



Staff Report

Civil Enforcement

To: SLC Planning dept
From: Craig Weinheimer craig.weinheimer@slcgov.com
Date: December 16, 2021
Re: **PLNAPP2021-01028** Richard Reeve, attorney for Pacific Century Development, LLC

Appeal of Administrative Decision

PROPERTY ADDRESS: 1229 East 1700 South

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

ZONING DISTRICT: R1-5000

ORDINANCE SECTIONS:

21A.33.020 Table of Permitted and Conditional Uses for Residential Districts.

https://codelibrary.amlegal.com/codes/saltlakecityut/latest/saltlakecity_ut/0-0-0-66178

*Table of Permitted and Conditional Uses for Residential Districts:

As evidenced by the aforementioned table, a bed and breakfast, bed and breakfast inn, or other uses similar to short-term rentals, such as Airbnb/VRBO/etc. is not an allowed use in the R-1-5000 residential district.

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.

21A.36.020.A Conformance With District Requirements: No structure or lot shall be developed, used or occupied unless it meets the lot area, lot width, yards, building height, and other requirements established in the applicable district regulations, except where specifically established otherwise elsewhere in this title.

21A.62.040 FAMILY: A. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or

B. A group of not more than three (3) persons not related by blood, marriage, adoption, legal guardianship living together as a single housekeeping unit in a dwelling unit; or

C. Two (2) unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

21A.02.050.A Except as expressly provided in this title, no development shall be undertaken without prior zoning approval pursuant to the provisions of this title.

APPELLANT: Richard Reeve, representing Pacific Century Development, LLC

INTERPRETATION ISSUE: Appellant contests the sufficiency of the evidence and asserts that his use of the property is not a short term rental or otherwise in violation of the City ordinances cited in the notice and order.

CIVIL ENFORCEMENT DETERMINATION:

APPEAL:

The Appellant asserts that the property is not being used for nightly rentals and contends that the decision is arbitrary and capricious because the decision is not supported by any credible or admissible evidence in the record.¹ Appellant further argues that a finding of a violation of Section 21A.36.020.A is incorrect, asserting that the property is not being used as a duplex. Civil Enforcement contends that the single family dwelling has been converted to a multifamily dwelling and is being used as a short term rental. It should also be noted that, although not part of this enforcement action, the city contends that the additional dwelling unit was constructed without permits and Salt Lake City Code §21A.04.030 requires a building permit.

PROJECT DESCRIPTION:

The property owner seeks to have “the decision overturned” as provided in his appeal.²

¹ Appellant’s Appeal is attached hereto as Exhibit A. Appeal Exhibit A, Section II.A.

² Appeal Exhibit A, Section III.

CIVIL ENFORCEMENT RESPONSE TO APPEAL:

CASE HISTORY: The Civil Enforcement office began a similar enforcement case at this property in 2019 which resulted in a similar appeal of a notice PLNAPP2020-00052 which resulted in a short-term rental notice being upheld on May 21, 2020.³ Civil Enforcement received a complaint from the City Council office on June 23, 2020 as a referral noting that short term rental use had resumed at the property. Civil Enforcement officer Catherine Salazar began an investigation into the claim of short-term rental and the existence of an excess dwelling unit in the basement.

ISSUES:

To assist the Hearing Officer in reviewing this request, Civil Enforcement has provided the following response to the appellant's claims.

Claim 1: Appellant is operating a short-term rental business. Short term rentals are not an allowable land use in the R1-5000 zone. *Salt Lake City Code* §21A.33.020 and §21A.62.040.⁴

Claim 2: Appellant has developed and used the property as a multifamily dwelling by creating a second dwelling unit in an R1-5000 zone as prohibited by 21A.36.020.A.⁵

Claim 3: The property has been developed and used in violation of Salt Lake City Code 21A.62.040 and 21A.02.050 as the property has zoning approval for use only as a single family home, yet the property is being used in excess of the single family definition by housing more than one single family.

Summary:

Appellant has been operating a short-term rental business in a single-family residential zone (R1-5000), has created a second dwelling unit without proper approvals in violation of City Code, and has been using the property in excess of the single family definition by housing more than one family. Civil Enforcement has captured multiple AirBnB and VRBO customer user reviews during 2021, some of which refer to the home being a duplex.

This is an appeal of an administration decision. Therefore, in reviewing the administrative decision the appeals hearing officer's decision shall be de novo, reviewing the matter anew⁶. e Appeals Hearing Officer shall review the matter appealed anew, based upon applicable procedures and standards for approval, and shall give no deference to the original decision below.⁷ A public hearing must be held prior to the Appeal Hearing Officer making a decision.⁸

NEXT STEPS:

If the administrative decision is upheld, the appellant may not continue to operate a short-term rental on the property or use the property for a use other than a single-family use. Any decision on this appeal can be appealed to Third District Court within 30 days.

³ A copy of the 2020 decision is attached hereto.

⁴ It should be noted that the decision regarding whether a short term rental is allowed at the property was decided in a decision issued by the Appeals Hearing Officer on May 21, 2020, which is attached hereto as Exhibit B.

⁵ Applicable regulations for the R1-5000 zone include the land use table in 21A.33.020 which prohibits multifamily dwellings.

⁶ *Salt Lake City Code* §21A.16.030.I.1

⁷ *Salt Lake City Code* §21A.16.030.I.1

⁸ *Salt Lake City Code* §21A.16.030.G.1

EVIDENCE OF VIOLATIONS:

Synopsis:

Civil Enforcement acted on a resident complaint referral from the Salt Lake City council office and discovered the property was being operated as a business for short-term rentals and that the single family home has been converted to provide for two separate dwelling units, both of which are being used for short rentals. A previous enforcement action for the short-term rental violation at the same location was upheld in a similar planning appeal PLNAPP2020-00052. An inspection of building records show that the excess residential unit has not been legalized through a building permit, all City records identify the property as receiving zoning approval only for a single family use. AirBnB online listings and reviews evidence that the single family home has been converted into two separate residential units, both of which are being rented on a short term basis.⁹ Furthermore, evidence gathered by the inspectors during on-site inspections also indicate the use of the property as short term rentals.

On-site Inspections:

SLC Civil Enforcement inspectors Catherine Salazar, Robert Garback and Carlos Ramirez have visited the property 14 times since the case began, observed multiple different vehicles with out of state plates, and sent multiple notices to the owner of record.

During a recent onsite inspection 11/23/2021: A guest in the property named Ashley confirmed a short-term rental booking through Airbnb for a one-week rental period.

Notice and Orders:

Civil Enforcement sent the attached letters to the owner of record.¹⁰ The contents of the notice and order dated September 24, 2021 are the subject of this appeal.

⁹ Said evidence is attached as Exhibit C.

¹⁰ Notice and Orders are attached as Exhibit D

EXHIBIT A
Appeal



Appeal of a Decision

SALT LAKE CITY PLANNING

OFFICE USE ONLY

Petition #:	Received By:	Date Received:
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Appealed decision made by:

Planning Commission Administrative Decision Historic Landmark Commission

Appeal will be forwarded to:

Planning Commission Appeal Hearing Officer Historic Landmark Commission

Petition Name and # Being Appealed:

PLEASE PROVIDE THE FOLLOWING INFORMATION

Decision Appealed:
Notice and Order - Civil

Address of Subject Property:
1229 East 1700 South, Salt Lake City, Utah.

Name of Appellant: Pacific Century Development, LLC	Phone: 801-564-7950
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Address of Appellant:
1145 E. 4600 S., #150901

E-mail of Appellant: Contact through legal counsel: reeve@reevelawgroup.com	Cell/Fax:
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Name of Property Owner (if different from appellant):

E-mail of Property Owner: Contact through legal counsel: reeve@reevelawgroup.com	Phone: 801-564-7950
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Appellant's Interest in Subject Property:
Owner

AVAILABLE CONSULTATION

Please email zoning@slcgov.com 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.
- The Applicant of an HLC decision being appealed can submit within thirty (30) days of the decision.

REQUIRED FEE

- Filing fee of **\$269**, plus additional fees for required public notices and multiple hearings. Filing fees must be submitted within the required appeal period. Noticing fees will be assessed after application is submitted

SIGNATURE

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

Signature of Owner or Agent: Richard Reeve (attorney for the owner)	Date: 10/04/21
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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

Apply online through the [Citizen Access Portal](#). There is a [step-by-step guide](#) to learn how to submit online.

INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

X

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 [Section 21A.16 of the City Ordinance](#)

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 . . .”

If the evidence supporting the decision is not marshaled and responded to, the hearing officer cannot grant your appeal. It may be wise to seek the advice of an attorney experienced in local land use regulation to assist you.

Exhibit A to Pacific Century Development, LLC’s Appeal.

I. Decisions that Are the Subject of the Appeal.

This is an appeal from two administrative decisions made by the Civil Enforcement Division of the Salt Lake City Department of Community and Neighborhoods. The Appellant is Pacific Century Development, LLC, the owner of the real property located at 954 East Lowell Avenue, Salt Lake City, Utah and the real property located at 1229 East 1700 South, Salt Lake City, Utah. Pacific Century Development, LLC is referred to herein as “PCD.”

Notice and Order – Civil Regarding Property Located at 954 East Lowell Avenue, Salt Lake City, Utah.

On or about September 24, 2021 PCD was issued a Notice and Order – Civil regarding the real property located at 954 East Lowell Avenue, Salt Lake City, Utah (the “954 East Property”). The Notice and Order – Civil is referred to herein as the “954 Decision.” According to the 954 Decision, the violations of certain sections of Salt Lake City ordinances were allegedly discovered “pursuant to an inspection which was conducted on September 21, 2021” by Civil Enforcement Officer Carlos Ramirez (“Mr. Ramirez”). According to the 954 Decision, PCD is in violation of Title 21A of the Salt Lake City Code in the following alleged incidents:

- 21A.33.020 and 21A.62.040 – It is unlawful to utilize any property as a short-term rental in the R-1-5000 residential district. (Note: Short Term Rentals for periods less than 30 days are not allowed in your residential district).
- 21A.36.020.A, 21A.62.040, and 21A.02.050.A – It is unlawful to develop, use or occupy any residential use or structure unless the total number of dwelling units is in compliance with city records and applicable district regulations. (Note: The city recognizes the property as a Single Family Dwelling.)
- 21A.40.120.C – It is unlawful to fail to construct or maintain fences or walls based on the standards set forth below: 3. All fences or walls (including entrance and exit gates) shall be maintained in good repair, free of graffiti, structurally sound, so as to not pose a threat to public health, safety, and welfare. (Note: Fence on rear yard on east side must be repaired (Fence has fallen)).

Notice and Order – Civil Regarding Property Located at 1229 East 1700 South, Salt Lake City.

On or about September 24, 2021, PCD received a Notice and Order – Civil regarding the real property located at 1229 East 1700 South, Salt Lake City, Utah (the “1229 East Property”). The Notice and Order – Civil is referred to herein as the “1229 Decision.” According to the 1229 Decision, the alleged violations of certain sections of Salt Lake City ordinances were discovered “pursuant to an inspection which was conducted on September 21, 2021” by Mr. Ramirez. According to the 1229 Decision, PCD is in violation of Title 21A of the Salt Lake City Code in the following alleged incidents:

- 21A.33.020 and 21A.62.040 – It is unlawful to utilize any property as a short-term rental in the R-1-5000 residential district. (Note: Short Term Rentals for periods less than 30 days are not allowed in your residential district).
- 21A.36.020.A, 21A.62.040, and 21A.02.050.A – It is unlawful to develop, use or occupy any residential use or structure unless the total number of dwelling units is in compliance with city records and applicable district regulations. (Note: The city recognizes the property as a Single Family Dwelling.)

II. Legal and Factual Basis for Appeal.

PCD herein appeals the 954 Decision and the 1229 Decision pursuant to Salt Lake City Ordinance Title 21A.16.020. Pursuant to Salt Lake City Ordinance Title 21A.16.030.A, an appeal made to the appeals hearing officer “shall specify the decision appealed, the alleged error made in connection with the decision being appealed, and the reasons the appellant claims the decision to be in error, including every theory of relief that can be presented in district court.”

A. Neither the 954 Decision nor the 1229 Decision are Supported by Any Admissible Evidence in the Record.

PCD asserts that both the 954 Decision and the 1229 Decision are arbitrary and capricious because neither decision is supported by any credible or admissible evidence in the record. Both Decisions contain an inaccurate representation by Mr. Ramirez. In the 1229 Decision, Mr. Ramirez represents that he discovered the violations listed in the decision “pursuant to an inspection which was conducted on September 21, 2021.” In the 954 Decision, Mr. Ramirez represents that the violations were discovered “pursuant to an inspection which was conducted on September 21, 2021.” These statements are inaccurate and misleading because they give the impression that an actual physical inspection was conducted that uncovered credible evidence of violations. In reality, Mr. Ramirez did not conduct an inspection of either property on September 21, 2021. If he did conduct an inspection, he did so without any notice to or permission from the property owner. It is entirely unclear what Mr. Ramirez did to discover and then document the violations listed in the Decisions. As a result, the decisions are not supported by substantial evidence in the record and cannot be upheld on appeal.

B. PCD Does Not Utilize the 1229 East Property or the 954 East Property for Unauthorized Short-Term Rentals.

All tenants of either property are required by PCD to lease for a minimum of 30 consecutive days.

C. PCD Does Not Utilize the 1229 East Property or the 954 East Property as an Illegal Duplex.

PCD does not utilize the 1229 East Property or the 954 East Property as an Illegal Duplex. The Airbnb listings for these properties clearly state that the property is “private” that there will be “no sharing with others,” and “you’ll have the entire place to yourself.” As indicated in these listings, all occupants shall have access to the entire home. At these properties, PCD rents out

one or more bedroom suites at a time, depending on the needs of the tenant. PCD does not rent the property out to more than four (4) unrelated guests at any time. PCD does have multiple bedroom suites inside of these properties with locks on some of the interior doors. However, when a prospective tenant, all of whom are required to lease for a minimum of 30 consecutive days, decides he/she wants to lease one or more suites, the other suite listings at the property are blocked out to prevent other bookings of any other suites in the property. The rooms have internal suite designations to aid tenants in locating the suite(s) in the property that they leased. When suite(s) are leased, PCD will typically lock other rooms in the house to prevent tenant access to suites that are not rented. This is done for multiple reasons, but primarily so my clients will not have to clean those rooms after the tenant leaves (this has become especially important in the pandemic) and to secure the personal property located in the other suites. The locks on interior doors at these properties are in place for that reason and to deny tenant access to other rooms, such as mechanical rooms and the rooms where the data equipment is stored. There are not any locks separating the property into two separate living areas and the common areas are open and accessible.

Like many landlords on the Airbnb and similar platforms, PCD utilizes multiple listings for the same property for search engine optimization and to take advantage of Airbnb's listing algorithm. It is common for savvy landlords to make multiple listings for their Airbnb listings in order to maximize the property's exposure to prospective tenants. PCD frequently adjusts their listings and the number of listings to test how those different listing combinations will increase the visibility of the subject property online. For this reason, it is highly problematic for the City's Civil Enforcement Officers to make allegations and issue notices of violations based on online listings alone. This is likely the reason that evidence of violations of the City's short-term listings require evidence beyond just the online listing.

It is equally problematic for the City to base its administrative decisions on reviews or comments posted on the property listings for Airbnb or similar platforms. First of all, reviews can be written at any time after a reservation is complete, so the date the review is posted is not indicative of the date of stay. Second, multiple people in the same party can post a review for the same single reservation. For example, if a family of four stayed at the property, each individual in the party could leave a review—giving the appearance to the uninformed that there were four tenants in the property at the same time. Third, often the content of the review is inaccurate or skewed. Airbnb does not require identity verification to post a review—so a review could be posted by anyone—PCD has had multiple reviews posted by “Donald Duck” and “Bruce Wayne.” More frequently, reviews are written to manipulate Airbnb, to seek a refund, or to sell some product. The fact that the City would utilize these reviews as evidence of zoning violations, despite the evidentiary issues, without making any effort to verify the validity of the reviews only highlights the dearth of the City's evidence supporting the Decisions.

III. Relief Requested.

PCD respectfully requests that the Decisions be submitted to an appeal hearing officer for a review made pursuant to Salt Lake City Ordinance and that the Decisions be overturned because they are not supported by any credible evidence in the record.

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

Richard Reeve, Esq.

Attorney for Appellant Pacific Century Development, LLC

EXHIBIT B

Decision of

Salt Lake City Land Use Appeals Hearing Officer PLNAPP2020-00052

Salt Lake City Land Use Appeals Hearing Officer
PLNAPP2020-00052
Appeal from Decision of Historic Landmark Commission
1229 East 1700 South – Pacific Century Development LLC
May 20, 2020

This is an appeal from an administrative decision to issue a Notice and Order – Civil which determined the property at 1229 East 1700 South was being used as a short-term rental in violation of the City Land Use Regulations as of December 20, 2019. The applicant/appellant is Pacific Century Development LLC. The appeal is denied.

RECORD

The record includes the Staff Report, a document of 22 pages dated May 7, 2020 and an email communication sent by Richard Brockmyer. The Staff Report includes a copy of the appeal form filed by the property owner. The record also includes a brief by the Office of the City Attorney, prepared by Allison Parks, Senior City Attorney. The record also includes an audio recording of a hearing conducted via electronic video means on May 14, 2020. Appearing at the hearing was Richard Reeve, Esq. and Phillipa Zhang on behalf of Pacific Century Development. Allison Parks, Senior City Attorney, appeared on behalf of Salt Lake City. Catherine Salazar, City Civil Enforcement Officer, also appeared and provided information and evidence. Although this was a public hearing and public notice was provided prior to the hearing there were no comments offered by any member of the public other than Mr. Brockmyer's email.

BACKGROUND

According to information provided in the Staff Report and the hearing, the City Enforcement personnel responded to neighbor complaints and conducted an inquiry into the use of the property at 1229 East 1700 South as a short-term rental. Sections 21A.33.020, 21A-33-020 and 21A-62-040 include provisions which prohibit rental of residential property in the R-1/5000 Single-Family Residential District for a period of less than 30 days. City officials went to the property and visiting with individuals who apparently occupied the property for less than thirty days and researched the uses of the property described on the Airbnb.com website by listings there posted by the owners of the property. The City staff determined that the property was being used in violation of the ordinance against short-term rentals and issued the Notice and Order – Civil on December 20, 2019. From that decision the property owner takes its appeal.

ANALYSIS

According to the relevant code, this issue is to be heard de novo by the hearing officer. The review is not based solely on the record of the administrative decision. New information and evidence may be considered including public comment at the hearing which is required to be conducted. The issue here is whether the Notice and Order – Civil was and is based on substantial evidence in the record.

The property owner argues that information in the Staff Report which originated at the Airbnb website is not admissible under state law, citing Utah Code Ann. 10-8-85.4(2) which provides:

Notwithstanding Section [10-9a-501](#) or Subsection [10-9a-503\(1\)](#), a legislative body may not:

- (a) enact or enforce an ordinance that prohibits an individual from listing or offering a short-term rental on a short-term rental website; or
- (b) use an ordinance that prohibits the act of renting a short-term rental to fine, charge, prosecute, or otherwise punish an individual solely for the act of listing or offering a short-term rental on a short-term rental website.

The text of the statute, however, does not prohibit information obtained on a short-term rental website as evidence upon which to punish an individual for violations of the land use code. While the statute states that the City cannot prohibit listing short-term rentals on a website, it does not say that listing short-term rentals on a website gives the person listing the rental a “King’s X” from prosecution for violation of local ordinances.

Indeed, Pacific Century is not charged here with listing a short-term rental on a website, but for the specific act of renting property for less than 30 days in a zone where that activity is prohibited. There does not appear to be any ordinance in Salt Lake City which violates subsection (a) or (b) of this statute. It is clear that Pacific Century is not charged with listing a rental on a website, but for the act of renting the property for less than thirty days.

To rephrase the statute, the City cannot prohibit listings by property owners on short-term rental websites. The statute does not prohibit ordinances limiting short-term rentals, however. If a property owner, in violation of the local ordinance, actually rents the property for a period of less than thirty days, that nightly rental is prohibited whether the property was listed on a website or not. By the statute, the city can prohibit short-term rentals, but simply cannot punish anyone solely for the listing – there must be proof of actual occupancy for less than thirty days at a time. Evidence of short term rentals in this case is provided by the Airbnb.com website, not because the property owner listed the property for rent, but because the comments and feedback provided by others on the website are consistent with short-term rentals of the property and not consistent with monthly rentals.

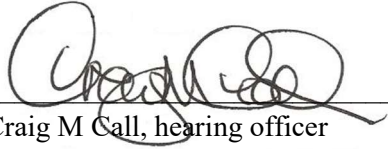
In this case the de novo process on appeal also allows for new evidence at the hearing. That new evidence includes a statement by the property owner that the property was, in fact, operated in violation of the land use ordinances as a short-term rental up until the time that the Notice and Order – Civil was received by them.

There is much discussion in the record about what the current status of the property is and whether it is now being operated in a manner consistent with the ordinance. That is an appropriate topic for the City and the property owner to resolve, but irrelevant to this appeal. The narrow issue here is whether the property was being operated in violation of the short-term rental ordinance when the Notice and Order – Civil was issued. Based on the evidence at the hearing as outlined above as well as other relevant and

credible information provided in the Staff Report, it is found that the property was indeed being operated in violation of the short-term rental prohibitions in the ordinances in December of 2019.

The Administrative Decision is upheld. The appeal is denied.

Dated this 20th day of May, 2020.



Craig M Call, hearing officer

Exhibit C
Additional Documentary Evidence

Main floor unit listing evidence



Start your search

Become a Host



NEW! Salt Lake City House < 5 Mi to Temple Square!

★ 3.33 (6 reviews) · Salt Lake City, Utah, United States

Share Save



Show all photos

Entire residential home hosted by Evolve

4 guests · 2 bedrooms · 2 beds · 1 bath



Entire home

You'll have the house to yourself.



Experienced host

Evolve has 6586 reviews for other places.








A weekend filled with local attractions, rich history, and endless adventure awaits you at this house in Salt Lake City! This 2-bed, 1-bath vacation rental boasts a spacious living area and fully equipped kitchen perfect for the whole family. Nestled in the heart of the Sugar House neighborhood, this home is your ideal hub for exploring the Salt Lake City area. Absorb the culture of Temple Square, take the kids to Hogle Zoo, or drive less than 4 miles to Liberty Park for the best views in town!

Show more >

Where you'll sleep

 Bedroom 1 1 queen bed	 Bedroom 2 1 queen bed
---	--

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  Pets allowed
-  TV
-  Air conditioning
-  Bathroom

~~\$115~~ \$101 / night

★ 3.33 (6 reviews)

CHECK-IN 12/2/2021	CHECKOUT 12/6/2021
GUESTS 1 guest	

Reserve

You won't be charged yet

\$101 x 4 nights	\$404
Cleaning fee	\$66
Service fee	\$66
Occupancy taxes and fees	\$74
Total	\$610

Lower price. Your dates are \$56 less than the avg. nightly rate of the last 60 days.

Report this listing



Patio or balcony

Backyard

Security cameras on property

Show all 27 amenities

4 nights in Salt Lake City

Dec 2, 2021 - Dec 6, 2021

< November 2021 December 2021 >

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

[Clear dates](#)

★ 3.33 · 6 reviews

Cleanliness	4.0	Accuracy	3.3
Communication	4.2	Location	4.2
Check-in	4.7	Value	3.8



Richard
November 2021

It's fun to stay in Sugar House and the kitchen was awesome. I appreciated the ability to park in a garage.



Mark
November 2021

Beware—the listing says entire house but there is a basement unit that is not very soundproof. The backyard is not useable and some common supplies were lacking.



Renato
September 2021

Clean, spacious and well kept. Very enjoyable



Jessica
July 2021

Thank you for a lovely stay!



Jennifer
July 2021

The good: cute old salt lake brick house in central neighborhood. Small but felt roomy enough. Bright sunny kitchen. The less good: dark and shabby outside the kitchen. Surprisingly noisy when the guests for lower unit were there. Some communication issues — cleaners came an hour before checkout.

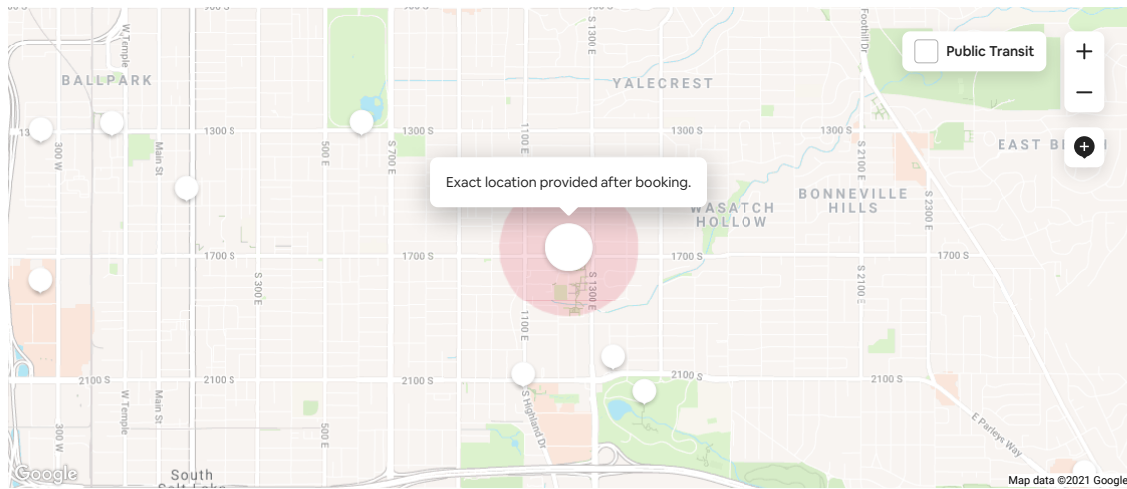
[Show more](#) >



Brent
July 2021

The AC didn't work at all and this is not an entire house, it's the top floor.

Where you'll be



Salt Lake City, Utah, United States

LOCAL ATTRACTIONS: Gilgal Sculpture Park (2.6 miles), Tracy Aviary (2.7 miles), Hogle Zoo (3.1 miles), This is the Place Heritage Park (3.5 miles), Natural History Museum of Utah (3.7 miles), Red Butte Garden (3.8 miles)
 DOWNTOWN: The Leonardo Museum (3.3 miles), Temple Square (4.2 miles), Salt Palace Convention Center (4.3 miles), Clark Planetarium (4.8 miles), Utah...

[Show more >](#)



★ 6,592 Reviews

Hi! We're Evolve, the hospitality team that helps you rest easy when you rent a private, professionally cleaned home from us. We promise your rental will be clean, safe, and true to what you saw on Airbnb or we'll make it right. Check-ins are always smooth, and we're here 24/7 to answer any questions or help you find the perfect property.

During your stay

Evolve makes it easy to find and book properties you'll never want to leave. You can relax knowing that our properties will always be ready for you and that we'll answer the phone 24/7. Even better, if anything is off about your stay, we'll make it right. You can count on our homes and our people to make you feel welcome--because we know what vacation means to you.

Response rate: 100%
 Response time: within an hour

[Contact Host](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.

Things to know

House rules

- Check-in: After 4:00 PM
- Checkout: 11:00 AM
- No smoking
- No parties or events
- Pets are allowed

[Show more >](#)

Health & safety

- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

[Show more >](#)

Cancellation policy

Cancel before Nov 25 and get a 50% refund, minus the service fee.

[Show more >](#)

Support

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★ 3.33 · 3 reviews

Cleanliness	<div style="width: 80%;"></div>	4.0
Accuracy	<div style="width: 66%;"></div>	3.3
Communication	<div style="width: 74%;"></div>	3.7
Location	<div style="width: 94%;"></div>	4.7
Check-in	<div style="width: 100%;"></div>	5.0
Value	<div style="width: 74%;"></div>	3.7

🔍 Search reviews



Jessica

July 2021 · Weekend trip

Thank you for a lovely stay!



Jennifer

July 2021

The good: cute old salt lake brick house in central neighborhood. Small but felt roomy enough. Bright sunny kitchen. The less good: dark and shabby outside the kitchen. Surprisingly noisy when the guests for lower unit were there. Some communication issues — cleaners came an hour before checkout.

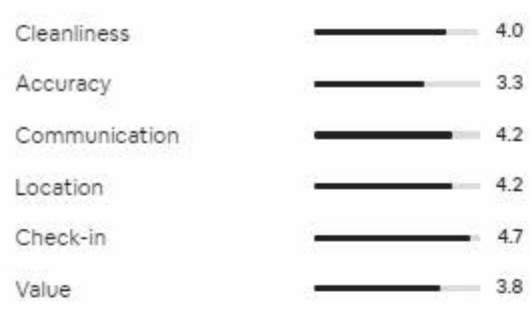


Brent

July 2021

The AC didn't work at all and this is not an entire house, it's the top floor.

★ 3.33 · 6 reviews



Q Search reviews



Richard
November 2021

It's fun to stay in Sugar House and the kitchen was awesome. I appreciated the ability to park in a garage.



Mark
November 2021

Beware—the listing says entire house but **there is a basement unit** that is not very soundproof. The backyard is not useable and some common supplies were lacking.



Response from Evolve
November 2021

Hi Mark, we want all of our guests to find the perfect vacation rental for their stay, so we take the accuracy of our listings seriously! We've made sure that **the basement unit** is properly disclosed on our listing so future guests know that **there could be other renters on property** during their stay, in a **completely separate space**. We encourage guests to reach out with any concerns while in residence so we have the opportunity to make things right - the local contact would have been happy to bring over any supplies you needed. Thanks for taking the time to leave your review.



Renato
September 2021

Clean, spacious and well kept. Very enjoyable



Jessica
July 2021

Thank you for a lovely stay!



Jennifer
July 2021

The good: cute old salt lake brick house in central neighborhood. Small but felt roomy enough. Bright sunny kitchen. The less good: dark and shabby outside the kitchen. **Surprisingly noisy when the guests for lower unit were there.** Some communication issues — cleaners came an hour before checkout.



Brent
July 2021

The AC didn't work at all and this **is not an entire house, it's the top floor.**

Where Salt Lake City, Utah, United States of America

Check-in Dec 3

Check-out Dec 6

Guests

Search

Utah / Salt Lake City / East Central

NEW! Salt Lake City House < 5 Mi to Temple Square!

Save

Share



\$79 /night

1 Review

Please enter number of guests.

Check in Dec 3, Check Out Dec 6, Guests

Total \$405.00, Total includes fees, not tax, View details

Book now

Free cancellation until Nov 19, 2021

Contact host

Property # 9582501ha

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability

About this rental

House 1000 sq. ft, 2 bedrooms 2 beds · Sleeps 4, 1 bathroom 1 full bath, Spaces Kitchen · Deck/Patio · Balcony

A weekend filled with local attractions, rich history, and endless adventure awaits you at this house in Salt Lake City! This 2-bed, 1-bath vacation rental boasts a spacious living area and fully equipped kitchen perfect for the whole family.

-- THE PROPERTY --

Keyless Entry | Free WiFi | Pet Friendly w/ Fee

With close proximity to the best spots in town, this home is sure to provide your group with the most memorable Salt Lake City experience imaginable!

View more

Hosted by Evolve Premier Host

Rooms & beds

Bedrooms: 2 (Sleeps: 4)

Bedroom 1 queen, Bedroom 2 queen

Bathrooms: 1

Spaces

- Kitchen, Balcony, Deck/Patio, Lawn/Garden

Amenities

- Internet, Air Conditioning, Pets Welcome, Fireplace, TV, Heater

View all 28 amenities

Policies

Cancellation Policy

100% refund if you cancel by Nov 19, 2021. No refund if you cancel after Nov 19, 2021. If you have upcoming trips, you can manage or cancel your booking in your traveler account.

Learn more about cancellation policies. (https://help.vrbo.com/articles/What-is-the-cancellation-policy)

View upcoming trip. (traveler/th/bookings)



Damage and incidentals

You will be responsible for any damage to the rental property caused by you or your party during your stay.

House Rules

Check in after: 4:00 PM Check out before: 11:00 AM

- Children allowed, Pets allowed, No events, No smoking, Max guests: 4, Minimum age of primary renter: 21

Cleaning practices

- Check in and check out with no person-to-person contact

1 Review

5/5

Amazing place

5/5 Stayed Oct 2021

Kyle W.

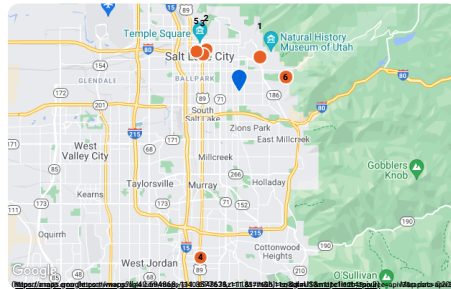
Amazing property, amazing location, and beautiful home. The stove made me feel like Gordon Ramsey . I recommend this property to anyone staying in salt lake.

Published Nov 4, 2021

1-1 of 1

Map

East Central, Salt Lake City, Utah, United States of America



What's nearby

- 1. University of Utah 2.3 mi, 2. Temple Square 3.1 mi, 3. Salt Palace 3.1 mi, 4. Midvale Fort Union Station 8.2 mi, 5. Vivint Smart Home Arena 3.4 mi, 6. Hogle Zoo 2.4 mi

< 1 - 6 of 12 >

Still have questions?

Get a fast response about property amenities, check-in-times, and general questions.

Hello

Chat now

???

Hosted by Evolve

Member Since 1999

Evolve is a Premier Host - They consistently provide great experiences for their guests

Languages: English, French, German, Spanish

Contact host

It's easy to contact hosts and keep track of all your messages when you have a Vrbo account.

Sign up | Log in

Rates & Availability

Calendar table showing rates for November and December 2021. Includes columns for days of the week and prices per night.

Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
21	22	23	24	25	26	27 \$109	19 \$190	20 \$246	21 \$246	22 \$314	23 \$321	24 \$329	25 \$329
28 \$19	29 \$19	30 \$19					26 \$327	27 \$329	28 \$329	29 \$331	30 \$332	31 \$334	

Taxes and fees are additional

Additional information about rental rates

Cleaning Fee	\$64
Pet Fee	\$53

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Available for iOS and Android. Messaging rates may apply.

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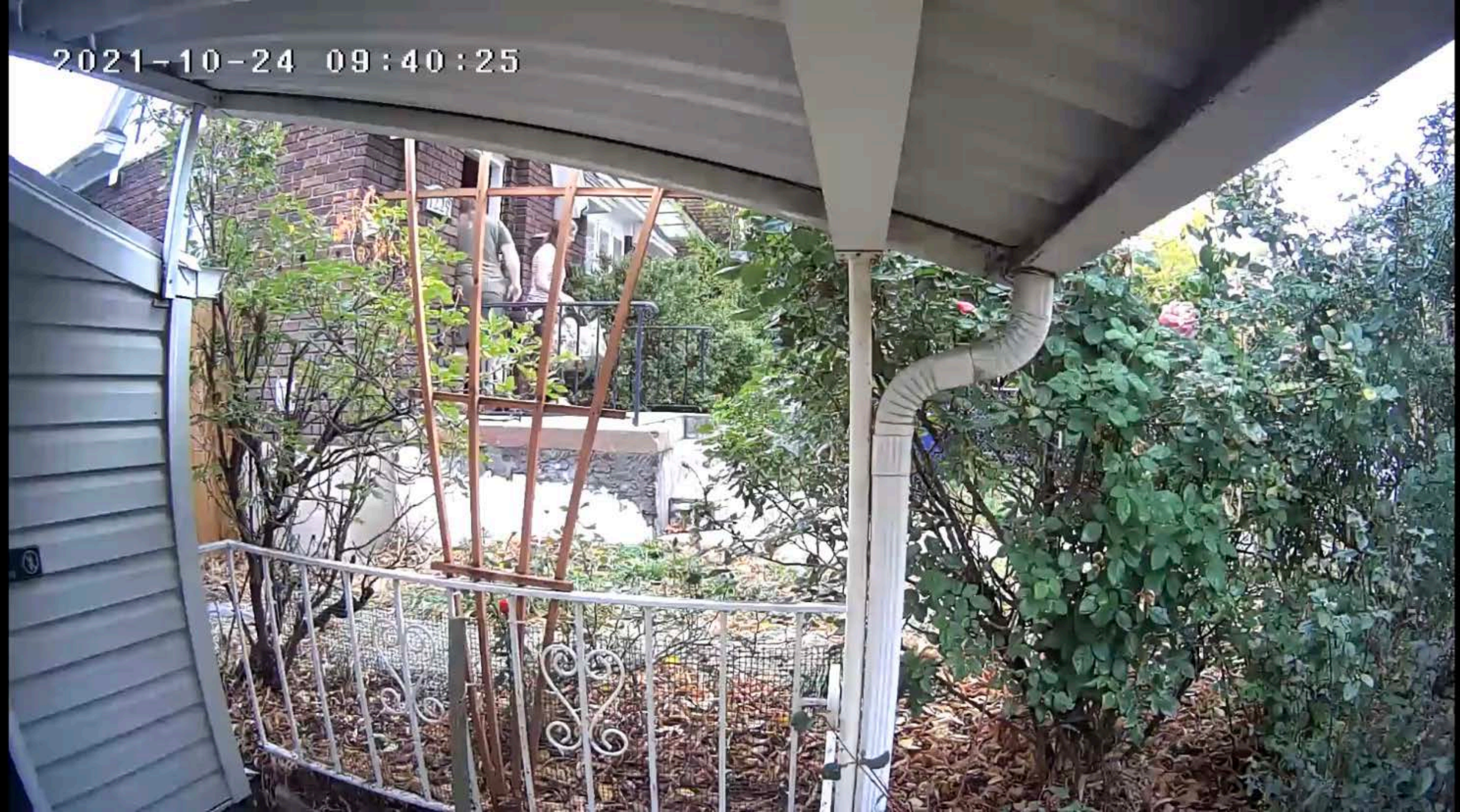


2021-10-22 17:19:32

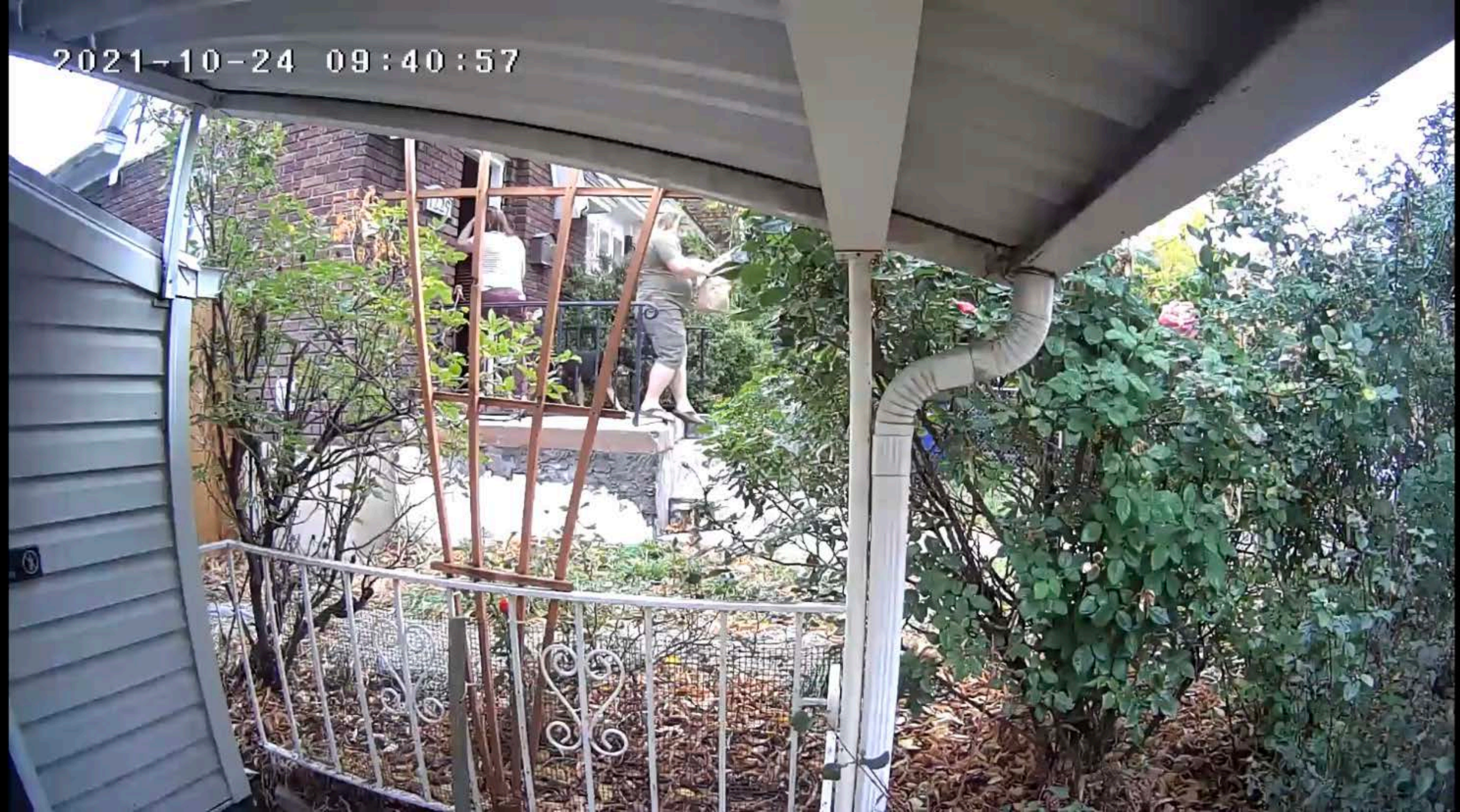
10.22.2021 Check in (1)



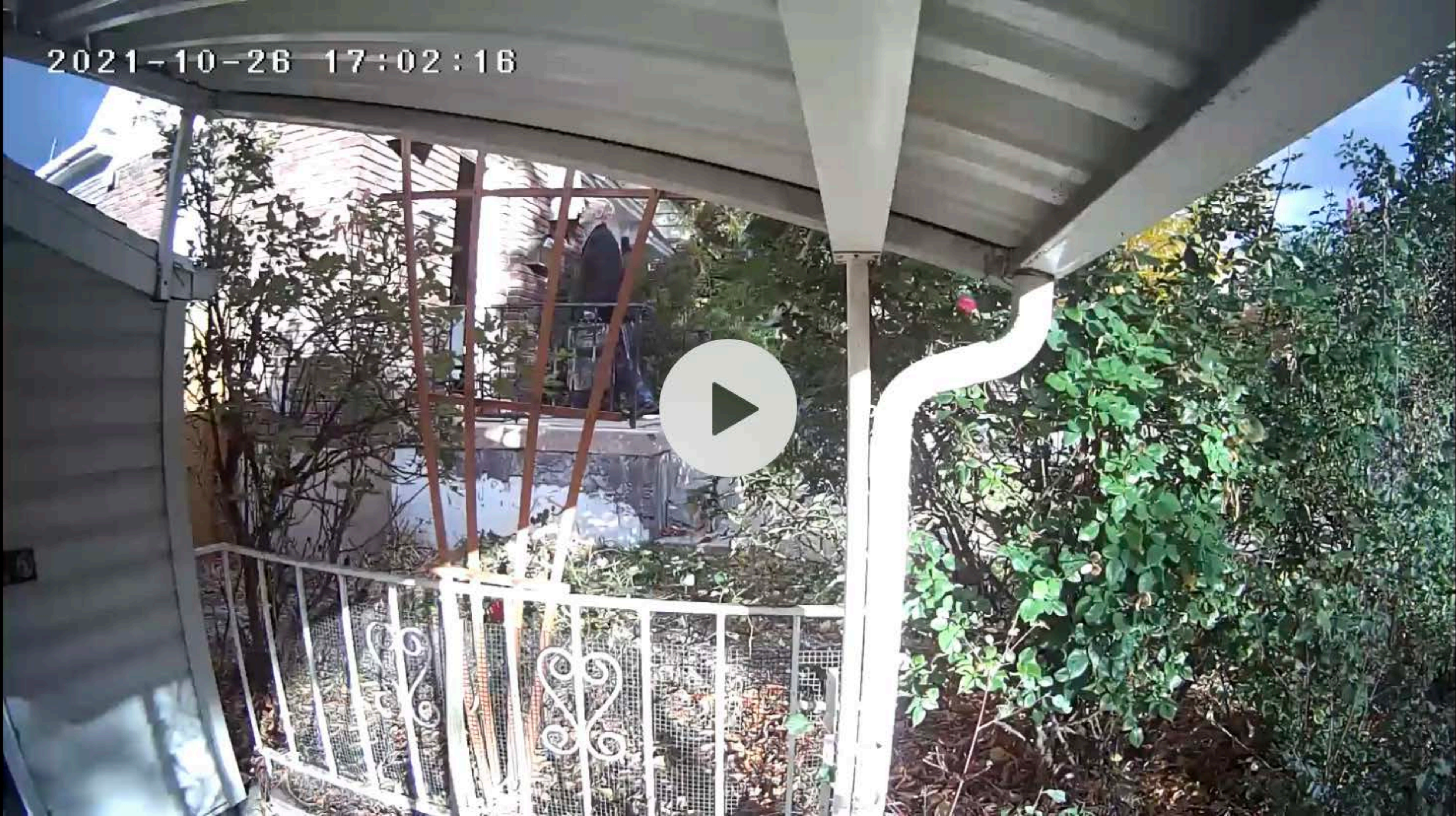
2021-10-24 09:40:25



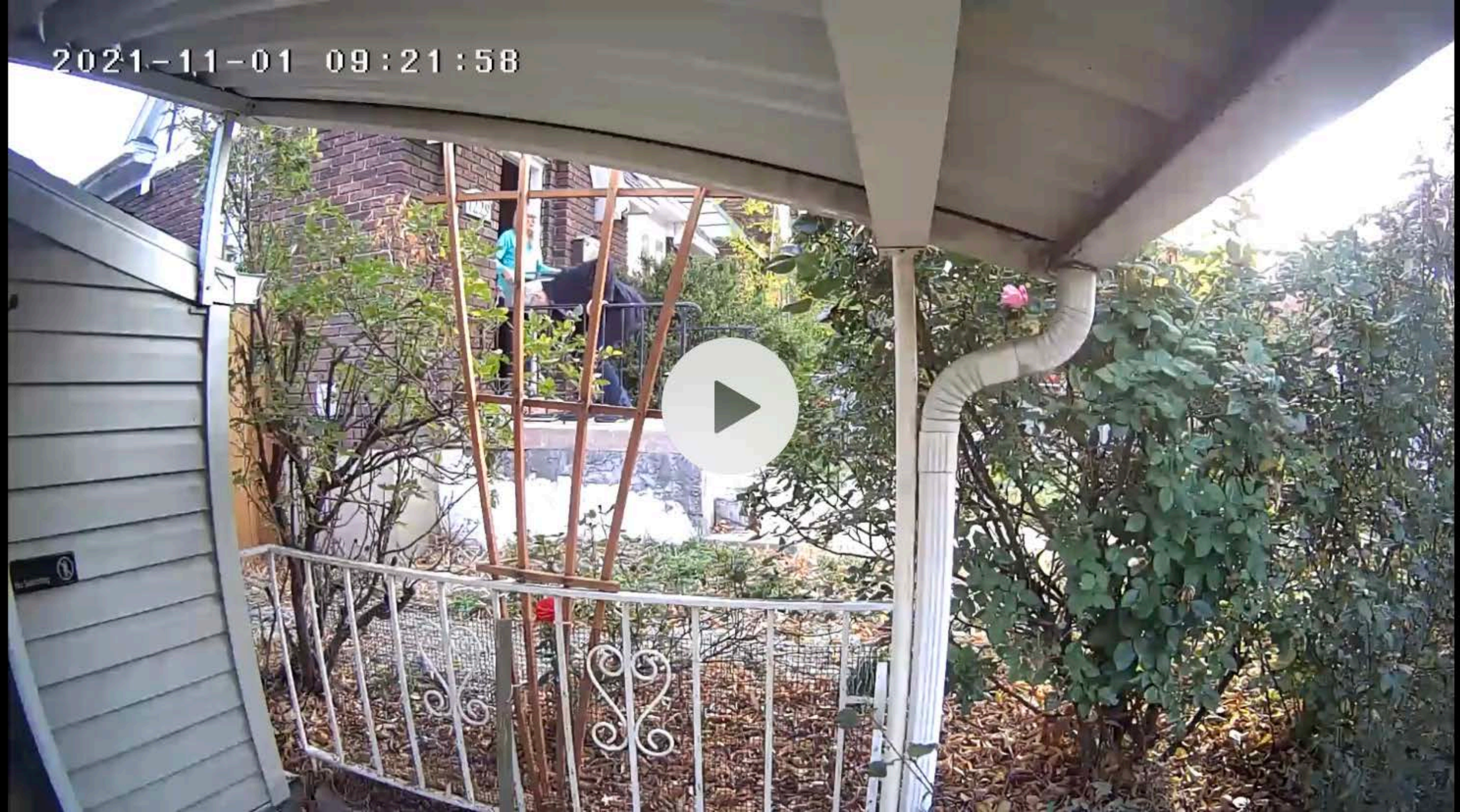
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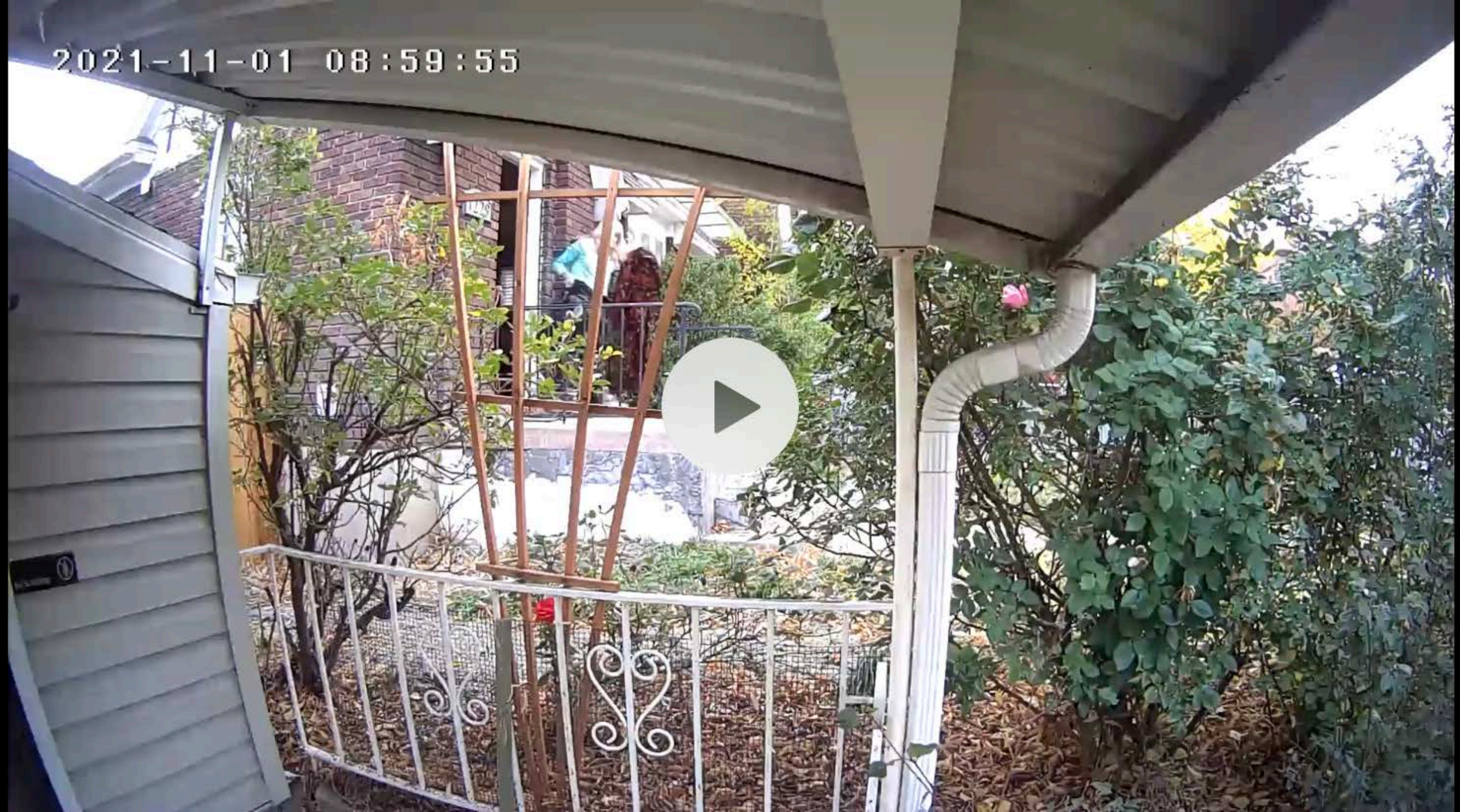
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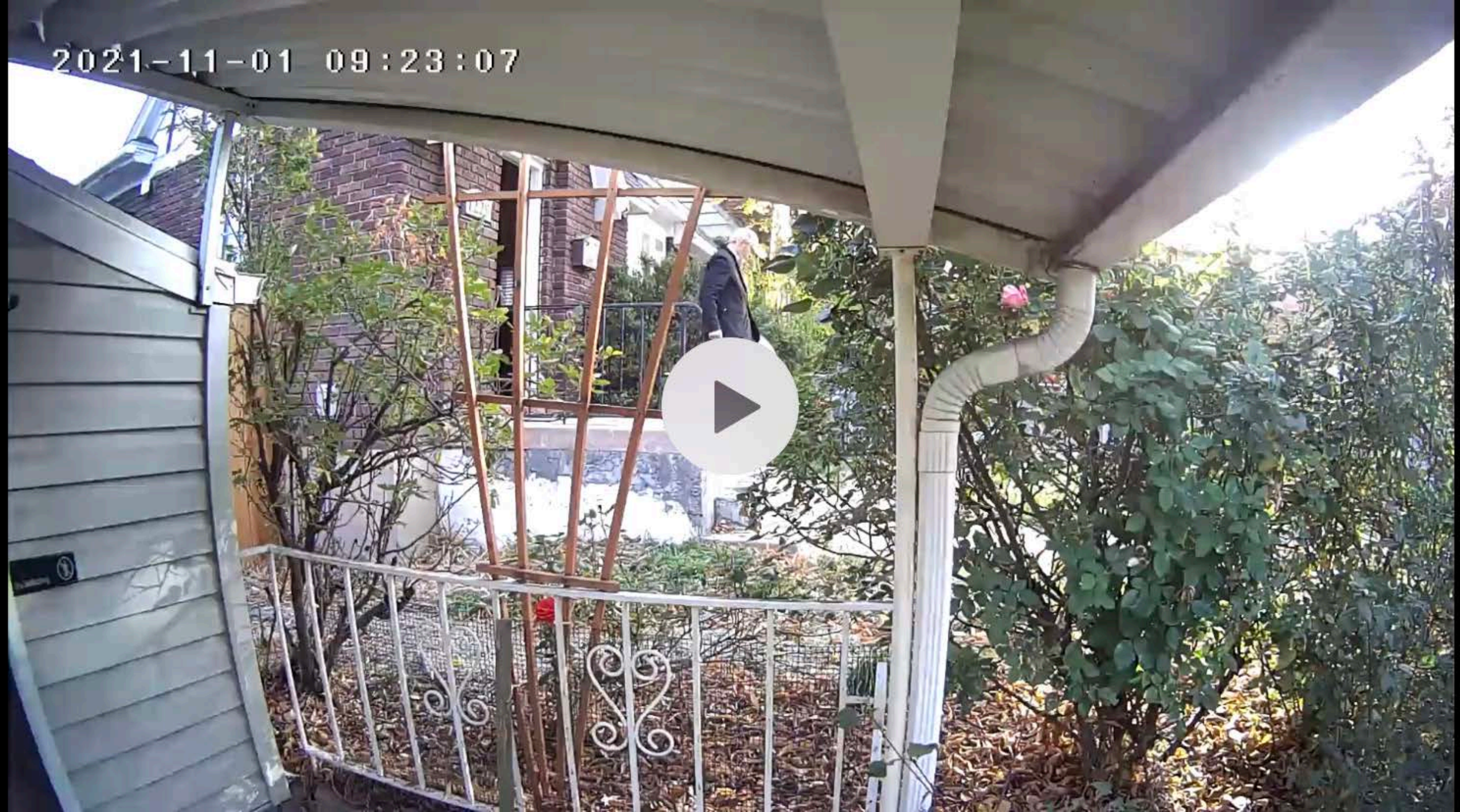
2021-11-01 09:21:58



2021-11-01 08:59:55



2021-11-01 09:23:07



2021-11-27 09:40:30



2021-11-27 09:38:44







White upper cabinets with silver knobs, located above the refrigerator and microwave area.

Stainless steel refrigerator with a water and ice dispenser on the left door.

White microwave oven mounted on the countertop.

White upper cabinets with silver knobs, located above the sink area.

Window with white trim and blinds, providing a view of greenery outside.

Chrome kitchen faucet with a curved spout, positioned over the double sink.

Stainless steel double-basin kitchen sink.

White liquid soap dispenser on the countertop.

Wooden cutting board leaning against the wall, with a box of 'SUGAR IN THE RAW' next to it.

White coffee maker with a glass carafe, positioned on the countertop.

Blender with a clear pitcher and a black base, positioned on the countertop.

White upper cabinets with silver knobs, located above the countertop on the right side.

White lower cabinets and drawers with silver handles, located below the countertop.

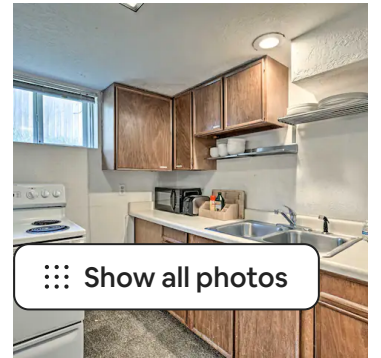
Light beige tiled floor with a subtle pattern.

NEW! Salt Lake City Apt w/ Kitchen: 4 Mi to Dtnw!

[1 review](#) · Salt Lake City, Utah, United States · 6 guests · 3 bedrooms · 3 beds · 1 bath

[Share](#)

[Save](#)



[Show all photos](#)

Meet your Host, **Evolve**



Hosting since March 2017

Why you'll love it here



Experienced host

Evolve has 5797 reviews for other places.

Good to know

Entire residential home to yourself

Committed to Enhanced Clean

Basement unit online listing evidence


Free cancellation for 48 hours

All about Evolve's place


Seeking both mountain excursions and urban fun? This 3-bedroom, 1-bath vacation rental is close to it all! Six ski resorts - including Snowbird Ski Resort and Deer Valley - can be found within 30 miles of the home, while the bustling city center features attractions like the Mormon Temple, Natural History Museum, and State Capitol...

[Show more >](#)

Where you'll sleep




Bedroom 1
1 queen bed



Bedroom 2
1 queen bed

\$201 / night

[1 review](#)

CHECK-IN 2/18/2022	CHECKOUT 2/20/2022
GUESTS 1 guest 	








Reserve

You won't be charged yet

<u>\$201 x 2 nights</u>	\$402
<u>Cleaning fee</u>	\$66
<u>Service fee</u>	\$66
<u>Occupancy taxes and fees</u>	\$74
Total	\$608

 [Report this listing](#)

What this place offers

-  Kitchen
-  Wifi
-  Free parking on premises
-  TV
-  Air conditioning
-  Bathtub
-  Patio or balcony

100% of security



Hair dryer



Refrigerator



Security cameras on property

Show all 26 amenities

Accessibility

Step-free entrance to the room

Show all feature details

2 nights in Salt Lake City

Feb 18, 2022 - Feb 20, 2022

February 2022							March		
Su	Mo	Tu	We	Th	Fr	Sa	Su	Mo	Tu
		1	2	3	4	5			1
6	7	8	9	10	11	12	6	7	8
13	14	15	16	17	18	19	13	14	15
20	21	22	23	24	25	26	20	21	22
27	28						27	28	29



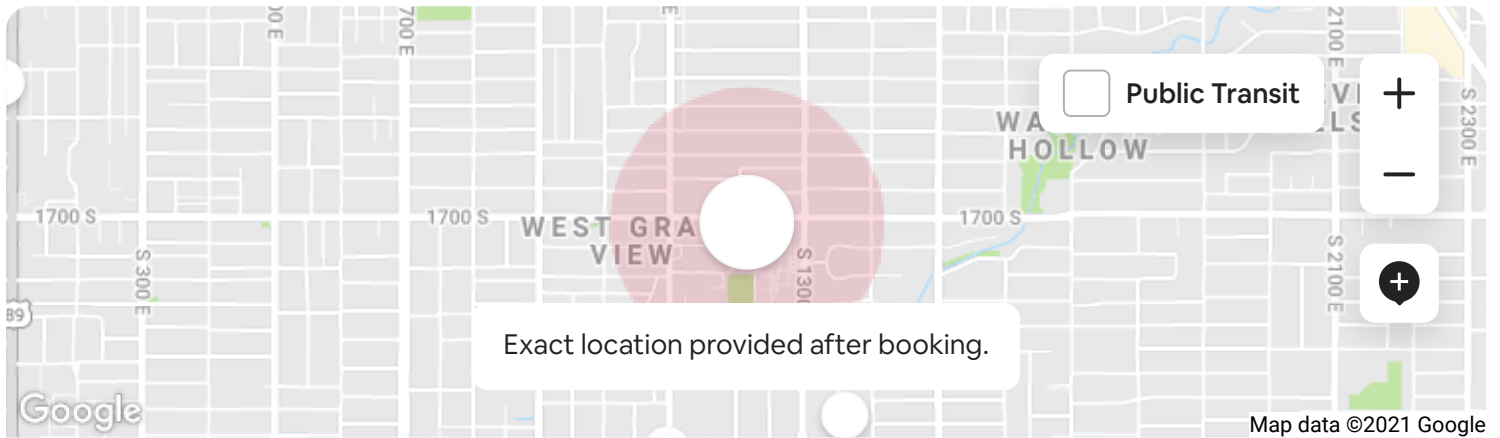
★ 1 review



Hugo Alberto
July 2021

Muy buena ubicación de la casa y el personal de Evolve muy amables y atienden todas tus dudas!

Where you'll be



Salt Lake City, Utah, United States

HIT THE SLOPES: Snowbird Ski Resort (21.6 miles), Alta Ski Area (22.6 miles), Solitude Mountain Resort (23.2 miles), Brighton Resort (25.5 miles), Park City Mountain (26.3 miles), Deer Valley Resort (28.1 miles)
SIGHTSEEING: Sugar House Park (0.9 miles), Liberty Park (2.1 miles), This Is The Place Heritage Park (3...

[Show more >](#)



Meet your Host, Evolve

Hosting since March 2017

★ 5,798 Reviews

Hi! We're Evolve, the hospitality team that helps you rest easy when you rent a private, professionally cleaned home from us. We promise your rental will be clean, safe, and true to what you saw on Airbnb

...we'll make it right. Check in on always promptly, and make sure 24/7 to answer any questions or [Show more >](#)

How you'll be hosted

Evolve Vacation Rental makes it easy to find and book properties you'll never want to leave. You can relax knowing that our properties will always be ready for you and that we'll answer the phone 24/7. Even better, if anything is off about your stay, we'll make it right. You can count on our homes and our people to make you feel welcome--because we know what vacation means to you. Evolve usually responds within an hour.

[Ask Evolve a question](#)

To protect your payment, never transfer money or communicate outside of the Airbnb website or app.



Things to know

House rules

- Check-in: After 4:00 PM
- Checkout: 11:00 AM
- No smoking
- No pets
- No parties or events

[Show more >](#)

Health & safety

- Committed to Airbnb's enhanced cleaning process. [Show more](#)
- Airbnb's social-distancing and other COVID-19-related guidelines apply
- Security camera/recording device [Show more](#)
- Carbon monoxide alarm
- Smoke alarm

[Show more >](#)

Cancellation policy

Free cancellation for 48 hours

[Show more >](#)

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Orem

Ogden

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Heber City

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Founders' Letter

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Against Discrimination

Accessibility

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Host Afghan refugees

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Host an Experience

Responsible hosting

Resource Center

Community Center

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★ 3.33 · 3 reviews

Cleanliness		4.0
Accuracy		3.3
Communication		3.7
Location		4.7
Check-in		5.0
Value		3.7

🔍 Search reviews



Jessica

July 2021 · Weekend trip

Thank you for a lovely stay!



Jennifer

July 2021

The good: cute old salt lake brick house in central neighborhood. Small but felt roomy enough. Bright sunny kitchen. The less good: dark and shabby outside the kitchen. Surprisingly noisy when the guests for lower unit were there. Some communication issues — cleaners came an hour before checkout.

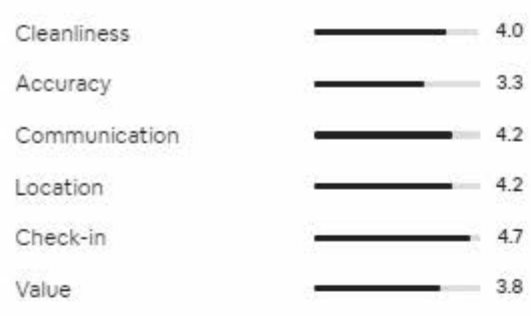


Brent

July 2021

The AC didn't work at all and this is not an entire house, it's the top floor.

★ 3.33 · 6 reviews



Q Search reviews

 **Richard**
November 2021

It's fun to stay in Sugar House and the kitchen was awesome. I appreciated the ability to park in a garage.

 **Mark**
November 2021

Beware—the listing says entire house but **there is a basement unit** that is not very soundproof. The backyard is not useable and some common supplies were lacking.

 **Response from Evolve**
November 2021

Hi Mark, we want all of our guests to find the perfect vacation rental for their stay, so we take the accuracy of our listings seriously! We've made sure that **the basement unit** is properly disclosed on our listing so future guests know that **there could be other renters on property** during their stay, in a **completely separate space**. We encourage guests to reach out with any concerns while in residence so we have the opportunity to make things right - the local contact would have been happy to bring over any supplies you needed. Thanks for taking the time to leave your review.

 **Renato**
September 2021


Clean, spacious and well kept. Very enjoyable

 **Jessica**
July 2021

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 **Jennifer**
July 2021

The good: cute old salt lake brick house in central neighborhood. Small but felt roomy enough. Bright sunny kitchen. The less good: dark and shabby outside the kitchen. **Surprisingly noisy when the guests for lower unit were there.** Some communication issues — cleaners came an hour before checkout.

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July 2021

The AC didn't work at all and this **is not an entire house, it's the top floor.**

Where Salt Lake City, Utah, United States of America

Check-in Dec 3

Check-out Dec 6

Guests

Search Please enter

Utah / Salt Lake City / East Central

NEW! Salt Lake City Apt w/ Kitchen: 4 Mi to Dtnw!

Save

Share



Check in Dec 3

Guests

Total Total includes fr

About this rental

Apartment 950 sq. ft	3 bedrooms 3 beds · Sleeps 6	1 bathroom 1 full bath	Spaces Kitchen · Deck/Patio
--------------------------------	--	----------------------------------	---------------------------------------

Seeking both mountain excursions and urban fun? This 3-bedroom, 1-bath vacation rental is close to it all! Six ski resorts - including Snowbird Ski Resort and Deer Valley - can be found within 30 miles of the home, while the bustling city center features attractions like the Mormon Temple, Natural History Museum, and State Capitol Building. Enjoy a leisurely stroll to Sugar House Park to see the mountain views in the morning and end each day with a home-cooked meal with your loved ones!

-- THE PROPERTY --

Laundry Machines | 1 Mi to Sugar House Park

Perfect for small families or friends, this Salt Lake City home offers simple comforts within a quick drive of all the city's top attractions and mountain adventures!

Bedroom 1: Queen Bed | Bedroom 2: Queen Bed | Bedroom 3: Queen Bed

INDOOR LIVING: Dining table, Smart TV

KITCHEN: Fully equipped, breakfast bar, island, coffee maker, cooking essentials, toaster, spices, dishware/flatware, pots/pans, utensils

GENERAL: Free Wifi, linens/towels, washer/dryer, central heating, central air conditioning, contactless check-in, complimentary toiletries

FAQ: 3 exterior security cameras, stairs required

PARKING: Street parking

-- THE LOCATION --

HIT THE SLOPES: Snowbird Ski Resort (2.1 miles), Alta Ski Area (22.6 miles), Solitude Mountain Resort (23.2 miles), Brighton Resort (25.5 miles), Park City Mountain (26.3 miles), Deer Valley Resort (28.1 miles)

SIGHTSEEING: Sugar House Park (0.9 miles), Liberty Park (2.1 miles), This Is The Place Heritage Park (3.5 miles), Natural History Museum of Utah (3.8 miles), International Peace Gardens (4.3 miles), Temple Square (4.4 miles), City Creek Center (4.4 miles), Salt Lake Temple (4.5 miles), Salt Lake City Tabernacle (4.7 miles), Utah State Capitol Building (4.9 miles), The Great Saltair (22.4 miles)

HIKING: The Living Room Trailhead (3.5 miles), Dry Gulch Trailhead (4.2 miles), Terrace Hills Trailhead (4.6 miles), Bonneville Shoreline Access Trailhead (4.9 miles), Ensign Peak Trailhead (6.0 miles), Jordan River Parkway Trailhead (17.8 miles)

FAMILY FUN: Tracy Aviary & Botanical Gardens (1.9 miles), Hogle Zoo (3.1 miles), Seven Peaks Waterpark Salt Lake City (3.7 miles), Red Butte Garden (3.8 miles)

AIRPORT: Salt Lake City International Airport (12.7 miles)

-- REST EASY WITH EVOLVE --

Evolve makes it easy to find and book properties you'll never want to leave. You can relax knowing that our properties will always be ready for you and that we'll answer the phone 24/7. Even better, if anything is off about your stay, we'll make it right. You can count on our homes and our people to make you feel welcome--because we know what vacation means to you.

-- POLICIES --

- No smoking
- No pets allowed
- No events, parties, or large gatherings
- Must be at least 21 years old to book
- Additional fees and taxes may apply
- Photo ID may be required upon check-in
- NOTE: Your safety matters. This property features 3 exterior security cameras, located on the front door, back door, and garage - all facing outward. They do not look into interior spaces
- NOTE: The property requires stairs and may be difficult for guests with limited mobility

View less

Hosted by Evolve Premier Host

Rooms & beds

Bedrooms: 3 (Sleeps: 6)

Bedroom 1 queen	Bedroom 2 queen
---------------------------	---------------------------

About Rooms & beds Amenities Policies Reviews Map Host Rates & Availability



\$79 /night

Bedroom 3
queen

Bathrooms: 1

Spaces

Kitchen

Deck/Patio

Amenities

Internet

Heater

TV

View all 21 amenities

Policies

Cancellation Policy

100% refund if you cancel by Nov 19, 2021.

If you have upcoming trips, you can manage or cancel your booking in your traveler account.

No refund if you cancel after Nov 19, 2021.

[View upcoming trip \(traveler/th/bookings\)](#)

Learn more about [cancellation policies \(https://help.vrbo.com/articles/What-is-the-cancellation-policy\)](https://help.vrbo.com/articles/What-is-the-cancellation-policy)



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You will be responsible for any damage to the rental property caused by you or your party during your stay.

House Rules

Check in after: 4:00 PM

Check out before: 11:00 AM

- Children allowed
- No smoking
- No pets
- Max guests: 6
- No events
- Minimum age of primary renter: 21

Cleaning practices

- Check in and check out with no person-to-person contact

0 Reviews

This property doesn't have any reviews yet.

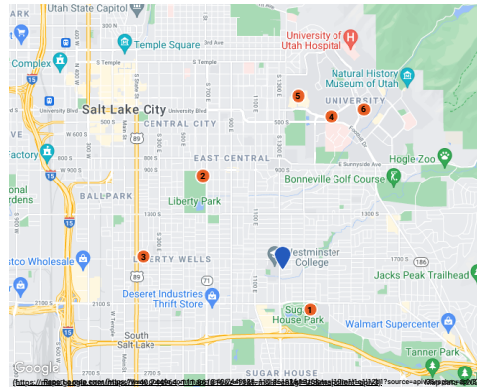
Map

East Central, Salt Lake City, Utah, United States of America
Detailed location provided after booking

What's nearby

1. Sugar House Park 0.7 mi
2. Liberty Park 1.5 mi
3. Salt Lake Community College 1.7 mi
4. Utah Museum of Fine Art 2 mi
5. Utah Museum of Natural History 2.1 mi
6. University of Utah 1.5 mi

< 1 - 6 of 12 >



Still have questions?

Get a fast response about property amenities, check-in times, and general questions.

Hello

Chat now

???



\$79 /night

Evolve is a Premier Host - They consistently provide great experiences for their guests



Languages: English, French, German, Spanish

Contact host

It's easy to contact hosts and keep track of all your messages when you have a Vrbo account.



Sign up | Log in

Please enter

Check in
Dec 3

Guests

Total
Total includes fr

Rates & Availability

November 2021							December 2021						
Sun	Mon	Tue	Wed	Thu	Fri	Sat	Sun	Mon	Tue	Wed	Thu	Fri	Sat
	1	2	3	4	5	6				1 \$79	2 \$79	3 \$79	4 \$79
7	8	9	10	11	12	13	5 \$79	6 \$79	7 \$79	8 \$79	9 \$79	10 \$79	11 \$79
14	15	16	17	18	19	20	12 \$79	13 \$79	14 \$79	15 \$79	16 \$79	17 \$170	18 \$170
21 \$79	22 \$79	23 \$79	24	25	26	27 \$96	19 \$158	20 \$207	21 \$207	22 \$283	23 \$289	24 \$296	25 \$298
28 \$79	29 \$79	30 \$79					26 \$294	27 \$296	28 \$296	29 \$298	30 \$301	31 \$301	

Taxes and fees are additional

Additional information about rental rates

Cleaning Fee

\$64

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Civil Enforcement Case History Report

Friday, December 03, 2021

INFORMATION

Case # HAZ2020-02604

Sidwell # 16-17-279-016-0000

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: 6/19/2020

Inspector: Salazar, Catherine

Created By: SC1555

Complete Date:

VIOLATIONS

Illegal Duplex/Short Term Rental

Illegal Duplex/Short Term Rental

WORK ACTIONS

Comment Type	Action	Inspector	Action Description	Date - Time
Result Comment	In Progress	Catherine Salazar	INITIAL INSPECTION: Due to temporary operating procedures, I am unable to visit the property to "knock and talk" to get any information regarding the units I've previously seen being rented out. From previous enforcement and by the looks of the Airbnb listing, I was made aware that this home is being used as an illegal duplex. This home is recognized as a Single Family Dwelling and is licensed for such use. At this time, I will gather evidence for the violations and continue to update accordingly to getting any evidence and every 30 days as required.	6/23/2020 12:00 AM

Request Comment	In Progress	Catherine Salazar	<p>To the city council I live at 1227 East 1700 South West of 1229 East 1700 South I didn't by my house to have a flop house or a hotel next to me this is a residential neighborhood they didn't build the garage up to the city code so now they're trying to get their money back I had someone get into the basement of the main house to see how they were living they said there were living in cubby holes like closet that's why there's so many people in and out of the house it's not right for us the neighbors have to put up with this their car door slamming all day and night people going in and out the owners don't even live there they haven't lived there for 3 to 4 years the last city council they said they did they lied the garage has four rooms now upstairs Troy Anderson the building inspector came by the other day said they wanted to build closets up there that's to split the rooms to make cubby holes for the more spaces for people there's no bathroom up there Heat or fire system Troy's number is 801-535-7770 this is the third time with this city council on this issue they're going to try until they get their way don't let this happen I'm going to attach some pictures one of them is the deck in their backyard looking at over all the neighbors backyards this is where they'll be coming in and out day and night sitting on the deck partying drying their clothes they've already had people living up there they weren't supposed to the other two is pictures of their yard that they can't keep up.</p> <p>Two photos also attached.</p> <p>thanks Ken and the neighbors.</p>	6/23/2020 12:00 AM
Result Comment	In Progress	Craig Weinheimer	<p>FOLLOW UP INSPECTION: According to a next door neighbor, this property is still being used as a short term rental for less than the 30 day requirement-section 21A.33.020 and 21A.62.040. This property has already been notified that anything less than 30 days is prohibited. A hearing was held and determined they were in fact in violation per the codes above. The City requested that the availability calendar for this property was permanently changed to meet the standard of a minimum of 30 day rental. The property came into compliance of the City's request as of 6/19/2020 but as of 7/28/2020, the online listings no longer shows that change that was required to be permanent as well as implying that this Single Family Dwelling is a Duplex. There are two separate Ads for this home, one for the basement and upstairs. Per section 21A.36.020.A this home cannot be used as a duplex as it is recognized as a Single Family. I will also notate that the Business License associated to this property is ONLY for use of renting a Single Family Dwelling-see license LIC2018-00966. I will attach photos in documents showing photos of the listings and continue to gather more evidence as the online Airbnb listings cannot be the sole evidence for the violation 21A.62.040. The other violation 21A.36.020.A for illegal use is in effect until required free flow access proof is provided. At this point, I do not feel that I have all the evidence that I need in order to list all deficiencies at once so I will not be sending a Notice and Order out until I have gather sufficient evidence for all violations.</p>	7/23/2020 12:00 AM
Request Comment	In Progress	Craig Weinheimer	Gather and attach any evidence for illegal duplex use and short term rental storage units above garage.	7/23/2020 12:00 AM

Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: According to a next door neighbor, this property is still being used as a short term rental for less than the 30 day requirement-section 21A.33.020/21A.62.040. This property has already been notified that anything less than 30 days is prohibited. A hearing was held and determined they were in fact in violation per the codes above. See PLNAPP2020-00052. The City requested that the availability calendar for this property was permanently changed to meet the standard of a minimum of 30 day rental. The property came into compliance of the City's request as of 6/19/2020 but as of 7/28/2020, but one of the two online listings (for the same house) no longer shows that change that was required to be permanent. As mentioned, there are two separate Ads for this home listed on Airbnb. Both listings imply that this Single Family Dwelling is a "Newly Remodeled Duplex." There has not been any required Building Permits or Special Exception/Unit Legalization for such use and construction. Per section 21A.36.020.A this home cannot be used as a duplex as it is recognized as a Single Family and per section 21A.04.030 they cannot alter or reconstruct without Building Permits. I will also notate that the Business License associated to this property is ONLY for use of renting a Single Family Dwelling-see license LIC2018-00966. I will attach photos in documents showing photos of the listings and continue to gather more evidence as the online Airbnb listings cannot be the sole evidence for that particular violation. The other violations 21A.36.020.A (for illegal use) and 21A.02.030 (constructing without permits) is in effect until the home is converted back to a Single Family and Building Permits have been issued and resulted as approved. At this point, I do not feel that I have all the evidence that I need for violation 21A.33.020/21A.62.040 (short term rental less than 30 days) in order to list all deficiencies at once so I will not be sending a Notice and Order out until I have gather sufficient evidence for all violations.	7/23/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Gather and attach any evidence for illegal duplex use and short term rental less than 30 day use.	7/23/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Compile evidence for short term rental and illegal use of non-permitted duplex.	8/28/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: I am still unable to physical visit this residence but I have been keeping an eye on the listing and it still shows you're able to rent less than the 30 night minimum stay as we previously requested to be permanent. I have also been receiving video footage from a neighboring property of different tenants coming in and out less than 30 days. I will continue to follow up and update.	8/28/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: I have received video proof that there are still different individuals coming in and out of the primary dwelling (house) as well as the units above the garage. I will continue to follow up every 30 days under temporary operating procedures.	9/29/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with short term listing. Operating procedures have changed as of September 4th, 2020. Although I still cannot knock and talk, I will be leaving a hang tag to allow the short term tenants this is not legal. If I do happen to see someone outside, I will approach them while still following CDC guidelines and maintaining 6 feet distance.	9/29/2020 12:00 AM

Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: This home is still listed as a duplex and have videos of different individuals coming in and out of the property. We are still operating under temporary procedures and cannot knock and talk. I will follow up again in 30 days.	10/29/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with short term rental proof.	10/29/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	FOLLOW UP INSPECTION: the listings are still active for less than 30 day minimum stay. There are a couple of highlighted photos that show one review someone only stayed for 1 night and another review that says there is construction going on. There is no active building permits for the Single Family home. I will continue to monitor misuse of business license and violation of short term rental property. This property is being advertised and reviewed as an illegal duplex. This property is recognized as a Single Family and must be used as such. Anything else must go through Unit Legalization.	12/1/2020 12:00 AM
Request Comment	In Progress	Catherine Salazar	Follow up with short term rental/illegal duplex use.	12/1/2020 12:00 AM
Result Comment	In Progress	Catherine Ross	FOLLOW UP INSPECTION: today I visited the property. There was a vehicle with New Jersey plates in the driveway I haven't seen. I knocked on the door, there was no answer. I noticed by the rear entrance there is outdoor storage/building materials and the patio cover looks as if it's been redone. I will verify a permit for that. I have been in contact with a neighbor that has confirmed this is still being used as a short term rental/less than 30 days. There is a lot of frustration from neighboring homes that this "hotel is being ran" and nothing has changed. I feel confident in proceeding with enforcement with the evidence I have and have been sent from neighboring properties. I will be issuing a warning letter and scheduling a follow up inspection.	1/7/2021 12:00 AM
Request Comment	In Progress	Catherine Ross	Follow up with short term rental use in Single Family, illegal duplex use and short term rental use for units above garage.	1/7/2021 12:00 AM
Request Comment	In Progress	Robert Garback		2/11/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up: Taking over the case for the previous inspector who is no longer with the city. Researched the Airbnb website and located one listing for this property. The listing would only allow a 30-day or longer reservation. Will schedule a site inspection for 02/15/2021.	2/11/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Inspection.	2/16/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Inspection: Observed the same vehicle in the driveway from photographs taken months earlier from the previous inspector. There is no parking on the side of the street in front of the house and the vehicle left before I was able to park. No one answered the door. Double checked this morning and the Airbnb website would not let me book a listing for less than 30 days.	2/16/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Update	2/17/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Update: Discussed the case with a supervisor and will pursue enforcement for the illegal unit as described in the Airbnb listing, as well as the definition of family violation while the basement is being rented. Will have a Notice & Order prepared.	2/17/2021 12:00 AM
Result Comment	N/O	Robert Garback	N&O: A Zoning Notice & Order has been mailed to Johnnie Waller, the registered agent, as well as to Ying Ying Zhang. A follow-up inspection has been scheduled for March 17, 2021 to determine if Last Warning Notices need to be issued. USPS Tracking Information: 9114 9022 0078 9043 1996 11 (Johnnie Waller) 9114 9022 0078 9043 1996 35 (Ying Ying Zhang)	2/23/2021 12:00 AM
Request Comment	N/O	Robert Garback	Notice & Order	2/23/2021 12:00 AM

Result Comment	N/O	Robert Garback	N&O: Posted a copy of the Notice & Order to the chain-link fence gate in front of the house.	2/23/2021 12:00 AM
Request Comment	N/O	Robert Garback	Post copies of the Notice & Order	2/23/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Check USPS Tracking to verify delivery.	3/8/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up: The USPS Tracking shows both Notice & Orders have been delivered. The owner's attorney sent a letter to the City Attorneys Office disputing the violations and indicating they may appeal the Notice & Order. Checked the Airbnb website this morning and listing for this address still indicates the basement is a separate unit.	3/8/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Does a Last Warning Notice need to be sent?	3/18/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: I was unable to make contact with an occupant, however there was one vehicle parked in the driveway. The same vehicle has been on site during previous inspections. Research from the Airbnb website this morning still shows the basement is available for rent and the listing indicates the unit a private and no sharing others. Discussed the case with a supervisor (via email) and was advised to proceed with a Last Warning Notice.	3/18/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Final Warning: Zoning Last Warning Notices have been mailed to Johnnie Waller, the registered agent, as well as to Ying Ying Zhang. A follow-up inspection has been scheduled for March 29, 2021	3/22/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Last Warning Notice	3/22/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	3/29/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up: The Airbnb listing has been edited and no longer indicates "private" or "no sharing with others" and does still show a minimum of 30 day rentals. The photos showing the lock on the entry door has also been removed from the website.	3/29/2021 12:00 AM

Case Comment		Craig Weinheimer	<p>From salesforce: To the city council I live at 1227 East 1700 South West of 1229 East 1700 South I didn't by my house to have a flop house or a hotel next to me this is a residential neighborhood they didn't build the garage up to the city code so now they're trying to get their money back I had someone get into the basement of the main house to see how they were living they said there were living in cubby holes like closet that's why there's so many people in and out of the house it's not right for us the neighbors have to put up with this their car door slamming all day and night people going in and out the owners don't even live there they haven't lived there for 3 to 4 years the last city council they said they did they lied the garage has four rooms now upstairs Troy Anderson the building inspector came by the other day said they wanted to build closets up there that's to split the rooms to make cubby holes for the more spaces for people there's no bathroom up there Heat or fire system Troy's number is 801-535-7770 this is the third time with this city council on this issue they're going to try until they get their way don't let this happen I'm going to attach some pictures one of them is the deck in their backyard looking at over all the neighbors backyards this is where they'll be coming in and out day and night sitting on the deck partying drying their clothes they've already had people living up there they weren't supposed to the other two is pictures of their yard that they can't keep up.</p> <p>Two photos also attached.</p> <p>thanks Ken and the neighbors.</p> <p>Can someone please contact Mr. Hall and update the case details so we can keep Council Member Mano apprised of this situation?</p> <p>Thanks so much!</p>	4/6/2021 3:33 PM
Request Comment	In Progress	Robert Garback	Follow-up	4/8/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Both units remain listed on the Airbnb website, but there were no vehicles parked on the property during today's visit to the property and the home appeared to be unoccupied at the time of the inspection.	4/8/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	4/26/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Observed one vehicle parked on the driveway, however no one answered the front door of the house. Checked the Airbnb website this morning and was unable to locate any listings for this property.	4/26/2021 12:00 AM
Result Comment	In Progress	Leonela Robles	<p>Copy and Paste email complaint received including the email sent to the civil inspector asking about the case.</p> <p>This is an informative only inspection.</p> <p>From: Johnson, Katherine <Katherine.Johnson@slcgov.com> Sent: Friday, April 23, 2021 4:03 PM To: Robles, Leonela <Leonela.Robles@slcgov.com> Subject: Another complaint at 1229 E 1700 S</p> <p>1229 East 1700 South - on going complaint Has been working with Catherine Salazar and now he doesn't know who to follow up with, people are living up in the garage and wants to send in videos of his neighbors Ken Hall 801-554-4638</p>	4/30/2021 12:00 AM

KATIE JOHNSON
Senior Secretary

CIVIL ENFORCEMENT
DEPARTMENT of COMMUNITY and
NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-7225
FAX 801-535-6597

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Copy and paste the email I sent to Rob asking about this case.

Good morning Rob,

I received this complaint. I apologize in the delay to forward this complaint, I received it last week Friday 4/23/21. But I have been a little bit all over the place right now with training and getting all these other things done for training or shown how to properly do work.

Anyways, I noticed you have this case and another complaint was made. Is this case going to be transferred to me or will you be handling it? Because I can go ahead and call the comp Ken Hall and ask for more information referring to the complaint and create an inspection to check out what Ken Hall is complaining about.

Let me know, thank you!
Enjoy your weekend!

Leonela Robles
CIVIL ENFORCEMENT OFFICER I

BUILDING SERVICES DIVISION
DEPARTMENT of COMMUNITY and
NEIGHBORHOODS
SALT LAKE CITY CORPORATION

TEL 801-535-6004
FAX 801-535-6131

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From: Johnson, Katherine
<Katherine.Johnson@slcgov.com>
Sent: Friday, April 23, 2021 4:03 PM
To: Robles, Leonela
<Leonela.Robles@slcgov.com>
Subject: Another complaint at 1229 E 1700 S

1229 East 1700 South - on going complaint Has been working with Catherine Salazar and now he doesn't know who to follow up with, people are living up in the garage and wants to send in videos of his neighbors Ken Hall 801-554-4638

KATIE JOHNSON
Senior Secretary

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			NEIGHBORHOODS SALT LAKE CITY CORPORATION TEL 801-535-7225 FAX 801-535-6597 WWW.SLC.GOV	
Request Comment	In Progress	Leonela Robles	Received complain from Ken Hall 801-554-4638.	4/30/2021 12:00 AM
Request Comment	Scheduled	Robert Garback	Follow-up inspection.	5/10/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	5/11/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Checked the Airbnb website this morning and both main level and the basement unit remain as active listings. Visited the property and observed one vehicle parked in the driveway with California license plates. This vehicle has been observed at the property during previous inspections. Also spoke with Ken Hall, the complainant, earlier today and he stated he has observed a female individual occupying the garage, however the property has been quiet lately and only one long term tenant is living the home.	5/11/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow up inspection: I checked the Airbnb website earlier today and was unable to locate a listing for this address. Visited the property and the same vehicle from the last inspection was parked in the driveway, however no one answered the door. A nearby neighbor approached while I was walking back to my vehicle to inquire if there was a problem. I asked him if he knows how many people occupy the home and he said he believes there is only one male individual living in the here, but he was not sure.	5/26/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	5/26/2021 12:00 AM
Request Comment	Scheduled	Robert Garback	Follow-up inspection.	6/9/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	7/1/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: The home appeared to be unoccupied at the time of the inspection. There were no vehicles parked in the driveway and no one answered the door. Researched the Airbnb website earlier today and found two listings for this property, however the home is only recognized as a single-family dwelling. Both listings only required a two night stay and the property is now being managed by Evolve Vacation Rental. The appeal of the Notice & Order still remains active.	7/1/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	7/21/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: There were no vehicles parked in the driveway and the home appeared to be unoccupied. This home is recognized as a single-family dwelling, however there are two separate units listed on Airbnb for this location. Both units only require a two night stay. The property owner has appealed the Notice & Order and the appeal remains active. Will follow up in three weeks.	7/21/2021 12:00 AM
Request Comment	Scheduled	Robert Garback	Follow-up inspection.	7/22/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow up inspection: the home appeared to be on occupied and there are no vehicles parked in the driveway. Checked the Airbnb website this morning and observed two listings for this location. One appeared to be the main level and the other appeared to be the basement. The main level listing had three reviews for the month of July and the basement unit had one review for the month of July. Will follow up in three weeks.	8/17/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	8/17/2021 12:00 AM

Request Comment	In Progress	Carlos Ramirez	<p>Case reviewed by management and will be starting over</p> <ul style="list-style-type: none"> - Research for web listings - Visit Property - Review case <p>To the city council I live at 1227 East 1700 South West of 1229 East 1700 South I didn't by my house to have a flop house or a hotel next to me this is a residential neighborhood they didn't build the garage up to the city code so now they're trying to get their money back I had someone get into the basement of the main house to see how they were living they said there were living in cubby holes like closet that's why there's so many people in and out of the house it's not right for us the neighbors have to put up with this their car door slamming all day and night people going in and out the owners don't even live there they haven't lived there for 3 to 4 years the last city council they said they did they lied the garage has four rooms now upstairs Troy Anderson the building inspector came by the other day said they wanted to build closets up there that's to split the rooms to make cubby holes for the more spaces for people there's no bathroom up there Heat or fire system Troy's number is 801-535-7770 this is the third time with this city council on this issue they're going to try until they get their way don't let this happen I'm going to attach some pictures one of them is the deck in their backyard looking at over all the neighbors backyards this is where they'll be coming in and out day and night sitting on the deck partying drying their clothes they've already had people living up there they weren't supposed to the other two is pictures of their yard that they can't keep up.</p> <p>Two photos also attached.</p> <p>thanks Ken and the neighbors.</p>	8/27/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	<p>INITIAL INSPECTION</p> <ul style="list-style-type: none"> - Case was transferred to me and I visited property and researched for web listings - Property is listed on Airbnb renting the main floor and the basement separately - Reviews show proof of short term rentals and renting main floor and basement separately - I will issue a warning letter for violations; * Airbnb for less than 30 days Z62B (R-1-5000) * Illegal duplex Z36B * Single Family Definition Z62A <p>I will Possibly be opening a weeds case for this property</p>	8/27/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Create/Send Warning Letter	9/2/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	WARNING LETTER SENT - 09/02/2021	9/2/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	<p>RECEIVED VOICE MESSAGE FROM KEN HALL</p> <ul style="list-style-type: none"> - Complainant Ken Hall 801-554-4638 left a voicemail to let me know that the tenants on the upstairs of the property have been there for 10 days and are ready to leave - I will follow up with Ken, he lives west of property in investigation 	9/13/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Upload voice message from complainant	9/13/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	<p>Follow up</p> <ul style="list-style-type: none"> - Check web for listings - Visit property 	9/17/2021 12:00 AM

Result Comment	In Progress	Carlos Ramirez	VISITED PROPERTY AND RESEARCHED WEB FOR LISTINGS - Property is still listed for short term rentals, they have two listings for that property; one for the main level and another one for the basement - I talked to Ken Hall next door neighbor and complainant for this case, he is telling me that there is tenant right now that has a Small black VW SUV - I will go and try to make contact - I sent management an email for approval to knock on back door to maximize the chances to make contact with tenants - I will send Notice & Order	9/17/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	NOTICE AND ORDER POSTED - Contacted a young women by the name VollMir, she said she did not make the reservation, but her party is staying until Thursday 30th of next week and they checked in today. She mentioned renting the unit through Airbnb or Vrbo that she was not sure - I asked if she had access to the basement and she confirmed not having access to the basement and that they just rented the main floor - I will follow up case with another inspection	9/24/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Post N&O - Try to make contact if possible	9/24/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	DELIVERY RECEIPT UPLOADED - 10/04/2021	10/1/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Upload Delivery Receipt 9114 9022 0078 9711 6340 55	10/1/2021 12:00 AM
Result Comment	Litigation	Carlos Ramirez	APPEAL HAS BEEN SUBMITTED - 10/04/2021	10/4/2021 12:00 AM
Request Comment	Litigation	Carlos Ramirez	Upload Appeal documents	10/4/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Follow up - Research for web listings - Visit property and try to make contact - Send Final Warning letter - Ask management about appeal	10/20/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	VEHICLE WITH OUT OF STATE PLATES WAS PARKED OUT ON THE STREET. - Knocked on door, no contact. Supervisor joint inspection - Vehicle out on the street with out of state plates - Listings found on web allowing reservations for short term rentals. Reviews showed short term rentals for main floor and basement - Final warning will be sent	10/20/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	EVIDENCE - TENANTS CHECK IN AND CHECK OUT - Complainant submitted evidence of renters checking in and checking out - Check in 10/22/2021 @ 5:19 pm - Check out 10/24/2021 @ 9:40 am - Rented Main floor of dwelling	10/22/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Upload complainants photos/videos	10/22/2021 12:00 AM
Case Comment		Carlos Ramirez	Good Address to send letters to: Pacific Century Development LLC 1145 E 4600 S #150901 Ogden, UT 84403	10/22/2021 9:41 AM
Request Comment	N/O	Carlos Ramirez	Create/Send Final Warning Letter	10/25/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	FINAL WARNING LETTER SENT - 10/25/2021	10/25/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	NEIGHBOR PHOTOS FROM NEW RENTERS: Checked In 10/26/2021 - Checked Out 11/01/2021	11/1/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Upload neighbor photos - New renters: - Checked in 10/26/2021 - Checked out 11/01/2021	11/1/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Follow up - Research web for listings - Visit property - Send Fines Begin Letter - Send email to Office facilitator to start fines	11/2/2021 12:00 AM

Result Comment	N/O	Carlos Ramirez	RESEARCHED WEB FOR LISTINGS, VISITED PROPERTY - Main floor is still Lester and available for short term rentals - Basement listing has been removed - Neighbor sent proof of tenants checking in and out - I will send a fines begin letter	11/2/2021 12:00 AM
Request Comment	Fines	Carlos Ramirez	Create/Send Fines Begin Letter	11/3/2021 12:00 AM
Result Comment	Fines	Carlos Ramirez	FINES BEGIN LETTER SENT - 11/03/2021 - Fines started 10/30/2021	11/3/2021 12:00 AM
Result Comment	Fines	Carlos Ramirez	CERTIFICATE OF NONCOMPLIANCE - 11/05/2021	11/5/2021 12:00 AM
Request Comment	Fines	Carlos Ramirez	Request Certificate of Noncompliance	11/5/2021 12:00 AM
Result Comment	Fines	Carlos Ramirez	CERTIFICATE OF WITHDRAWAL REQUESTED - 11/17/2021	11/17/2021 12:00 AM
Request Comment	Fines	Carlos Ramirez	Request Certificate of Withdrawal	11/17/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CERTIFICATE OF WITHDRAWAL HAS BEEN UPLOADED - 11/19/2021	11/19/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Upload Certificate of Withdrawal	11/19/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CONTACTED RENTER - 11/23/2021 - Officer Robison joint inspection - Dogs were barking upon arrival inside the home. - Contacted young woman by the name of Ashley, we introduced ourselves as Community and Neighborhoods city employees and we told Ashley we were verifying occupancy of the home. She told us she was renting through Airbnb, I asked her for how long she was staying at the property, she stated that she was going to stay there for just a week and checking out Friday. - Complainant send pictures of renters coming in and out of the property with a dog - I will send a fines continue letter	11/19/2021 4:00 PM
Request Comment	In Progress	Carlos Ramirez	Follow up - Short Term Rental scheduled from Nov 19-26 (Friday-Friday) - Main Unit	11/19/2021 4:00 PM
Result Comment	In Progress	Carlos Ramirez	COMPLAINANT PHOTOS UPLOADED - 11/30/2021 - Complainant sent photos of a couple checking out on 11/27/2021 around 9:30 am	11/30/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Upload complainant photos	11/30/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Create/Send Fines Continue Letter	12/1/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	FINES CONTINUE LETTER SENT - 12/01/2021	12/1/2021 12:00 AM
Request Comment	Scheduled	Carlos Ramirez	Appeal Hearing scheduled for Thursday Dec 16th	12/17/2021 12:00 AM

EXHIBIT D
Notice and Orders



September 2, 2021

Pacific Century Development LLC
1953 South 1100 East
Salt Lake City UT 84106

Dear Property Owner:

Property located at 1229 East 1700 South, Salt Lake City UT
Case No.: HAZ2021-02604

It has recently come to the attention of this office that the above referenced property is in violation of the Salt Lake City Code. The violation and code section(s) are as follows:

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.slcgov.com/landlord for more information.

Note: Short Term Rentals for less than 30 days are not allowed in your residential district.

21A.36.020.A

It is unlawful to develop, use or occupy any residential use or structure unless the total number of dwelling units is in compliance with city records and applicable district regulations.

Note: The city recognizes the property as a Single Family Dwelling.

21A.62.040

It is unlawful to use any building or portion thereof, which is designated for residential use by a single family, in violation of the definition set forth below:

1. *Single family means*: One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or
2. A group of not more than three persons not related by blood, marriage, adoption or legal guardianship living together as a single housekeeping unit in a dwelling unit; or
3. Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home, a lodge or fraternity/sorority houses.

Note: Property is not being used as a Single Dwelling Unit.

21A.02.050.A

It is unlawful to develop any property, use or structure without prior zoning approval from the City.

Note: Zoning approval has not been granted by Salt Lake City for use of this property for anything other than a Single Family Dwelling.

Please take any necessary actions to bring your property into compliance with the above referenced code. Compliance must be attained on or before September 16, 2021. Failure to comply will result in the initiation of appropriate legal action.

We appreciate your cooperation. If you have any questions, please contact me Tuesday thru Friday, between 7:00 a.m. to 9:30 a.m. or 4:00 p.m. to 5:00 p.m. at **801-535-6191** or by email at **Carlos.Ramirez@slcgov.com**.

Respectfully,

Carlos Ramirez

[Carlos Ramirez \(Sep 1, 2021 11:12 MDT\)](#)

Carlos Ramirez

Civil Enforcement Officer, 801-535-6191






cr1229Zoning Warning Letter - 1

Final Audit Report

2021-09-01

Created:	2021-09-01
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAALW134aO-kTw6A2FnxE0tWcSWe0u0gVj_

"cr1229Zoning Warning Letter - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-09-01 - 5:10:52 PM GMT- IP address: 204.124.13.222
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-09-01 - 5:11:07 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-09-01 - 5:11:37 PM GMT- IP address: 204.124.13.151
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-09-01 - 5:12:32 PM GMT - Time Source: server- IP address: 204.124.13.151
-  Agreement completed.
2021-09-01 - 5:12:32 PM GMT





NOTICE AND ORDER - CIVIL

September 24, 2021

Pacific Century Development LLC
1145 E 4600 S #150901
Ogden, UT 84403

Property located at 1229 East 1700 South, Salt Lake City, Utah
Parcel No.: 16-17-279-016 Case No.: HAZ2020-02604
USPS Tracking #: 9114 9022 0078 9711 6340 55

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 issued following an inspection conducted on September 21, 2021 which identified the following violations:

<u>Ordinance reference</u>	<u>Description of Violation</u>	<u>Daily Fine</u>
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. 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. 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.slcgov.com/landlord for more information.	\$25 per day
Note: Short Term Rentals for periods less than 30 days are not allowed in your residential district.		
21A.36.020.A	It is unlawful to develop, use or occupy any residential use or structure unless the total number of dwelling units is in compliance with city records and applicable district regulations.	\$25 per day
Note: The city recognizes the property as a Single Family Dwelling.		
21A.62.040	It is unlawful to use any building or portion thereof, which is designated for residential use by a single family, in violation of the definition set forth below: Single family means: 1. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or 2. A group of not more than three persons not related by blood, marriage, adoption or legal guardianship living together as a single housekeeping unit in a dwelling unit; or 3. Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit. The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home, a lodge or fraternity/sorority houses.	\$25 per day
Note: The property is not being used as a Single Dwelling Unit.		

21A.02.050.A It is unlawful to develop any property, use or structure without prior zoning approval \$25 per day from the City.

Note: Zoning approval has not been granted by Salt Lake City for use of this property for anything other than a Single Family Dwelling.

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 COMPLY WITH THIS NOTICE AND ORDER AND/OR FAIL TO REMEDY THE VIOLATIONS AS SET FORTH IN THIS NOTICE AND ORDER THE CITY WILL PURSUE LEGAL REMEDIES, INCLUDING BUT NOT LIMITED TO:**

- Record, with the Office of the Salt Lake County Recorder, on the title of the property a Certificate of Noncompliance detailing the aforementioned violations
- Assess DAILY civil penalties, in an amount specified herein, pursuant to Salt Lake City Ordinance Title 21A.20.050.

APPEAL PROCESS: Pursuant to Salt Lake City Ordinance Ch. 21A.16, you may contest this Notice and Order, including but not limited to, the determination of the aforementioned violations (but not the amount of the fine). An appeal may be filed with the Salt Lake City Planning Division within 10 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 and Order, 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.

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 INITIAL 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 **801-535-6191** or **by email at Carlos.Ramirez@slcgov.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,

Carlos Ramirez

[Carlos Ramirez \(Sep 23, 2021 08:52 MDT\)](#)

Carlos Ramirez

Civil Enforcement Officer, 801-535-6191






cr1229(B)Zoning Notice & Order - 3

Final Audit Report

2021-09-23

Created:	2021-09-23
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAC6qrM0TT_2gebjkVq3Zm6zHE9ruSIII9

"cr1229(B)Zoning Notice & Order - 3" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-09-23 - 2:42:38 PM GMT- IP address: 204.124.13.151
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-09-23 - 2:42:53 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-09-23 - 2:51:53 PM GMT- IP address: 204.124.13.151
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-09-23 - 2:52:15 PM GMT - Time Source: server- IP address: 204.124.13.151
-  Agreement completed.
2021-09-23 - 2:52:15 PM GMT



Track Another Package +

Tracking Number: 9114902200789711634055

[Remove X](#)

Your item has been delivered and is available at a PO Box at 8:06 am on September 25, 2021 in OGDEN, UT 84415.

Delivered, PO Box

September 25, 2021 at 8:06 am
OGDEN, UT 84415

Get Updates 

Text & Email Updates



Tracking History



Product Information



See Less 

Can't find what you're looking for?

Go to our [FAQs](#) section to find answers to your tracking questions.



NOTICE OF ZONING VIOLATION LAST WARNING

October 25, 2021

Pacific Century Development LLC
1145 East 4600 South #150901
Ogden, UT 84403

Property located at 1229 East 1700 South, Salt Lake City, Utah
Parcel No.: 16-17-279-016 Case No.: HAZ2020-02604

NOTICE: Notice is hereby given that the subject 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.

Ordinance Reference

Description of Violation

Note: Short Term Rental for periods less than 30 days are not allowed in your residential district.

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 residential district.

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. 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.slcgov.com/landlord for more information.

Note: The city recognizes the property as a Single Family Dwelling.

21A.36.020.A

It is unlawful to develop, use or occupy any residential use or structure unless the total number of dwelling units is in compliance with city records and applicable district regulations.

Note: The property is not being used as a Single Dwelling Unit.

21A.62.040

It is unlawful to use any building or portion thereof, which is designated for residential use by a single family, in violation of the definition set forth below:

Single family means:

1. One or more persons related by blood, marriage, adoption, or legal guardianship, including foster children, living together as a single housekeeping unit in a dwelling unit; or
2. A group of not more than three persons not related by blood, marriage, adoption or legal guardianship living together as a single housekeeping unit in a dwelling unit: or
3. Two unrelated persons and their children living together as a single housekeeping unit in a dwelling unit.

The term "family" shall not be construed to mean a club, group home, transitional victim home, substance abuse home, transitional home, a lodge or fraternity/sorority houses.

Note: Zoning approval has not been granted by Salt Lake City for use of this property for anything other than a Single Family Dwelling.

21A.02.050.A

It is unlawful to develop any property, use or structure without prior zoning approval from the City.

Penalties: Pursuant to Section 21A.20.050 & 21A.20.080 of the Salt Lake City Code, commencing on October 30, 2021, a fine of \$175.00 per day per parcel (address) will be levied against the owner(s) of this property until the violation(s) are corrected.

CIVIL ACTION: If the penalties imposed remain unsatisfied after seventy (70) days from the receipt of the Notice and Order, 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 attorney's 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.

We appreciate your cooperation. If you have any questions, please contact me Tuesday thru Friday, between 7:00 a.m. to 9:30 a.m. or 4:00 p.m. to 5:00 p.m. at **801-535-6191** or by email at **Carlos.Ramirez@slcgov.com**.

Respectfully,

Carlos Ramirez

[Carlos Ramirez \(Oct 22, 2021 16:30 MDT\)](#)

Carlos Ramirez

Civil Enforcement Officer, 801-535-6191






cr1229(B)Zoning Final Warning - 1

Final Audit Report

2021-10-22

Created:	2021-10-22
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAelfakelb22KyQxfHncH4BMkbHrQoj3C

"cr1229(B)Zoning Final Warning - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-10-22 - 10:29:27 PM GMT
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-10-22 - 10:29:38 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-10-22 - 10:30:21 PM GMT
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-10-22 - 10:30:34 PM GMT - Time Source: server
-  Agreement completed.
2021-10-22 - 10:30:34 PM GMT



ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

November 3, 2021

Pacific Century Development LLC
1145 East 4600 South #150901
Ogden, UT 84403

Dear Property Owner,

Property located at 1229 East 1700 South, Salt Lake City, Utah
Case No.: HAZ2020-02604

I have inspected the property located at 1229 East 1700 South Salt Lake City, Utah on November 2, 2021. There was found to be remaining violations that were previously brought to your attention in the Civil Notice and Order sent to you on September 24, 2021.

Please be advised that fines were started at \$175.00 per day as of October 30, 2021.

In addition to these fines, a certificate of Non Compliance has been filed on your property with the Salt Lake County Recorder. This certificate is now a part of the abstract record and will serve notice to anyone making a title search. The certificate will remain in effect on the property until the conditions are corrected. At that time our department will file a Certificate of Correction with the Country Recorder.

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 **801-535-6191** or by email at **Carlos.Ramirez@slcgov.com**. Please schedule an inspection IMMEDIATELY when the required work is completed. This will stop the accrual of any further fines.

Respectfully,

Carlos Ramirez

[Carlos Ramirez \(Nov 2, 2021 13:43 MDT\)](#)

Carlos Ramirez
Civil Enforcement Officer, 801-535-6191






cr1229(B)Fines Begin - 1

Final Audit Report

2021-11-02

Created:	2021-11-02
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAWEY6QnAwXzyFvZ61UUr49btNJfc6K4x4

"cr1229(B)Fines Begin - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-11-02 - 7:40:41 PM GMT
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-11-02 - 7:41:49 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-11-02 - 7:43:10 PM GMT
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-11-02 - 7:43:28 PM GMT - Time Source: server
-  Agreement completed.
2021-11-02 - 7:43:28 PM GMT



SALT LAKE CITY CORPORATION
CIVIL ENFORCEMENT
349 South 200 East, Suite 400
PO Box 145481
Salt Lake City, UT 84114
801-535-7225 civilenforcement@slcgov.com

CERTIFICATE OF WITHDRAWAL

I, Carlos Ramirez, the undersigned Civil Enforcement Officer, do hereby certify that the conditions caused the following described property to be declared in violation of Title Z21A of the Salt Lake City Zoning Ordinance have been acknowledged, and those repairs will be initiated in accordance with Salt Lake City requirements.

1. Type of Building: Single Family Dwelling
2. Street Address: 1229 East 1700 South
3. Legal Description: W 18 1/3 FT OF LOT 19 & ALL LOT 20 BLK 1 HAZLEMERE SUB TOGETHER WITH 1/2 VACATED ALLEY ABUTTING ON N 5170-0860 6158-2634 6605-1207 9197-7123 10151-2314 10269-8368 10281-7573
4. Parcel No.: 16-17-279-016-0000
5. Owner: Pacific Century Development LLC
6. Case No.: HAZ2020-02604

The Certificate of Non-Compliance issued on November 5, 2021, which was recorded on November 9, 2021, in Book 11266, at Page(s) 5680 as Entry No. 13819376, in the official records of the County Recorder in and for the County of Salt Lake, State of Utah, is hereby withdrawn.


IN WITNESS WHEREOF, this Certificate was duly signed this 19th day of November, 2021



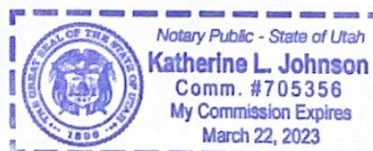
Carlos Ramirez, Civil Enforcement Officer I

STATE OF UTAH)
)§
COUNTY OF SALT LAKE)

On this 19th day of November, 2021, personally appeared before me, Carlos Ramirez, Civil Enforcement Officer of Salt Lake City, who acknowledged he/she signed the above certificate and that the statements contained therein are true.



Notary Public, Residing at Salt Lake City, Utah



ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

December 1, 2021

Pacific Century Development LLC
1145 East 4600 South #150901
Ogden, UT 84403

Dear Property Owner,

Property located at 1229 East 1700 South, Salt Lake City, Utah.
Case No.: HAZ2020-02604

A follow up inspection of the above referenced property has been conducted on November 23, 2021. It appears that all violations cited in the Zoning Violation Last Warning Letter and from the Notice and Order issued on September 24, 2021 have not been corrected.

Please be advised that fines were started on October 30, 2021, at \$175.00 per day. The current amount of fines as of November 30, 2021 is \$5,250.00.

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 **801-535-6191** or by email at **Carlos.Ramirez@slcgov.com**. Please schedule an inspection IMMEDIATELY when the required work is completed. This will stop the accrual of any further fines.

Respectfully,

Carlos O Ramirez

[Carlos O Ramirez \(Nov 30, 2021 14:43 MST\)](#)

Carlos Ramirez
Civil Enforcement Officer, 801-535-6191






cr1229BFines Continue - 1

Final Audit Report

2021-11-30

Created:	2021-11-30
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAF3oQTO5W-UXbAGd5iotoHDuIPD03uo5m

"cr1229BFines Continue - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-11-30 - 9:36:31 PM GMT
-  Document emailed to Carlos O Ramirez (carlos.ramirez@slcgov.com) for signature
2021-11-30 - 9:37:36 PM GMT
-  Email viewed by Carlos O Ramirez (carlos.ramirez@slcgov.com)
2021-11-30 - 9:43:18 PM GMT
-  Document e-signed by Carlos O Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-11-30 - 9:43:28 PM GMT - Time Source: server
-  Agreement completed.
2021-11-30 - 9:43:28 PM GMT

