residential District

21A.24.070: A. Purpose Statement: The purpose of the R-1/5,000 Single-Family Residential District is to provide for conventional single-family residential neighborhoods on lots not less than five thousand (5,000) square feet in size. This district is appropriate in areas of the City as identified in the applicable community Master Plan. Uses are intended to be compatible with the existing scale 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 to preserve the existing character of the neighborhood.

21A.33.020: TABLE OF PERMITTED AND CONDITIONAL USES FOR RESIDENTIAL DISTRICTS:

	FR-1/ 43,560	FR-2/ 21,780	FR-3/ 12,000	R-1/ 12,000	R-1/ 7,000	R-1/ 5,000
Use						
Dwelling, single-family (attached)						
Dwelling, single-family (detached)	P	P	P	P	P	P

21A.62.040: Definition of Terms

DWELLING: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The term "dwelling" excludes living space within hotels, bed and breakfast establishments, apartment hotels, boarding houses and lodging houses.

DWELLING, SINGLE-FAMILY: A **detached** building containing only one dwelling unit surrounded by yards that is built on site or is a modular home dwelling that resembles site-built dwellings. Mobile homes, travel trailers, housing mounted on self-propelled or drawn vehicles, tents, or other forms of temporary housing or portable housing are not included in this definition. All living areas of a single-family dwelling shall be accessible and occupied by the entire family.

DWELLING, SINGLE-FAMILY ATTACHED: A dwelling unit that is attached via a common party side wall to at least one other such dwelling and where at least three (3) such dwellings are connected together.

APPELLANT: Pacific Century Development, LLC c/o Yingying Zhang

INTERPRETATION ISSUE: Property owner is appealing enforcement by the city for using the property as a short-term rental.

ZONING ADMINISTRATOR'S DETERMINATION: It is the city's position that short-term rentals are not an allowed use in the R-1/5,000 residential district. Multiple reviews on the Airbnb website list more than one review per month, which shows that the property is being used for stays shorter than 30 days. Inspector Salazar has had conversations with tenants who have confirmed renting the property for terms less than 30 days. Also, the current available dates on the listing show periods of less than 30 days blocked out. It is Civil Enforcement's position that this appeal should be denied, and enforcement allowed to proceed until the property owner provides the city with proof of compliance. Proof of compliance may include, but not limited to the following: 1) proof that all listings have been removed from all short-term rental websites; 2) copy of lease agreement showing stays longer than 30 days; and 3) interior inspection of the home.

APPEAL:

I. Decision that is subject of the appeal - Attachment 'B'

On or about December 20, 2019, Pacific Century Development, LLC ("PCD") received a "Notice and Order- Civil" that was posted on real property owned by PCD. A copy of the Notice and Order is attached hereto. PCD was cited for the following three (3) reasons:

It is unlawful to use any building or portion thereof, which is designated for residential use as a dwelling, in violation of the one or more of the following:

1. Table of Permitted and Conditional Uses for Residential Districts: A bed and breakfast, bed and breakfast inn, or other similar uses such as short-term rentals, Airbnb, VRBO, etc. is not an allowed use in the R-1-5000 residential district.
2. DWELLING means: A building or portion thereof, which is designated for residential purposes of a family for occupancy on **a monthly basis** and which is a self-contained unit with kitchen and bathroom facilities. The rental of a dwelling for periods less than 30 days is not allowed in your residential district and cannot be licensed as such.

II. Legal and Factual Basis for Appeal -Attachment 'B'

PCD argues in their appeal application:

that the unit at issue is not being rented for a period of less than 30 days. A copy of the Airbnb listing for the property is attached showing a 30-day minimum stay. Even if the unit was being rented for a period of time less than 30 days, which it was not, then the Appellant asserts that the code requirement prohibiting short-term rentals for a period of time less than 30 days has been abandoned by open and widespread non-compliance. A simple search of the internet depicts hundreds of units available for rent in Salt Lake City.

PCD is obtaining a business license for the subject property.

ATTACHMENT B: Appeal Application and Documentation




Appeal of a Decision

SALT LAKE CITY PLANNING

OFFICE USE ONLY		
Project # Being Appealed: #	Received By:	Date Received:
PLN APP 2020-00052	<i>A. Anglin</i>	1/21/20
Appealed decision made by:		
<input type="checkbox"/> Planning Commission	<input checked="" type="checkbox"/> Administrative Decision	<input type="checkbox"/> Historic Landmark Commission
Appeal will be forwarded to:		
<input checked="" type="checkbox"/> Planning Commission	<input type="checkbox"/> Appeal Hearing Officer	<input type="checkbox"/> Historic Landmark Commission
Project Name: <i>Air BNB</i>		
PLEASE PROVIDE THE FOLLOWING INFORMATION		
Decision Appealed: Case No: HAZ2019-04378		
Address of Subject Property: 1229 E. 1700 S., Salt Lake City, Utah		
Name of Appellant:	Phone:	
Pacific Century Development, LLC c/o Yingying Zhang	Legal counsel: 801-389-9733	
Address of Appellant:		
Legal counsel (Richard Reeve): 5160 S. 1500 W., Riverdale, Utah 84405		
E-mail of Appellant:	Cell/Fax:	
Legal counsel: reeve@reevelawgroup.com		
Name of Property Owner (if different from appellant):		
Pacific Century Development, LLC c/o Yingying Zhang		
E-mail of Property Owner:	Phone:	
Contact through legal counsel	Contact through counsel	
Appellant's Interest in Subject Property:		
Owner		
AVAILABLE CONSULTATION		
Please call (801) 535-7700 if you have any questions regarding the requirements of this application.		
APPEAL PERIODS		
An appeal shall be submitted within ten (10) days of the decision.		
REQUIRED FEE		
Filing fee of \$259, plus additional fee for required public notices.		
Additional fees for multiple		
SIGNATURE		
If applicable, a notarized statement of consent authorizing applicant to act as an agent will be required.		

Updated 7/1/19

Signature of Owner or Agent: 	Date: 1/21/2020
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SUBMITTAL REQUIREMENT

A written description of the alleged error and the reason for this appeal.

WHERE TO FILE THE COMPLETE APPLICATION

<i>Mailing Address:</i> Planning Counter PO Box 145471 Salt Lake City, UT 84114	<i>In Person:</i> Planning Counter 451 South State Street, Room 215 Telephone: (801) 535-7700
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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.

Additional Guidelines for Those Appealing a Planning Commission or Landmarks Commission Decision

A person who challenges a decision by the Planning Commission or the Landmarks Commission bears the burden of showing that the decision made by the commission was in error.

The hearing officer, according to state statute, must assume that the decision is correct and only reverse it if it is illegal or not supported by substantial evidence in the record.

"Substantial evidence" means information that is relevant to the decision and credible. Substantial evidence does not include public clamor and emotion. It involves facts and not mere speculation. A witness with particular expertise can provide substantial evidence, but conjecture and public opinion alone are not substantial evidence.

The "record" includes information, including the application by the person seeking approval, the staff report, the minutes of the meeting, and any information submitted to the commission by members of the public, the applicant or others, before the decision was made. It does not include facts or opinion, even expert opinion, expressed after the decision is made or which was not available to the commission at the time the decision was made.

A decision is "illegal" if it is contrary to local ordinance, state statute or case law, or federal law. An applicant is entitled to approval if the application complies with the law, so a person challenging a denial should show that the application complied with the law; a person challenging an approval should show that the application did not conform to the relevant law. Issues of legality are not restricted to the record of the decision, but the facts supporting or opposing the decision are limited to those in the record.

With regard to the factual information and evidence that supports a decision, the person bringing the appeal, according to a long line of decisions handed down by the Utah State Supreme Court and the Court of Appeals, has a burden to "marshal the evidence" and then to demonstrate that the evidence which has been marshaled is not sufficient to support the decision.

The appellant is therefore to:

1. Identify the alleged facts which are the basis for the decision, and any information available to the commission when the decision is made that supports the decision. Spell it out. For example, your statement might begin with: "The following information and evidence may have been relied upon by the Commission to support their decision . . ."
2. Show why that basis, including facts and opinion expressed to the commission is either irrelevant or not credible. Your next statement might begin with: "The information and evidence which may have been relied upon cannot sustain the decision because . . ."

Updated 7/1/19

Exhibit A to Appeal of Decision by Pacific Century Development, LLC c/o Yingying Zhang.

I. Decision that is the Subject of the Appeal.

On or about December 20, 2019, Pacific Century Development, LLC ("PCD") received a "Notice and Order – Civil" that was posted on real property owned by PCD. A copy of the Notice and Order is attached hereto. PCD was cited for the following three (3) reasons:

It is unlawful to use any building or portion thereof, which is designated for residential use as a dwelling, in violation of the one or more of the following;

1. Table of Permitted and Conditional Uses for Residential Districts:
A bed and breakfast, bed and breakfast inn, or other similar uses such as short-term rentals, Airbnb; VRBO, etc. is not an allowed use in the R-1-5000 residential district.
2. *DWELLING means*: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The rental of a dwelling for periods less than 30 days is not allowed in your residential district and cannot be licensed as such.
3. All rental properties (rental periods over 30 days) are required to obtain a business license. Please contact the Good Landlord/Tenant Program at 801-535-7980 for details about obtaining a rental business license. The Business Licensing department has been notified. See www.slqgov.com/landlord for more information.

II. Legal and Factual Basis for Appeal.

The unit at issue is not being rented for a period of less than 30 days. A copy of the AirBnB listing for the property is attached showing a 30 day minimum stay.

Even if the unit was being rented for a period of time less than 30 days, which it was not, then the Appellant asserts that the code requirement prohibiting short-term rentals for a period of time less than 30 days has been abandoned by open and widespread non-compliance. A simple search of the internet depicts hundreds of units available for rent in Salt Lake City.

PCD is obtaining a business license for the subject property.

Please feel free to contact me if you have any questions for PCD regarding this appeal.


Richard Reeve, Esq.
Attorney for Appellant



1229 · Best Sugarhouse location! Luxury Tudor house

Change listing ▾

Preview listing

View calendar

Listing details

Booking settings

Pricing

Availability

Local taxes and laws

Co-hosts

Reservation preferences

Edit

Advance notice

Same day, until 10:00 PM

Preparation time

None

Availability window

All future dates

Trip details

Edit

Minimum stay

30 nights

Maximum stay **None**

Additional requirements **None**

[View listing](#)

Check-in and checkout

[Edit](#)

Check-in window **After 4:00 PM**

Checkout time **11:00 AM**

Check-in not allowed **Not set**

Check-out not allowed **Not set**

Sync calendars

[Import Calendar](#)

[Export Calendar](#)

Linked Airbnb calendars

[Edit](#)

ATTACHMENT C: Administrative Interpretation

JACQUELINE M. BISKUPSKI
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
BUILDING SERVICES

NOTICE AND ORDER - CIVIL

December 20, 2019

Pacific Century Development LLC
c/o Johnnie Walker
1953 South 1100 East #522353
Salt Lake City UT 84152

Property located at 1229 East 1700 South, Salt Lake City, Utah
Parcel No.: 16-17-279-016 Case No.: HAZ2019-04378
USPS Tracking #: 9114 9023 0722 4742 4212 02

NOTICE: Notice is hereby given that the subject property was found to be in violation of Title 21A of the Salt Lake City Code which was enacted to maintain the life, health, safety and general welfare of the inhabitants of Salt Lake City. This Notice is pursuant to an inspection which was conducted on January 3, 2019, which discovered the following violations:

Ordinance reference	Description of Violation	Daily Fine
Table 21A.33.020 And 21A.62.040 (Short Term Rentals)	It is unlawful to use any building or portion thereof, which is designated for residential use as a dwelling, in violation of the one or more of the following: 1. Table of Permitted and Conditional Uses for Residential Districts: A bed and breakfast, bed and breakfast inn, or other similar uses such as short-term rentals, Airbnb, VRBO, etc. is not an allowed use in the R-1-5000 residential district. 2. DWELLING means: A building or portion thereof, which is designated for residential purposes of a family for occupancy on a monthly basis and which is a self-contained unit with kitchen and bathroom facilities. The rental of a dwelling for periods less than 30 days is not allowed in your residential district and cannot be licensed as such. 3. All rental properties (rental periods over 30 days) are required to obtain a business license. Please contact the Good Landlord/Tenant Program at 801-535-7980 for details about obtaining a rental business license. The Business Licensing department has been notified. See www.slccgov.com/landlord for more information.	\$25 per day

Note: Short term rentals are prohibited. Please discontinue illegal use of short term rental/Airbnb.

ORDER: You are hereby ordered to cure the zoning violations within thirty calendar (30) days from the date of this Notice and Order. **IF YOU FAIL TO OBEY THIS ORDER WITHIN THE ALLOTTED TIME, THIS DEPARTMENT WILL TAKE THE FOLLOWING ACTIONS:**

- File a Certificate of Noncompliance to be recorded against the property.
- Initiate Salt Lake City Ordinance Title 21A.20.050 civil penalties provision for violation of zoning regulations.

APPEAL PROCESS: Any person having any record, title, or legal interest in this property may contest the legitimacy of the zoning violations for which they were cited (but not the amount of the fine). An appeal may be filed with the Salt Lake City Planning Division within 30 days from the date of this notice. The Appeal of Administrative Decision application may be obtained in room 215 of the City & County Building, 451 South State Street. The fee for filing an appeal is \$253.

CIVIL ACTION: If the penalties imposed remain unsatisfied after seventy days (70) from the receipt of this notice, or when the penalty amounts to Five Thousand Dollars (\$5,000), the City may use such lawful means as are available, such as the Small Claims Court, to collect such penalty, including court costs and attorneys' fees. Commencement of any action to correct the violation shall not relieve the person cited of the responsibility to make payment of subsequent accrued civil penalties, nor shall it require the City to reissue any of the Notices required by Title 21A.

349 South 200 East, Suite 400
P.O. Box 145481, Salt Lake City, Utah 84114-5481

www.slccgov.com
Tel: 801-535-7223 Fax: 801-535-6597

TIME EXTENSIONS, MAY BE GRANTED BY THE HOUSING OFFICER. ALL REQUESTS FOR TIME EXTENSIONS MUST BE IN WRITING AND MUST BE RECEIVED PRIOR TO THE 30 DAY DEADLINE.

I can be reached between 7:00 a.m. - 9:30 a.m. or between 4:00 p.m. - 5:00 p.m. Tuesday through Friday at 801-535-8004 or by email at Catherine.Salazar@slccgov.com. Please schedule an inspection IMMEDIATELY when the required work is completed. This will stop the accrual of any fines.

IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) THE FOLLOWING INFORMATION IS PROVIDED; FAX NUMBER (801) 535-6174, TDD NUMBER 711.

Respectfully,


Catherine Salazar
Civil Enforcement Officer I, 801-535-8004

Notices mailed to two (2) addresses listed with County Record

ATTACHMENT D: Case Summary

Friday, May 01, 2020

INFORMATION

Case # HAZ2019-04378

Sidwell # 16-17-279-016-0000

HAND District:

Address 1229 E 1700 S

Council District: 5

Owner Info: PACIFIC CENTURY DEVELOPMENT LLC SERIES ALPHA
1953 S 1100 E SALT LAKE CITY , UT 84106-9998

Status: Active

Date Created:

11/26/2019

Inspector: Salazar, Catherine

Created By:

SC1555

Complete Date:

VIOLATIONS

Airbnb/Illegal Units

WORK ACTIONS

Comment Type	Action	Inspector	Action Description	Date - Time
Request Comment	Scheduled	Catherine Salazar	30 Day Follow Up- Any new complaints for Airbnb use? UPDATE: This is the new date for the Hearing Appeal. I will update case according to findings and hearing ruling.	5/14/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: Due to not making any in person contact, I will not be knocking on the doors anymore but will continue to monitor complaints for Airbnb use. This case is also set for an appeal hearing for April 2020. Will follow up and update information accordingly.	4/14/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with Airbnb use, try and see if there's any short term renters less than 30 days as previous renters.	4/14/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with Richard Reeves on the issues of the unit above the garage. Building permits and Special Exception. Email Lauren Parisi to see if she has any information regarding this issue?	3/17/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: I was able to make contact with a couple that were renting the basement unit at this residence for a one week stay. Photos of their vehicle and persons on property attached in documents. I informed them of the ordinance and how anything less than 30 days is not permitted. They were totally unaware of the situation. I gave them my card and requested a copy of their invoice for their one week stay if they felt comfortable. They said they would be happy to at the end of the week. Will continue to follow up and wait to hear and see what is happening with the court process via Allison Parks.	3/17/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up to see if the property is still being used as a short term rental via Airbnb.	3/12/2020 12:00 AM

Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: I went by the property to see if I could make any contact with any other renters but there was no answer. I left my business card at the front door. There was no answer at the back door either. Will schedule follow up in 30 days or until the Appeal Hearing- whichever comes first.	3/12/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with Richard Reeve on appeal process. reeve@reevelawgroup.com. UPDATE: Richard Reeve who is the attorney for the property owner contacted me and said that the unit above the garage is not a dwelling unit and the reason the building permits expired was due to the home owner no longer wanting a hobby shop so they let the permits expire. Today I will inspection the unit above the garage and verify it is not being used or could possibly be used as a dwelling. I will also make sure there is nothing that has been done without permits/inspections and will forward that information onto Building Services if an issue.	2/14/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: I met a gentleman and his wife that stated they were the owners of this property and they took me up to the unit above the garage. The garage was constructed into multiple storage units, each individually numbered, has plumbing and electrical and walls built. The Special Exception that was approved was for a hobby shop that consisted of an office space, storage and a bathroom. None of which these are what has been built. I informed the man and his wife that they did work without permits and constructed something that was not approved. They will be required to revise the plan that has been submitted for Special Exception and apply for the required permits. All permits including the Special Exception has expired so I am uncertain of whether they need to reapply or just submit new plans. As far as my enforcement, it will continue to remain active until building permits are pulled and closed. I sent Richard Reeves who is an attorney for this property and email to discuss the issues. I will follow up in 30 days.	2/14/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with Airbnb, send last warning if non compliance remains.	1/22/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: Richard Reeve who is representing the owner of this and has stated that he is going to appeal the Notice and Order that has been posted to the door. I was unable to respond to him by the time requested by the email because I was out of the office for holiday hours. I will go ahead and schedule a month out to see where the appeal process is at.	1/22/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with Airbnb use. Send and post notice and order if non compliant.	12/19/2019 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: I was able to speak to a second party that was renting this as	12/19/2019 12:00 AM

			an Airbnb. He confirmed that today was his check out date. He asked some questions as to why Airbnb wasn't recognized in Salt Lake City. I said anything 30 days or longer was okay but nothing less because of the ordinance. I told him I would be sending the home owner a second notice and posting something on the property address. He said he would definitely be letting the home owner know that I stopped by. Will schedule follow up inspection at the expiration of the Notice and Order.	
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: I was able to get an answer at the door. A lady and her dog came to the door, I told her I was with the City addressing a complaint for Airbnb. She said she knew nothing about it. I asked her if she was the home owner and she said she was just staying there and I had asked her name. I gave her my card and said here's my City credentials, and asked her her name again and she implied Marybeth. I asked her how long she was staying there and she said one week. I gave her my card and said I'll be notifying the home owner and she shut the door.	12/3/2019 12:00 AM
Request Comment	In Progress	Catherine Salazar	Try to see if this is being used as an Airbnb.	12/3/2019 12:00 AM
Request Comment	In Progress	Catherine Salazar	<p>Catherine, Will you investigate this one, please. Thanks,</p> <p>Antonio Padilla Civil Enforcement Manager</p> <p>BUILDING SERVICES DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS SALT LAKE CITY CORPORATION</p> <p>TEL 801-535-6042 FAX 801-535-6131</p> <p>WWW.SLC.GOV</p> <p>From: Madrigal, Jennifer Sent: Monday, October 28, 2019 1:32 PM To: Padilla, Antonio <Antonio.Padilla@slcgov.com> Subject: Nightly Rentals</p> <p>We have a police case #19-201499 – 1229 E 1700 S</p> <p>LIC2018-00966 Single Family Dwelling</p> <p>The property owner John Waller called the police because the renters of the Air B & B would not leave.</p>	11/22/2019 12:00 AM

			<p>If you would like a copy of the report I can forward it to you.</p> <p>Thanks, Jen</p>	
Result Comment	In Progress	Catherine Salazar	<p>INITIAL INSPECTION: there was no answer at the door to confirm whether this was still being used as an Airbnb or not. I left my card on the door. Will schedule another inspection to follow up and will proceed accordingly.</p>	11/22/2019 12:00 AM

ATTACHMENT E: Photos

Initial Visit – Inspection 11/22/2019 – no contact was made



Second Visit – Inspection 12/03/2019 – contact was made with female, Marybeth expressed that she was staying less than 30 days. No visible vehicle.



Third Visit- Inspection 12/03/2019 – contact was made with young male who stated that he was staying for less than 30 days. Vehicle visible.



Fourth Visit – Inspection 12/20/2019 – Notice and Order posted, verified three more renters staying less than 30 days. No vehicles visible.



Sixth Visit – Inspection 03/17/2020 – Follow Up Inspection, verified that a couple had just returned from a trip and was staying here for one week due to the Virus Pandemic.



Screenshots of 1229 E 1700 S Airbnb Listing, Calendar Availability and Reviews



Best Sugarhouse location! Luxury Tudor house

Salt Lake City

6 guests 2 bedrooms 3 beds 1 bath

- Entire home**
You'll have the guest suite to yourself.
- Self check-in**
Check yourself in with the keypad.
- Sparkling clean**
8 recent guests said this place was sparkling clean.
- Free cancellation for 48 hours**
After that, cancel up to 7 days before check-in and get a 50% refund, minus the service fee.

Newly remodeled duplex, all amenities, granite, marble, high ceilings, AC, new water heater, new furnace, linens, towels, blankets, pillows, chairs, tables, all cooking utensils, stainless steel appliances, 5 Ghz WiFi, gigabit internet, 58" 4K TV. Near two freeways (I-80, I-15 within 1/4 mile), in heart of Sugarhouse, 1 minute walk to Westminster, 10 minute drive to Univ of Utah, 10 minutes to airport, 18 minutes to Park City, can walk to shopping, dining, cafes, coffee, bars, and restaurants.

[Read more about the space](#)

[Contact host](#)



Philippa

\$70 per night

4.64 (44 reviews)

Dates

Check-in → Checkout

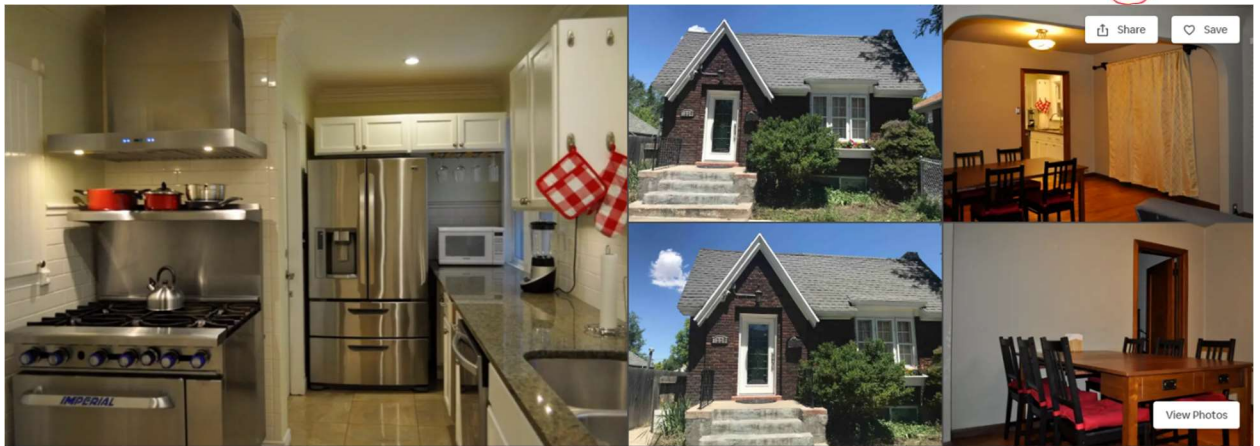
Guests

1 guest

Reserve

You won't be charged yet

[Report this listing](#)



Best Sugarhouse location! Luxury Tudor house

Salt Lake City

6 guests 2 bedrooms 3 beds 1 bath

- Entire home**
You'll have the guest suite to yourself.
- Self check-in**
Check yourself in with the keypad.
- Sparkling clean**



Philippa

\$70 per night

4.59 (32 reviews)

Dates

Check-in → Checkout

Guests

1 guest

Reserve

Salt Lake City

Philippa

6 guests 3 bedrooms 3 beds 1 bath

Entire home

You'll have the guest suite to yourself.

Self check-in

Check yourself in with the keypad.

Sparkling clean

5 recent guests said this place was sparkling clean.

Philippa is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Basement unit in a newly remodeled duplex, all amenities, new water heater, new furnace, linens, towels, blankets, pillows, chairs, tables, all cooking utensils, kitchen appliances, 5 Ghz WIFI, gigabit internet, 58" 4K TV. Near two freeways (I-80, I-15 within 1/4 mile), in heart of Sugarhouse, 1 minute walk to Westminster, 10 minute drive to Univ of Utah, 10 minutes to airport, 18 minutes to Park City, can walk to shopping, dining, cafes, coffee, bars, and restaurants.

The space

Private living space (no sharing with others). Full kitchen, fridge, freezer, and everything you need for cooking, the highest internet speed available (gigabit), and a terrific location.

Other things to note

The rooms each have new queen sized beds. One or two people per bed (total of four) are included in the stated price.

Hide ^

About this place

When you stay in an Airbnb, you're staying at someone's place.

This is Philippa's place.



Barbara helps host.

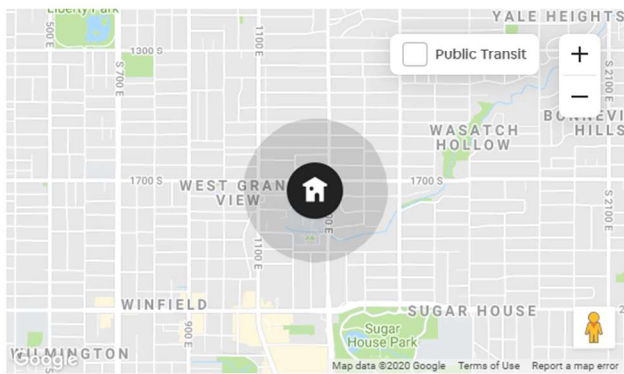


The neighborhood

Philippa's place is located in Salt Lake City, Utah, United States.

This area is an excellent neighborhood filled with nice single family houses. It's in the center location of the trendy Sugarhouse district. By car, downtown is 5 minutes, airport is 10 minutes, and Park City is 18 minutes away.

Read more about the neighborhood v



\$60 per night

4.70 (10 reviews)

Dates

Check-in → Checkout

Guests

1 guest

Reserve

You won't be charged yet

This place is getting a lot of attention. It's been viewed 113 times in the past week.



Report this listing

\$60 per night

4.70 (10 reviews)

Dates

Check-in → Checkout

Guests

1 guest

Reserve

You won't be charged yet

This place is getting a lot of attention. It's been viewed 113 times in the past week.



Report this listing

Availability
Enter your trip dates for accurate pricing and availability

← May 2020 June 2020 →

Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu	We	Th	Fr	Sa
					1	2	1	2	3	4	5	6	
3	4	5	6	7	8	9	7	8	9	10	11	12	13
10	11	12	13	14	15	16	14	15	16	17	18	19	20
17	18	19	20	21	22	23	21	22	23	24	25	26	27
24	25	26	27	28	29	30	28	29	30				
31													

Check-in → Checkout

Guests
1 guest

Reserve

You won't be charged yet

Report this listing

Reviews

★ 4.64 | 44 reviews

Search reviews

Location	5.0	Check-in	5.0
Communication	5.0	Accuracy	4.8
Cleanliness	4.7	Value	4.7



Hayden
April 2020

Very kind and communicative host!



Bev Cannon
March 2020

Very nice place



Melodee
March 2020

Philippa's place was excellent. Exactly as advertised, and very clean. The kitchen is well-stocked with cooking items and dishes and utensils. The stove is amazing – seems like an industrial-strength gas stove. Cooking (browning potatoes) was

December 2019 Short Term Renter Reviews (Total of 4)

×

★ 4.64 (44 reviews)

Cleanliness	4.7
Accuracy	4.8
Communication	5.0
Location	5.0
Check-in	5.0
Value	4.7



Lorraine
December 2019

Loved this rental just like the last time I stayed here. Would live here if I could. Great location, great little house with everything you need, very quaint. Very nice modern kitchen and overall cozy/comfortable home.



Jeff And Julie
December 2019

Philippa's place was great. The location was perfect for us (near plenty of shops/coffee and close to our friend's house). All communication was friendly, quick, and helpful! Thank!



Mike-MaryBeth
December 2019

Had a great time at Philippa's place. It was roomy and comfortable. The kitchen was fantastic with its restaurant quality stove and appliances. The home is in a perfect location, close to restaurants and stores. Had a wonderful stay!!



Carla

×

★ 4.64 (44 reviews)

Cleanliness	4.7
Accuracy	4.8
Communication	5.0
Location	5.0
Check-in	5.0
Value	4.7



Carla
December 2019

Good value.

January 2020 Short Term Renter Reviews (Total of 4)

×

★ **4.64 (44 reviews)**

Cleanliness	██████████	4.7
Accuracy	██████████	4.8
Communication	██████████	5.0
Location	██████████	5.0
Check-in	██████████	5.0
Value	██████████	4.7



Colleen
January 2020

Very clean and incredible amenities. It is an adorable home and very welcoming. Great location as well!



Brian
January 2020

Great, spacious space. Close to a lot of great shops. Location felt safe & cozy.



Brock
January 2020

Great location!



Christina
January 2020

We really enjoyed this beautiful stay in Sugarhouse for New Year's Eve! Thanks again!

February 2020 Short Term Renter Reviews (Total of 5)

×

★ **4.64 (44 reviews)**

Cleanliness	██████████	4.7
Accuracy	██████████	4.8
Communication	██████████	5.0
Location	██████████	5.0
Check-in	██████████	5.0
Value	██████████	4.7



Mitch
February 2020

We stayed here for a couple of nights on a ski trip. Thanks, Philippa.



Bobbie-Jo
February 2020

Overall this was a great location and a nice house and we enjoyed the stay. It was nice having 2 bedrooms and a kitchen and the host kept checking in on us. There were 2 things t... [read more](#)



Kate
February 2020

We had a nice stay at Philippa's place as a spot to crash for a night in between ski trips. Thanks!



Kayla
February 2020

Great stay and perfect location!

×

★ 4.64 (44 reviews)

Cleanliness	██████████	4.7
Accuracy	██████████	4.8
Communication	██████████	5.0
Location	██████████	5.0
Check-in	██████████	5.0
Value	██████████	4.7



Jane
February 2020

Convenient location for passing through on a long road trip. Driving a larger SUV, the space to get to the garage was too snug, so we opted to park on the street instead. All was well for a quick stop to sleep for the night.



Mitch
February 2020

March 2020 Short Term Renter Reviews (Total of 3)

×

★ 4.64 (44 reviews)

Cleanliness	██████████	4.7
Accuracy	██████████	4.8
Communication	██████████	5.0
Location	██████████	5.0
Check-in	██████████	5.0
Value	██████████	4.7



Bev Cannon
March 2020

Very nice place



Melodee
March 2020

Philippa's place was excellent. Exactly as advertised, and very clean. The kitchen is well-stocked with cooking items and dishes and utensils. The stove is amazing – seems like an... [read more](#)



Bailey
March 2020

Great place, great location! Quick responses too.

April 2020 Short Term Renter Reviews (Total of 1) as of 5/6/2020

×

★ 4.64 (44 reviews)

Cleanliness	██████████	4.7
Accuracy	██████████	4.8
Communication	██████████	5.0



Hayden
April 2020

Very kind and communicative host!



Bev Cannon