



Staff Report

Civil Enforcement

To: SLC Planning dept
From: Craig Weinheimer craig.weinheimer@slcgov.com
Date: December 16, 2021
Re: **PLNAPP2021-01027** Richard Reeve, attorney for Pacific Century Development, LLC

Appeal of Administrative Decision

PROPERTY ADDRESS: 954 East Lowell Avenue

PARCEL ID: 16-08-132-005-0000

ZONING DISTRICT: R2

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 use similar to short-term rentals, such as Airbnb/VRBO/etc. is not an allowed use in the R-2 residential zoning 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.

21A.40.120.F.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.

APPELLANT: Richard Reeve, representing Pacific Century Development, LLC

INTERPRETATION ISSUE: Appellant argues the City lacks sufficient credible and admissible evidence that the property is used as a short-term rental or that the structure or use of the property has been converted to a duplex in violation of the law.

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 without prior approval and is being used as a short term rental. It should also be noted that, the city contends that the additional dwelling unit was constructed without permits and Salt Lake City Code §21A.04.030 requires a building permit. Also, worth noting that the Appellant does not raise any argument with respect to the City's assertion that a violation of 21A.40.120.F existed on the property.

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 received multiple complaints of short term rental business operation at this location beginning December 2, 2020. 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. In February 2020 this case was transferred to Robert Garback and to Carlos Ramirez in August of 2021.

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 R-2 zone. *Salt Lake City Code* §21A.33.020 and §21A.62.040.³

Claim 2: Appellant has developed and used the property as a multifamily dwelling by creating a second dwelling unit in an R-2 zone as prohibited by 21A.36.020.A.⁴

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.

Claim 4: The property had a fence in a state of disrepair in violation of 21A. 40.120.F.3. While the fence was repaired without the requisite permit.

Summary:

Appellant has been operating a short-term rental business in a residential zone (R2) and has created a second dwelling unit without proper approvals in violation of City Code. Civil Enforcement has captured several online short term booking attempts and multiple AirBnB 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 anew⁵. The 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.⁶ A public hearing must be held prior to the Appeal Hearing Officer making a decision.⁷

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.

⁴ Applicable regulations for the R-2 zone include receiving prior zoning approval and building permits before converting a single family use and structure into a duplex.

⁵ *Salt Lake City Code* §21A.16.030.I.1

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

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

EVIDENCE OF VIOLATIONS:

Synopsis:

Civil Enforcement acted on a resident complaint 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 term rentals. An inspection of building records show that the excess residential unit has not been legalized through a building permit or otherwise received prior zoning approval. 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.⁸ City records indicate the property has zoning approval only as a single family home. 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 18 times since the case began, observed multiple different vehicles with out of state plates, and sent multiple notices to the owner of record.

An onsite inspection 9/24/2021: Guest Maria Gorios from Arizona confirmed booking online for the rental period September 21- October 3, 2021. Maria confirmed there is a locked door to the basement and does not have free flowing access for the entire home. Maria directed the inspector to knock the backyard door to the basement where a renter from California confirmed booking online for a couple of days.

During a recent onsite inspection 11/24/2021: An anonymous guest in the property from Alaska confirmed a short-term rental booking through Airbnb for November 20- 28th rental period. The renter allowed an interior inspection which confirmed the home was split into 2 dwelling units.

Notice and Orders:

Civil Enforcement sent the attached letters to the owner of record.⁹ The contents of the notice and order dated September 24, 2021 are the subject of this appeal.

⁸ Said evidence is attached as Exhibit B.

⁹ Notice and Orders are attached as Exhibit C

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:
954 E. Lowell Avenue, 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, Ogden, Utah 84403

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 Appellant)	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
Additional Documentary Evidence

Main floor unit listing evidence



Start your search

Become a Host



NEW! Modern, Pet-Friendly SLC Townhome w/ Fire Pit

★ 3.80 (5 reviews) · Salt Lake City, Utah, United States

Share Save



Show all photos

Entire townhouse hosted by Evolve

4 guests · 2 bedrooms · 3 beds · 1 bath



- Entire home**
You'll have the townhouse to yourself.
- Experienced host**
Evolve has 6632 reviews for other places.
- Highly rated Host**
Evolve has received 5-star ratings from 90% of recent guests.
- Free cancellation for 48 hours**

In between hiking excursions and ski days, you'll love unwinding at this lovely 2-bedroom, 1-bath vacation rental, located just 3 miles from downtown Salt Lake City. Enjoy walking through Liberty Park, treat the kids to a visit to Hogle Zoo, or sightsee at the historic Temple Square. Come winter, 6 ski resorts, including Park City and Deer Valley, can be found within 30 miles. No matter how you stay entertained, this home offers all the comforts you'll need for an unforgettable trip!

...

Show more >

\$189 / night

★ 3.80 (5 reviews)

CHECK-IN 2/25/2022	CHECKOUT 2/27/2022
GUESTS 1 guest	

Reserve

You won't be charged yet

\$189 x 2 nights	\$377
Cleaning fee	\$66
Service fee	\$63
Occupancy taxes and fees	\$70
Total	\$576







Report this listing

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
-  Washer
-  Dryer
-  Air conditioning
-  Bathtub
-  Security cameras on property

Show all 26 amenities

2 nights in Salt Lake City

Feb 25, 2022 - Feb 27, 2022

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](#)


★ 3.80 · 5 reviews

Cleanliness	4.6	Accuracy	3.8
Communication	4.2	Location	4.2
Check-in	4.2	Value	3.6


 **A. Michael**
October 2021

If you need a roof over your head for a short amount of time, then this place is perfect. If you plan to stay longer than a couple of days it may not be worth it.

...
[Show more >](#)

 **Renato**
September 2021

great space !

 **Stefanie**
July 2021


BEWARE THIS IS A FRAUDULENT LISTING!

This is NOT an ENTIRE HOUSE! It's a duplex, the basement is a separate rental, with a shared door in the kitchen that IS NOT PICTURED. ...

[Show more >](#)

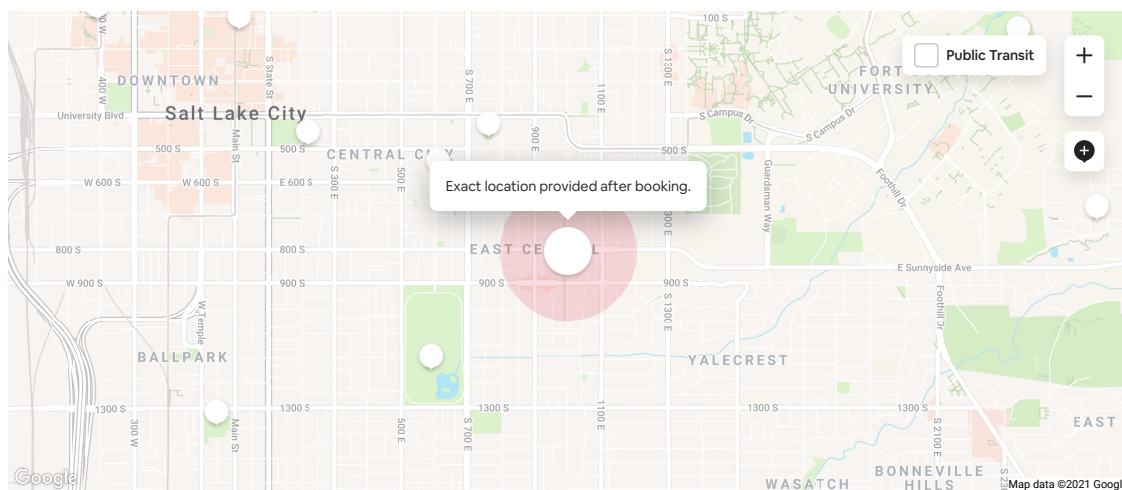
 **Victoria**
July 2021 · Weekend trip

Great place

 **Trevin**
June 2021

awesome place and location!

Where you'll be



Salt Lake City, Utah, United States

HIT THE SLOPES: Snowbird Ski Resort (23.3 miles), Alta Ski Area (23.9 miles), Solitude Mountain Resort (24.8 miles), Brighton Resort (26.7 miles), Park City Mountain (27.5 miles), Deer Valley Resort (29.2 miles)
 SIGHTSEEING: Liberty Park (0.6 miles), City Creek Center (2.6 miles), Salt Lake Temple (2.7 miles), Temple Square (2.7 miles), This Is The Place Heritage Pa...
[Show more >](#)

Hosted by Evolve

Joined in March 2017

★ 6,637 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.

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.

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.

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

Free cancellation for 48 hours
[Show more >](#)

Explore other options in and around Salt Lake City

- Park City
- Provo
- Orem
- Ogden

- Logan
- Sundance
- Midway
- Garden City
- Heber City
- Sandy
- Mountain Home
- Draper

Unique stays on Airbnb

- Treehouse Rentals
- Lakehouse Rentals
- Camper Rentals
- Cabin Rentals
- Tiny House Rentals
- Beach House Rentals
- Glamping Rentals

Support

- Help Center
- Our COVID-19 Response
- Safety information
- Supporting people with disabilities
- Cancellation options
- Report a neighborhood concern

Community

- Airbnb.org: disaster relief housing
- Combating discrimination
- Support Afghan refugees
- Celebrating diversity & belonging

Hosting

- Try hosting
- Visit our community forum
- AirCover: protection for Hosts
- How to host responsibly
- Explore hosting resources

About

- Newsroom
- Careers
- Learn about new features
- Investors
- Letter from our founders
- Airbnb Luxe

🌐 [English \(US\)](#) \$ [USD](#) [f](#) [🐦](#) [📷](#)

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About this space

In between hiking excursions and ski days, you'll love unwinding at this lovely 2-bedroom, 1-bath vacation rental, located just 3 miles from downtown Salt Lake City. Enjoy walking through Liberty Park, treat the kids to a visit to Hogle Zoo, or sightsee at the historic Temple Square. Come winter, 6 ski resorts, including Park City and Deer Valley, can be found within 30 miles. No matter how you stay entertained, this home offers all the comforts you'll need for an unforgettable trip!

The space

Laundry Machines | Additional Rentals On-Site | 1 Mi to Liberty Park

Families and friends will love this lovely Salt Lake City home, which offers proximity to local attractions plus comfortable home essentials.

Bedroom 1: Queen Bed | Bedroom 2: Queen Bed | Living Room: Sleeper Sofa

HOME PERKS: Smart TV, cozy living area, dining table, shared yard & fire pit

KITCHEN: Fully equipped, updated appliances, microwave, toaster oven, drip coffee maker, dishware/flatware, pots/pans, cooking essentials

GENERAL: Free WiFi, linens/towels, washer/dryer, complimentary toiletries, air conditioning

FAQ: 3 exterior security cameras, steps required for access, pet fee (paid pre-trip)

PARKING: Driveway (1 vehicle), street parking

ADDT'L ACCOMMODATIONS: An additional 2-bedroom property for 6 guests is available on-site with a separate nightly rate. If you would like to reserve both rentals, please inquire for more information prior to booking



A. Michael

October 2021

If you need a roof over your head for a short amount of time, then this place is perfect. If you plan to stay longer than a couple of days it may not be worth it.

The place is clean and looks pretty close to what the pictures show. They purposely don't show certain marks on the wall or the fact that the washer and dryer are on sitting on unfinished plywood.

The home is a single-family home that has been turned into two short-term rentals by what I assume is a large short-term rental company. Due to that, they have a business to run and care mostly about profits. The fireplace in the back yard is what you see in the pictures. There are no chairs to sit in outside to enjoy the fire and you need to bring your own wood. They ran out of normal sized trash bags part way through the trip. The tv remote batteries also died. It's small things like this that we would expect there to be extras of somewhere around the home, but there wasn't. I was impressed when they had a handy man show up within 15-min to fix the broken sink.

This home is also in a neighborhood that does not allow short-term rentals. I think it's kind of a gray area, so the company gets away with it. Regardless, we came home one day to a notice posted on the door stating multiple codes the house is violating due to being a short-term rental. Due to this, the neighbors are okay, but not super friendly.

I probably wouldn't stay here again due to the amount of homes to choose from in the area. It's a pretty good price though.



Response from Evolve

October 2021

Hi A. Michael, thanks for letting us know about your stay though we're sorry to hear that it fell short of expectations. This home is owned by an individual homeowner who takes pride in providing a comfortable space for their guests and they'd like to share the following regarding your review:

- We are unaware of any marks on the walls as the home is professionally cleaned between guests who work hard to maintain the property, including removing marks from walls and furniture that may occur.
 - We provide guests with a starter amount of house supplies but are always happy to drop more off should they request any! As you mentioned, we showed up within 15 minutes to provide you with additional supplies and unclog the drainpipe in the sink.
 - The city notice was posted on the door in error and shortly dismissed by city personnel. We apologize for any inconvenience this was to you.
- Thanks again for letting us know about your stay.

2 nights in Salt Lake City

Feb 25, 2022 - Feb 27, 2022

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](#)

★ 1 review

🔍 Search reviews



Ashley

July 2021

I only say "good", because some people might be annoyed that there was a little bit of unfinished construction/showing wires & utility units where drywall needs to be installed. It didn't bother me one bit, the place is clean, communication was easy and the host was really helpful. There is not an oven, but a microwave and a toaster oven. The downstairs unit was blessedly cool in the hot summer heat, the back yard was great for the dogs (though one side of the fence is gone so no runners), it felt really safe and private. The location in Sugarhouse was phenomenal, very quaint and cute street in a fun neighborhood, close to everything but the downtown traffic!

★ 4.0 • 4 reviews

Cleanliness	██████████	4.5
Accuracy	██████████	4.0
Communication	██████████	4.0
Location	██████████	4.0
Check-in	██████████	4.0
Value	██████████	4.0

Q Search reviews



Renato
September 2021

great space!



Stefanie
July 2021

BEWARE THIS IS A FRAUDULENT LISTING!

This is NOT an ENTIRE HOUSE! It's a duplex, the basement is a separate rental, with a shared door in the kitchen that IS NOT PICTURED.

When I arrived the local contact was not immediately reachable as the front door is tricky to open - this should be included in the check in instructions. When I did reach her she gave me the wrong instructions, I had to wait 20 minutes in 100 degrees for someone to come let me in. When I entered the house smelled like marijuana and there were 3 young men walking through the backyard - this is because they were renting the basement downstairs. When I went into the kitchen I saw there was a door that I could open that lead down to the basement, so I assume that whoever rents the basement also has unrestricted access to the main house. As a woman traveling alone this was completely unacceptable. I felt VERY UNSAFE.

I had to book a hotel for the night and then find another Airbnb, after driving 10 hours in the heat. Evolve tried to fight me when I requested a refund - thank god for Airbnb! I told them the listing was fraudulent, had to go back and photograph it as evidence but they gave me a full refund within 48 hours.

DO NOT RENT FROM EVOLVE. They clearly don't vet their hosts or properties properly and their customer service is terrible. I couldn't ever get them on the phone and even after I sent them evidence they continued to refuse to refund my money. RENTER BEWARE!



Response from Evolve
July 2021

Hi Stephanie, we always appreciate hearing from our guests but the homeowner would like to clarify a few things mentioned in your review:

- The listing clearly states that there is another rental on this property but we've updated our description to better inform future guests.

- The front door has a standard lock with a code. We were in touch with you as soon as you had issues with entering the apartment and sent a maintenance crew member within 8 minutes of your call.

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- This neighborhood and home are completely secure and this guest's safety was not compromised in any way, and we regret that she was unable to enjoy her time here.






We truly go above and beyond for our guests, and we are confident that future travelers will have excellent stays!



Victoria
July 2021 - Weekend trip

Great place

★ 4.0 · 3 reviews

Cleanliness		4.7
Accuracy		4.3
Communication		4.7
Location		4.3
Check-in		4.7
Value		4.0



Hayley
September 2021

The basement unit is a bit depressing and barely any natural light. Lots of exposed MEP fixtures. If a tenant is upstairs you can hear everything as if they are in the adjoining room. Very long staircase going down, so if you have a lot of luggage I do not recommend staying in the basement unit. The street parking is also frustrating and may not find a spot nearby.



Ana Paula
August 2021

Great place, clean and very organized



Ashley
July 2021

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★ 3.67 · 3 reviews

Search reviews

Cleanliness	4.3
Accuracy	3.7
Communication	3.7
Location	3.7
Check-in	3.7
Value	3.7



Stefanie

July 2021

BEWARE THIS IS A FRAUDULENT LISTING!

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...

[Show more](#) >



Response from Evolve

July 2021

Hi Stephanie, we always appreciate hearing from our guests but the homeowner would like to clarify a few things mentioned in your review:

...

[Show more](#) >



Victoria

July 2021 · Weekend trip

Basement unit listing evidence



Start your search

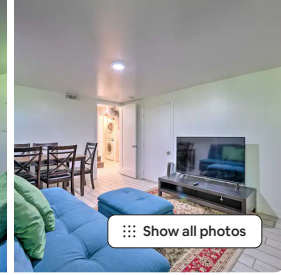
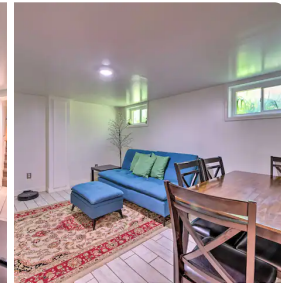
Become a Host



NEW! Salt Lake City Retreat: 1 Mi to Liberty Park!

★ 4.0 (5 reviews) · Salt Lake City, Utah, United States

Share Save



Show all photos

Entire rental unit hosted by Evolve

4 guests · 2 bedrooms · 3 beds · 1 bath



Entire home

You'll have the apartment to yourself.

Experienced host

Evolve has 6632 reviews for other places.

Highly rated Host

Evolve has received 5-star ratings from 90% of recent guests.

Ski, hike, shop, and explore - all after booking this well-appointed vacation rental just 3 miles from downtown Salt Lake City! The 2-bedroom, 1-bath home offers a private yard where you can let your pets roam free, a Smart TV for movie nights, and an updated kitchen for home-cooked meals. Six ski resorts, including Park City and Deer Valley, can be found within 30 miles, while attractions like Temple Square, Hogle Zoo, and Red Butte Garden are within 5 miles of home.

...

Show more >

\$95 / night

★ 4.0 (5 reviews)

CHECK-IN 12/1/2021	CHECKOUT 12/4/2021
GUESTS 1 guest	

Reserve

You won't be charged yet

\$95 x 3 nights	\$285
Cleaning fee	\$66
Service fee	\$50
Occupancy taxes and fees	\$55
Total	\$456

Report this listing






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
-  Hair dryer
-  Refrigerator
-  Microwave
-  Security cameras on property

Show all 24 amenities

3 nights in Salt Lake City

Dec 1, 2021 - Dec 4, 2021

<


November 2021

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

December 2021

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

>


[Clear dates](#)

★ 4.0 · 5 reviews

Cleanliness	4.4	Accuracy	4.0
Communication	3.8	Location	4.4
Check-in	4.0	Value	3.8



Teresa
November 2021

Basement rental close to Liberty Park.



Minsoo
September 2021

Great location, basic but has what you need for a comfortable stay for 2 people and pets. Anything more than 2 people would have been cramped due to tiny kitchen and small living area. Check in was not smooth - ours got delayed by an hour (we were told only 30 min before) and when we arrived the cleaning staff was still there. Things happen, but after a long day driving it was frustrating. Our stay overall was fine and the backyard was fully enclosed...


[Show more >](#)



Hayley
September 2021


The basement unit is a bit depressing and barely any natural light. Lots of exposed MEP fixtures. If a tenant is upstairs you can hear everything as if they are in the adjoining room. Very long staircase going down, so if you have a lot of luggage I do not recommend staying in the basement unit. The street parking is also frustrating and may not find a spot nearby.

[Show more >](#)



Ana Paula
August 2021

Great place, clean and very organized

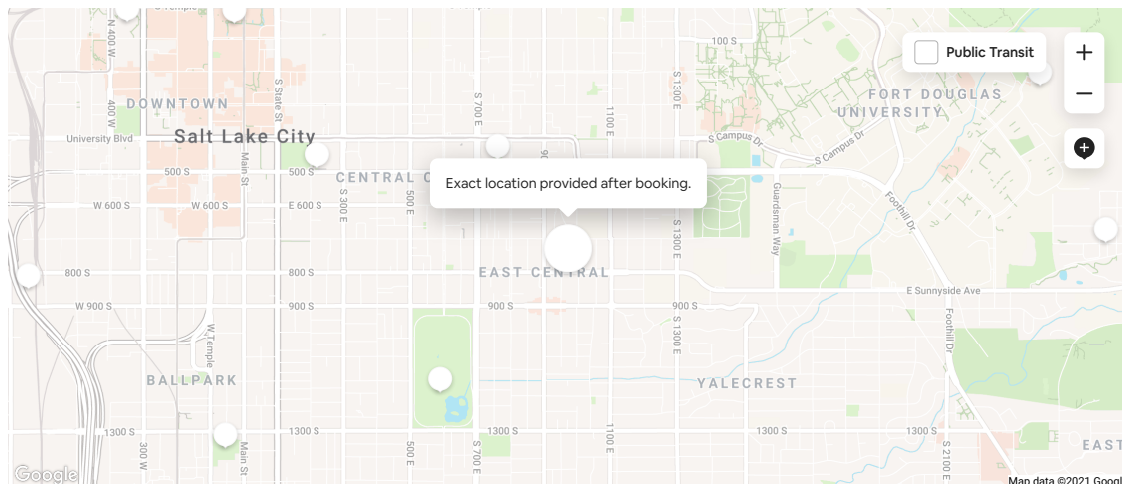


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[Show more >](#)

Where you'll be



Salt Lake City, Utah, United States

HIT THE SLOPES: Snowbird Ski Resort (23.3 miles), Alta Ski Area (23.9 miles), Solitude Mountain Resort (24.8 miles), Brighton Resort (26.7 miles), Park City Mountain (27.5 miles), Deer Valley Resort (29.2 miles)

SIGHTSEEING: Liberty Park (0.6 miles), City Creek Center (2.6 miles), Salt Lake Temple (2.7 miles), Temple Square (2.7 miles), This Is The Place Heritage Pa...

[Show more >](#)

Hosted by Evolve

Joined in March 2017

★ 6,637 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 and 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 4:00 PM on Nov 24 and get a 50% refund, minus the service fee.

[Show more >](#)

Explore other options in and around Salt Lake City

[Park City](#)

[Provo](#)

Orem

Ogden

Logan

Heber City

Sundance

Sandy

Midway

Mountain Home

Garden City

Draper

Unique stays on Airbnb

Glamping Rentals

Camper Rentals

Treehouse Rentals

Lakehouse Rentals

Beach House Rentals

Cabin Rentals

Tiny House Rentals

Support

Help Center

Safety information

Cancellation options

Our COVID-19 Response

Supporting people with disabilities

Report a neighborhood concern

Community

Airbnb.org: disaster relief housing

Support Afghan refugees

Celebrating diversity & belonging

Combating discrimination

Hosting

Try hosting

AirCover: protection for Hosts

Explore hosting resources

Visit our community forum

How to host responsibly

About

Newsroom

Learn about new features

Letter from our founders

Careers

Investors

Airbnb Luxe

 [English \(US\)](#)  [USD](#)   

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About this space

Ski, hike, shop, and explore - all after booking this well-appointed vacation rental just 3 miles from downtown Salt Lake City! The 2-bedroom, 1-bath home offers a private yard where you can let your pets roam free, a Smart TV for movie nights, and an updated kitchen for home-cooked meals. Six ski resorts, including Park City and Deer Valley, can be found within 30 miles, while attractions like Temple Square, Hogle Zoo, and Red Butte Garden are within 5 miles of home.

The space

Pet Friendly | Laundry Machines | **Additional Rentals On-Site**

Bring your family to this cozy getaway, boasting all the essential home comforts and proximity to downtown Salt Lake City.

Bedroom 1: Queen Bed | Bedroom 2: Queen Bed | Living Room: Sleeper Sofa

HOME PERKS: Smart TV, dining table, shared yard & fire pit

KITCHEN: Fully equipped, updated appliances, microwave, toaster oven, drip coffee maker, dishware/flatware, pots/pans, cooking essentials

GENERAL: Free WiFi, linens/towels, washer/dryer, complimentary toiletries, air conditioning, central heating

FAQ: 3 exterior security cameras, steps required for access, pet fee (paid pre-trip)

PARKING: Street parking

ADDT'L ACCOMMODATIONS: An additional 2-bedroom property for 6 guests is available on-site with a separate nightly rate. If you would like to reserve both rentals, please inquire for more information prior to booking

Entire rental unit hosted by Evolve

4 guests · 2 bedrooms · 3 beds · 1 bath



Entire home

You'll have the apartment to yourself.



Experienced host

Evolve has 6311 reviews for other places.

Ski, hike, shop, and explore - all after booking this well-appointed vacation rental just 3 miles from downtown Salt Lake City! The 2-bedroom, 1-bath home offers a private yard where you can let your pets roam free, a Smart TV for movie nights, and an updated kitchen for home-cooked meals. Six ski resorts, including Park City and Deer Valley, can be found within 30 miles, while attractions like Temple Square, Hogle Zoo, and Red Butte Garden are within 5 miles of home....

[Show more >](#)

~~\$130~~ \$96 / night

★ 4.0 (4 reviews)

CHECK-IN

10/22/2021

CHECKOUT

10/24/2021

GUESTS

1 guest



Reserve

You won't be charged yet

\$96 x 2 nights \$192

Cleaning fee \$66

Service fee \$36

Occupancy taxes and fees \$41

Total \$335

3 nights in Salt Lake City

Dec 1, 2021 - Dec 4, 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](#)



Minsoo

September 2021

Great location, basic but has what you need for a comfortable stay for 2 people and pets. Anything more than 2 people would have been cramped due to tiny kitchen and small living area. Check in was not smooth - ours got delayed by an hour (we were told only 30 min before) and when we arrived the cleaning staff was still there. Things happen, but after a long day driving it was frustrating. Our stay overall was fine and the backyard was fully enclosed and great for the dogs - but I do think the listing is oversold in pics. **the home is essentially a remodeled basement** and it's partly unfinished. Not a huge issue, but I wish it was not hidden in the listing. Also, **you can hear absolutely everything that happens in the upstairs unit and you can't control the temp.** There's ac, but **the lower unit has no control.** Lots of minor cons that I am noting so other travelers are prepared - but again, our stay was 90% pleasant and I don't mean to discourage booking.



Hayley

September 2021

The basement unit is a bit depressing and barely any natural light. Lots of exposed MEP fixtures. **if a tenant is upstairs you can hear everything** as if they are in the adjoining room. Very long staircase going down, so if you have a lot of luggage I do not recommend staying in **the basement unit.** The street parking is also frustrating and may not find a spot nearby.



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- Marijuana is illegal in Utah and we have a zero-tolerance policy for illegal drugs and do not permit smoking anywhere on the property.

- While there is a door to the second unit in the kitchen, there are two separate locks on either side of the door that each unit controls. This is similar to connecting rooms at a hotel and allows for the property to be rented out by large groups who want to share the space. The units absolutely do not have unrestricted access to each other without each side unlocking their door.

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Victoria

July 2021

Great place

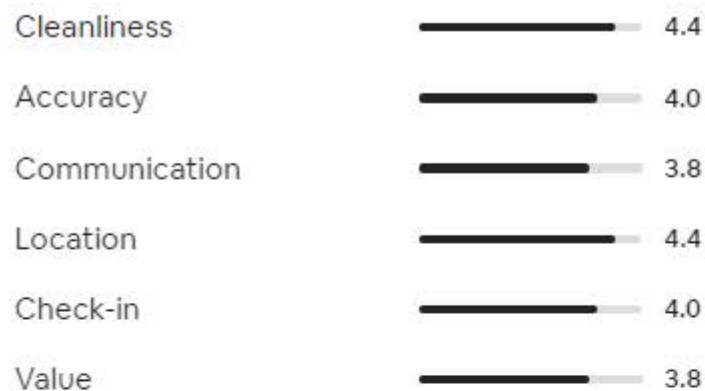
House rules

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

Additional rules

- No smoking
- Pet friendly w/ \$50 fee (+ fees & taxes)
- 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 2 exterior security cameras, located on the front door and back door, facing out. They do not look into interior spaces
- NOTE: The property requires stairs and may be difficult for guests with limited mobility
- NOTE: There are other bookable vacation rentals on-site; other travelers may be present during your stay

★ 4.0 · 5 reviews



Q Search reviews



Teresa

November 2021

Basement rental close to Liberty Park.




Minsoo

September 2021

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\$95 / night

★ 4.0 (5 reviews)

CHECK-IN 12/1/2021	CHECKOUT 12/4/2021
GUESTS 1 guest 	

Reserve

You won't be charged yet

<u>\$95 x 3 nights</u>	\$285
<u>Cleaning fee</u>	\$66
<u>Service fee</u>	\$50
<u>Occupancy taxes and fees</u>	\$55
Total	\$456





Salt Lake City Vacation Rental | 2BR | 2BA | 900 Sq Ft | 1 Story



KenGarffUsed.com

KenGarff
UTAH
F86-1TP
CHRYSLER JEEP DODGE RAM WEST VALLEY

Fri, 24 Sep 2021 - 03:13 PM





UTAH
E47 6GK



TIGUAN 2.0 TSI

Utah 4 21
0A2CU
IN GOD WE TRUST

Wed, 24 Nov 2021 - 04:50 PM



Wed, 24 Nov 2021 - 04:51 PM



Wed, 24 Nov 2021 - 04:51 PM



Fri, 24 Sep 2021 - 03:10 PM



Civil Enforcement Case History Report

Tuesday, December 07, 2021

INFORMATION

Case # HAZ2020-04071

Sidwell # 16-08-132-005-0000

Address 954 E LOWELL Ave

Council District: 4

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

Status: Active

Date Created: 12/1/2020

Inspector: Salazar, Catherine

Created By: SC1555

Complete Date:

VIOLATIONS

Short Term Rental

WORK ACTIONS

Comment Type	Action	Inspector	Action Description	Date - Time
Request Comment	In Progress	Catherine Salazar	<p>Catherine, Go ahead and open a case for short-term rental on the following two addresses:</p> <ul style="list-style-type: none"> - 2324 S Green St. - 954 E Lowell. <p>Start the investigation, warning letter, gather evidence, etc. When Robert returns to the office, he can take over Lowell, which is in his area. Thanks,</p> <p>Antonio Padilla Civil Enforcement Manager</p> <p>BUILDING SERVICES DIVISION DEPARTMENT of COMMUNITY and NEIGHBORHOODS SALT LAKE CITY CORPORATION</p> <p>TEL 801-535-6042 FAX 801-535-6131</p> <p>WWW.SLC.GOV</p>	12/2/2020 12:00 AM
Result Comment	In Progress	Catherine Salazar	<p>INITIAL INSPECTION: I have no information other than there's a complaint regarding the subject address. I looked through Airbnb site for the address and there are no photos of the front of the home in the nearby area so it is hard to determine which house it actually is. I will go ahead and submit a warning letter to the subject property and hope I get a response regarding the issue. I will schedule follow up inspection.</p>	12/2/2020 12:00 AM
Request Comment	In Progress	Catherine Ross	<p>Expiration of warning letter. Received any response regarding short term rental? Go by property to see if there is any evidence of such use. Issue Notice and Order if no response.</p>	1/8/2021 12:00 AM

Result Comment	In Progress	Catherine Ross	I have received an email regarding this short term rental. I was informed that this is being used for a minimum of 30 days. I was sent a screenshot of the availability calendar. I did request a copy of the last two months lease agreements showing there are in fact people renting for 30 days. I will pass this along to Roberto now that he is back and taking over this case as per Antonio's request when I initially received this complaint.	1/8/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	2/9/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Visited the property for the first time since the case has been transferred to me. There were no vehicles in the driveway and no one answered the door. There are no listings on Airbnb or VRBO for a rental at this location. The previous inspector, who no longer works for the city, was unable to determine the property is being used as a short term rental, however a Warning letter was sent to the owner. The previous inspector received an email indicating the property is only being used for rentals with a minimum 30-day term. Will continue to monitor the property and schedule a follow up inspection for two weeks out.	2/9/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	2/24/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Noted one currently licensed vehicle with Utah license plates in the driveway, however no one answered the door during the inspection. Also checked the Airbnb website this morning and there are still no listings for this address. Will continue to monitor.	2/24/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	3/10/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Visited the property and observed one vehicle parked on the driveway with Utah license plates. No one would answer the door at the time of the inspection. Was able to locate Airbnb listings for two separate units at this address. Both listings require a 30 day booking, however this is a single family dwelling and has a rental business license for a single unit. Will have a Warning Letter prepared.	3/10/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up: Discussed the case with a supervisor last week and I will try to get an interior inspection to verify the layout or some additional information from a complainant. (There have not been any complaints since I took over the case.)	3/22/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Update	3/22/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up Inspection	3/23/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: There were no vehicles parked on the driveway or on the street in front of the house. The home appeared to be an occupied and no one answered the door.	3/23/2021 12:00 AM
Request Comment	Scheduled	Robert Garback	Follow-up inspection	4/7/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	5/12/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: I received an additional complaint indicating this home is being used as an Airbnb rental. Observed one vehicle parked in the driveway with Utah license plates. Made contact with two female individuals, however they were cleaning the house and not tenants. They did not have any owner or tenant information.	5/12/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow up inspection: No one answered the door during the inspection of the home appeared to be unoccupied. Will be having a Weeds Notice & Order prepared under a separate case number.	5/17/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection	5/17/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	5/20/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: There were no vehicles parked in the driveway or on the street directly in front of the house and no one answered the door.	5/20/2021 12:00 AM

Request Comment	In Progress	Robert Garback	Additional complaints	5/24/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Complaints: Received two additional complaints of this property regarding the Airbnb use and an illegal unit. Replied to both complaints via email. Researched the Airbnb website and was unable to locate this property. One of the complainants indicated the listing had been removed, re-posted, and removed again.	5/24/2021 12:00 AM
Result Comment	In Progress	Corey Christensen	No signs of construction. I knocked on the door and did not get an answer.	5/24/2021 12:00 AM
Request Comment	In Progress	Corey Christensen	Post stop work order.	5/24/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	6/1/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Visited the property and attempted to make contact with an occupant, however no one answered the door. There were no vehicles parked in the driveway or on the street in front of the house.	6/1/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection	6/21/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: There were no vehicles parked in the driveway or on the street in front of the house and no one answered the door during the inspection. Also received two additional complaints in the last week regarding the Airbnb use at this location. Also spoke with a neighbor who said the owner has been in and out of the house in the last week. He has been monitoring the Airbnb listing and says there are some bookings coming up. He said he will take some photographs and email them to me.	6/21/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow up inspection: the lights were off in the home and no one answered the door during the inspection. There are also no vehicles parked in the driveway or on the street in front of the house. Will follow up in three weeks.	7/6/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	7/6/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	7/27/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: No one answered the door and the home appeared to be unoccupied. I checked the Airbnb website this morning and the main level of the home and the basement are listed as separate units. Each listing only had one review. Each unit only requires a two night stay to book the property. Throughout the enforcement, I have not been able to make contact with an occupant.	7/27/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up inspection.	8/9/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: Received additional emails from the complainant over the weekend, which included an Airbnb review from a recent renter. The review clearly indicates the Single Family Residence is being used as a duplex. Visited the property today and made contact with a member of a cleaning crew, who spoke very little English. Checked the Airbnb website earlier today and was able to locate two listings for this property, one being what appeared to be the main level of the house and the other the basement. Both listings indicate in the description the other portion of the house is available at it and additional cost. Both listings only require a two night stay to book the property. Discussed the case with the manager and will proceed with enforcement for the illegal unit and the short term rental use. Will also initiate enforcement on the property management company who hosts the Airbnb listings.	8/9/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Warning Letters	8/11/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Warning Letters: Zoning Warning Letters have been sent to the property owner, as well as to the registered agent. Will schedule a follow-up for August 25, 2021.	8/11/2021 12:00 AM

Request Comment	In Progress	Robert Garback	Update	8/16/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Update: Received and email from the complainant with photos of different vehicles and individuals at the property He indicated the photos were taken last week.	8/16/2021 12:00 AM
Request Comment	Scheduled	Robert Garback	Follow-up inspection	8/17/2021 12:00 AM
Request Comment	In Progress	Robert Garback	Follow-up	8/25/2021 12:00 AM
Result Comment	In Progress	Robert Garback	Follow-up inspection: No one answered the door during the inspection and there were no vehicles parked in the driveway or on the street in front of the house. I checked the Airbnb website this morning and both units remain listed on the site.	8/25/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Case transferred, starting over as per management	8/31/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INITIAL INSPECTION - Visited property and researched web for listings - Property is listed on Airbnb website under two different listings; one for the main floor and another one for the basement - Reviews confirm there are two separate units Violations found: * Airbnb renting for periods less than 30 days Z62B * Illegal duplex Z36B * Single Family Ordinance Z62A * Fence in rear yard on east side fell Z40G (3) - I will send a warning letter	8/31/2021 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	RECEIVED EMAIL FROM COMPLAINANT - Wally Cromar sent an email about a review posted on Airbnb website, Evolve clearly stated that there is a door in the kitchen that leads to the second unit and has two separate locks - I will follow up with Wally wcromar@gmail.com	9/17/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Upload email from complainant	9/17/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Follow up - Warning letter sent - Research web for listings - Visit property - Look for more violations	9/21/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	VISITED PROPERTY AND RESEARCHED WEB FOR LISTINGS - No contact - Researched web for listings, reviews indicate that there is a duplex and there are 2 listings for the main floor and the basement - I asked management if I could knock on back door to maximize making contact with tenants - I will issue a Notice and Order at this time	9/21/2021 12:00 AM

Result Comment	N/O	Carlos Ramirez	<p>NOTICE AND ORDER POSTED</p> <ul style="list-style-type: none"> - Made contact on main floor, Maria Gorios is visiting from Arizona, she has been occupying the property for 3 days now and is staying until Oct 3, 2021. The reason for her visit is work related. She confirmed she is renting through Airbnb - I asked Maria if she had access to the basement and she mentioned that there is a door that is locked that believes it leads to another unit, and the back door has a code lock like the one in the front. Maria told me that there was someone else at the other unit, I asked for permission to go around back and knock at the door, she did not mind and granted permission - I made contact with a gentleman visiting from California he is only staying for a couple of days and is here for a game, the resident confirmed staying in the basement unit and has rented through Airbnb. The resident is driving a motorcycle with California plates, the gentleman was very cooperative but was having trouble breathing and was not feeling well, he mentioned waiting for a test result and that is why he could not talk any longer - I inspected the fence that was fallen and it looks brand new chain link fence with privacy slots, I will check for fence permits <p>I will follow up with another inspection</p>	9/24/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	<p>Post N&O</p> <ul style="list-style-type: none"> - Try to make contact 	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 62	10/1/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	<p>APPEAL SUBMITTED</p> <ul style="list-style-type: none"> - Richard Reeve from Reeve Law Group submitted an appeal for Admin Decision - Planning Determination that Owner is in violation of title 21A of the Salt Lake City Code 	10/4/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Upload Appeal Info	10/4/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	<p>Follow up</p> <ul style="list-style-type: none"> - Research web for listings - Visit property and try to make contact - Revise case with management - Appeal has been submitted 	10/19/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	<p>VISITED PROPERTY AND RESEARCHED WEB FOR LISTINGS</p> <ul style="list-style-type: none"> - Property is still operating, a vehicle with New Mexico plates was parked right out on street outside the home - There are 2 separate listings, one for the main floor and another one for the basement - Investigation research shows reviews from renters stating there is a separate basement unit - One review indicates the Notice and Order posted on Sep 24, property manager said it was mistake and dismissed by a city personnel - I will send a final warning letter 	10/19/2021 12:00 AM
Result Comment	Fines	Carlos Ramirez	CERTIFICATE OF NONCOMPLIANCE ISSUED AND RECORDED 11/02/2021	10/21/2021 12:00 AM
Request Comment	Fines	Carlos Ramirez	Create/Request Certificate of Noncompliance	10/21/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	Create/Send Final Warning Letter	10/21/2021 12:00 AM
Result Comment	N/O	Carlos Ramirez	FINAL WARNING LETTER SENT - 10/21/2021	10/21/2021 12:00 AM
Request Comment	N/O	Carlos Ramirez	<p>Follow up</p> <ul style="list-style-type: none"> - Final Warning Letter sent 10/21/2021 - Visit property - Research for web listings - Send Fines Begin Letter if non-compliant 	10/26/2021 12:00 AM

Result Comment	N/O	Carlos Ramirez	WEB LISTINGS ARE STILL AVAILABLE FOR SHORT TERM RENTAL - Two listings for main unit and basement unit are still available for short term rental - Visited property; no contact - I will create/send a fines begin letter	10/26/2021 12:00 AM
Request Comment	Fines	Carlos Ramirez	Create/Send Fines Begin Letter	10/27/2021 12:00 AM
Result Comment	Fines	Carlos Ramirez	FINES BEGIN LETTER SENT - 10/27/2021 - Requested certificate of non-compliance	10/27/2021 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 letter	11/17/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CERTIFICATE OF WITHDRAWAL UPLOADED - 11/23/2021	11/23/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Request Certificate of Withdrawal	11/23/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CONTACTED RENTER - 11/24/2021 - Senior Inspector joint inspection - Renter was a Young female with her daughter and dog, she was visiting from Alaska Check in 20th Check out 28th \$175 per night - Renter wanted to remain anonymous - Renter allowed us in to the basement and verified that the dwelling was split into 2 units, no free flow access - Contacted neighbor on the west side, his name is Pete and confirmed property to be an Airbnb - I will send fines continue letter	11/24/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Follow up - Research web for listings - Visit property and make contact - Send Fines Continue Letter	11/24/2021 12:00 AM
Result Comment	In Progress	Carlos Ramirez	NEIGHBOR SENT PHOTO OF NEW RENTERS - 12/06/2021 - Neighbor sent photo via email, new renters showed up Sunday 12/05/2021 - Neighbor sent text message to inform me of multiple new cars at the 2-unit Aribnb.	12/6/2021 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Upload Complainant photo	12/6/2021 12:00 AM

EXHIBIT C
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 954 East Lowell Avenue, Salt Lake City UT
Case No.: HAZ2020-04071

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-2 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.

21A.40.120.F

It is unlawful to fail to construct or maintain fences or walls based on the standards set forth below:

21A.40.120.D

(General

Requirements)

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).

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 \(Sep 1, 2021 16:01 MDT\)](#)

Carlos Ramirez

Civil Enforcement Officer, 801-535-6191






cr954Zoning Warning Letter - 1

Final Audit Report

2021-09-01

Created:	2021-09-01
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAA6taMJivmde_cLCMDrCOLghdh5c1ethrG

"cr954Zoning Warning Letter - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-09-01 - 7:13:22 PM GMT- IP address: 204.124.13.222
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-09-01 - 7:13:42 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-09-01 - 10:01:09 PM GMT- IP address: 174.204.5.21
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-09-01 - 10:01:39 PM GMT - Time Source: server- IP address: 174.204.5.21
-  Agreement completed.
2021-09-01 - 10:01:39 PM GMT





NOTICE AND ORDER - CIVIL

September 24, 2021

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

Property located at 954 East Lowell Avenue, Salt Lake City, Utah
Parcel No.: 16-08-132-005 Case No.: HAZ2020-04071
USPS Tracking #: 9114 9022 0078 9711 6340 62

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
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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
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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 from the City. \$25 per day

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.40.120.F It is unlawful to fail to construct or maintain fences or walls based on the standards set forth below: \$25 per day
21A.40.120.D
(General Requirements) 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).

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 \(Sep 23, 2021 08:53 MDT\)](#)

Carlos Ramirez

Civil Enforcement Officer, 801-535-6191






cr954Zoning Notice & Order - 3

Final Audit Report

2021-09-23

Created:	2021-09-23
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAH_QeCQjyiGMLvWi1JfzSUmO5S2yxuUXV

"cr954Zoning Notice & Order - 3" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-09-23 - 2:46:17 PM GMT- IP address: 204.124.13.151
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-09-23 - 2:46:29 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-09-23 - 2:52:19 PM GMT- IP address: 204.124.13.151
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-09-23 - 2:53:16 PM GMT - Time Source: server- IP address: 204.124.13.151
-  Agreement completed.
2021-09-23 - 2:53:16 PM GMT



Fri, 24 Sep 2021 - 03:07 PM



954

NOTICE
[Illegible text]

Track Another Package +

Tracking Number: 9114902200789711634062

[Remove X](#)

Your item was delivered in or at the mailbox at 8:04 am on September 25, 2021 in OGDEN, UT 84403.

Delivered, In/At Mailbox

September 25, 2021 at 8:04 am
OGDEN, UT 84403

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 21, 2021

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

Property located at 954 East Lowell Avenue, Salt Lake City, Utah
Parcel No.: 16-08-132-005 Case No.: HAZ2020-04071

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

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.slccgov.com/landlord for more information.

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.

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.

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 or establish any business 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.

Penalties: Pursuant to Section 21A.20.050 & 21A.20.080 of the Salt Lake City Code, commencing on October 26, 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 \(Oct 20, 2021 10:45 MDT\)](#)

Carlos Ramirez

Civil Enforcement Officer, 801-535-6191






cr954(B)Zoning Final Warning - 1

Final Audit Report

2021-10-20

Created:	2021-10-20
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAxvMTZ0ydVM06xvwu-wKfrMukhaS3wGSn

"cr954(B)Zoning Final Warning - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-10-20 - 4:40:22 PM GMT
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-10-20 - 4:40:35 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-10-20 - 4:44:54 PM GMT
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-10-20 - 4:45:14 PM GMT - Time Source: server
-  Agreement completed.
2021-10-20 - 4:45:14 PM GMT



ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

October 27, 2021

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

Dear Property Owner,

Property located at 954 East Lowell Avenue, Salt Lake City, Utah
Case No.: HAZ2020-04071

I have inspected the property located at 954 East Lowell Avenue, Salt Lake City, Utah on October 26, 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 \$100.00 per day as of October 24, 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 (Oct 26, 2021 15:29 MDT)

Carlos Ramirez
Civil Enforcement Officer, 801-535-6191






cr954(B)Fines Begin - 1

Final Audit Report

2021-10-26

Created:	2021-10-26
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAzkl8siXyIWOMIKrMR60UEL7S11b_s6Y6

"cr954(B)Fines Begin - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-10-26 - 9:23:28 PM GMT
-  Document emailed to Carlos Ramirez (carlos.ramirez@slcgov.com) for signature
2021-10-26 - 9:23:52 PM GMT
-  Email viewed by Carlos Ramirez (carlos.ramirez@slcgov.com)
2021-10-26 - 9:28:51 PM GMT
-  Document e-signed by Carlos Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-10-26 - 9:29:17 PM GMT - Time Source: server
-  Agreement completed.
2021-10-26 - 9:29:17 PM GMT



ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

December 8, 2021

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

Dear Property Owner,

Property located at 954 East Lowell Avenue, Salt Lake City, Utah.
Case No.: HAZ2020-04071

A follow up inspection of the above referenced property has been conducted on November 24, 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 24, 2021, at \$100.00 per day. The current amount of fines as of December 7, 2021 is \$4,300.00.

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 \(Dec 7, 2021 12:36 MST\)](#)

Carlos Ramirez
Civil Enforcement Officer, 801-535-6191






cr954(B)Fines Continue - 1

Final Audit Report

2021-12-07

Created:	2021-12-07
By:	Katherine Johnson (katherine.johnson@slcgov.com)
Status:	Signed
Transaction ID:	CBJCHBCAABAAq8QRwpO8IALKtdOWcRI7usiCpNSIJ_WO

"cr954(B)Fines Continue - 1" History

-  Document created by Katherine Johnson (katherine.johnson@slcgov.com)
2021-12-07 - 7:21:49 PM GMT
-  Document emailed to Carlos O Ramirez (carlos.ramirez@slcgov.com) for signature
2021-12-07 - 7:22:02 PM GMT
-  Email viewed by Carlos O Ramirez (carlos.ramirez@slcgov.com)
2021-12-07 - 7:36:05 PM GMT
-  Document e-signed by Carlos O Ramirez (carlos.ramirez@slcgov.com)
Signature Date: 2021-12-07 - 7:36:16 PM GMT - Time Source: server
-  Agreement completed.
2021-12-07 - 7:36:16 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: 954 East Lowell Avenue, Salt Lake City, Utah
3. Legal Description: COM 20 FT S & 186 FT W OF NE COR LOT 8, BLK 14, PLAT B, SLC SUR; S 145 FT; W 48 FT; N 145 FT; E 48 FT TO BEG 3806-0005, 5336-1495, 1496 5336-1497 7821-0088 8405-457 8641-5569 9149-0128 9467-3234 10268-2847
4. Parcel No.: 16-08-132-005-0000
5. Owner: Pacific Century Development LLC
6. Case No.: HAZ2020-04071

The Certificate of Non-Compliance issued on October 27, 2021, which was recorded on November 2, 2021, in Book 11263, at Page(s) 438 as Entry No. 13813674, 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 23rd day of November 2021



Carlos Ramirez, Civil Enforcement Officer I

STATE OF UTAH)
)§
COUNTY OF SALT LAKE)

On this 23rd 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

