



Staff Report

PLANNING DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

To: Salt Lake City Appeals Hearing Officer
From: Madison Blodgett, Principal Planner, madison.blodgett@slcgov.com, 801-535-7749
Date: April 18, 2024
Re: PLNAPP2024-00139, Appeal of an Administrative Interpretation Related to 950 S 500 W – Administrative Interpretation PLNZAD2023-00743

Appeal of Administrative Decision

PROPERTY ADDRESS: 950 S 500 W
PARCEL ID: 15-12-157-003-0000
GENERAL PLAN: Ballpark
ZONING DISTRICT: CG (General Commercial District)
APPELLANT: American Crane, represented by Kate Walton

ISSUE:

Whether the Zoning Administrator erred in determining that the property lost its legal nonconforming use status due to the property abandoning an accessory outdoor storage use for more than 1 year.

ADMINISTRATIVE DECISION:

The Zoning Administrator finds that there are no City records establishing the current use of outdoor storage on the lot at 950 S 500 W, which is an unimproved lot where the Appellant stores largely semitrailers and other vehicle parts. The outdoor storage use ceased to exist for a period longer than one year, thus, the use has been abandoned. While outdoor storage can be conducted on the property, in order for it be legally re-established the Appellant must obtain proper permits and comply with certain zoning standards applicable to outdoor storage (i.e. screening, landscaping, and hard surfacing any parking areas).

STANDARD OF REVIEW:

This is an appeal of an administrative decision pertaining to an interpretation of Salt Lake City's zoning code, which is found in Title 21A of the *Salt Lake City Code* ("Code"). The appeals hearing officer, established pursuant to Section 21A.06.040 is the City's designated land use appeal authority on appeals of administrative interpretations. "Any person adversely affected by a final decision by the zoning administrator interpreting a provision of this title may appeal to the appeals hearing officer in accordance with the provisions of chapter 21A.16 of this title." Code 21A.12.040.D. In accordance with Section 21A.16.030.A, an appeal made to the appeals hearing officer shall identify "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." It is an appellant's burden to prove that the decision made by the zoning administrator was incorrect. Code § 21A.16.030.J.

ATTACHMENTS:

- A. [ATTACHMENT A: Administrative Interpretation Decision Letter](#)
- B. [ATTACHMENT B: Administrative Interpretation Application](#)
- C. [ATTACHMENT C: Appeal Application and Claims](#)
- D. [ATTACHMENT D: Recent Photos of the Property](#)

APPEAL

The Appellant claims that the Amended Administrative Interpretation issued on January 25, 2023 errs in the following ways:

1. The subjective intent of the property owner determines whether a use is abandoned and there was no intent by Appellant to abandon the outdoor storage use.
2. The use of the property has not changed or been abandoned since being established in 1974.
3. Termination of a business license and other businesses applying for or obtaining business licenses do not establish an intent to abandon, remove, or replace the use.
4. Occasional aerial and street images do not show full intent of the use of the property.
5. Equipment has remained on the property since 1974, specifically a hot-rolled asymmetrical steel rounded I-beam track.
6. Inaction by the City to stop the accessory outdoor storage use in 2020 reflects that the City accepted that it was legally nonconforming.

BACKGROUND

Five parcels in the vicinity of 500 W and Fayette Avenue are owned by the Appellant. (Tax ID# 15-12-303-001-0000, 15-12-303-002-0000, 15-12-303-003-0000, 15-12-303-004-0000). Four of the parcels (970, 988, 990, and 998) operate as one generally under the address of 988 S 500 W. These parcels are located across the street to the south of 950 S 500 W (960 S 500 W is owned by the state). All five parcels are located in the CG General Commercial zoning district. The zone permits outdoor storage, but the existing site conditions do not comply with the standards for the use such as screening, hard surfacing, and landscaping. On September 15, 2023 Appellant submitted an Administrative Interpretation application to determine if the accessory outdoor storage use at 950 S 500 W (the “Property”) must comply with the site development standards in city code, or whether the Property is legally nonconforming.



PROPERTY TIMELINE:

- A. **1974:** Appellant claims it started using the Property as accessory outdoor storage associated with the principal use on the properties to the south (970, 988, 990, & 998 S 500 W). The principal use was contractors yard and outdoor storage was a permitted use in the district.
- B. **1979:** Two business licenses were issued for 988 S 500 W. LIC1979-00593 for construction. LIC1979-00008 for retail sales.
- C. **1983:** Business license LIC1979-00008 for retail sales was terminated.
- D. **1985-2005:** Aerial images show the Property being used for the storage of mainly containers and trailers. See [Attachment A](#).
- E. **2006:**
 - Aerial and street view images indicate that the Property was vacant. See [Attachment A](#).
 - An enforcement case notes people living in vehicles on the Property, noting the Property was not being used at the time.
 - According to the applicant, due to the escalation of crime in the area, the Property was no longer able to be used for long-term outdoor storage and was being used for intermittent incidental storage.
- F. **2007:** Street view image captured in July shows 3 dump truck beds on the SE corner of the Property. See [Attachment A](#).
- G. **2008:** Business license LIC1979-00593 associated with the principal use on 988 S 500 W for construction was terminated, noting “construction moved out of town”.
- H. **2009-2010:** Street view and aerial images show the Property was vacant. See [Attachment A](#).
- I. **2011:** Street view image from July shows a truck hauling 2 trailers exiting the Property. Aerial image from October shows unidentifiable items on the Property. See [Attachment A](#).
- J. **2012:** Aerial image shows 2 empty containers on the Property. See [Attachment A](#).
- K. **2014:** A business license was denied for tire sales and service on 988 S 500 W, noting the property needed to be paved and a DRT meeting was needed to change the use.
- L. **2013-2015:** Aerial and street view images show the Property was vacant. There is no evidence that the Property was actively used for outdoor storage.
- M. **2016:** A license is issued for the property to the south, 988 S 500 W, for the storage of tires only, indicating a change in use on the principal lot. The Property is not included nor mentioned in the license.
- N. **2017:** Evidence from street view photos show the Property being used for parking of passenger vehicles, large trucks, trailers, truck parts, and wrecked vehicles. This suggests a shift in use from previous years.

O. **2020:** Enforcement case opened for outdoor storage of junk and vehicle parts on the Property and adjacent areas. The case is closed noting the claim is invalid as the zone permits this type of use but compliance with standards is not verified.

P. **2021:** The business license issued in 2016 for tire storage on 988 S 500 W is terminated.

Q. **2023:**

- A business license is issued for 988 S 500 W for truck repair, based on the approval of the 2016 license. The Property is not included nor mentioned in the license.
- On May 18, 2023, a Notice and Order is issued on the Property for unscreened outdoor storage. Enforcement case notes unlicensed and inoperable commercial vehicles being stored on the Property. Appellant claims the Property and the outdoor storage use is grandfathered in. Appellant appeals the enforcement case.
- September 15, 2023, Appellant applies for an Administrative Interpretation to determine if the site conditions are legally noncomplying.

R. **2024:**

- An amended Administrative Interpretation is issued on January 25 determining that there are no records establishing the use of outdoor storage on the Property, the outdoor storage use on the Property was abandoned for a period longer than one year, and the current vehicle and semi-trailer outdoor storage on the Property is inconsistent with the original contractor yard storage container use.
- Appellant appeals the Administrative Interpretation.

As reflected in the Property history the use of accessory outdoor storage was established around 1974 and a business license for the principal lot was issued in 1979. In 2008, the 1979 business license associated with the principal use was terminated, thus, City records suggest abandonment can be presumed beginning in 2008. Several years of photographs of the Property show that it is vacant (2009, 2010, 2013, and 2015). A change in use occurred around 2016 on 988 S 500 W when a new business license was issued for the storage of tires. That license did not include 950 S 500 W. City Code Subsection 21A.38.040.F governs the determination of the abandonment of a nonconforming use. “A nonconforming use of land or of a structure that is abandoned shall not thereafter be reestablished or resumed. Any subsequent use or occupancy of the structure or site must conform with the regulations for the district in which it is located.” Code § 21A.38.040.F.1. The City can presume that a nonconforming use has been abandoned if

(1) A majority of the primary structure associated with the nonconforming use has been voluntarily demolished without prior written agreement with the municipality regarding an extension of the nonconforming use;

(2) The use has been discontinued for a minimum of one year; or

(3) The primary structure associated with the nonconforming use remains vacant for a period of one year.

The City has the burden of showing that abandonment has occurred. Such showing may be rebutted, but the property owner has the burden of rebutting the City’s abandonment determination. Code § 21A.38.040.F.2 and 3. Based on the records, Salt Lake City finds that the accessory use was abandoned for at least one year because the outdoor storage use was discontinued for a minimum of one year and the Property was vacant for a period of one year. Therefore, such use cannot be reestablished or resumed without conforming to the current applicable outdoor storage regulations.

RESPONSE TO APPEAL:

To assist the Hearing Officer in reviewing the appeal, the Planning Division has provided the following responses to the Appellant's claims. The Appellants appeal application and information related to these claims are located in [Attachment C](#).

1. The subjective intent of the property owner determines whether a use is abandoned and there was no intent by Appellant to abandon the outdoor storage use.

Appellant claims it never intended to abandon the outdoor storage use at the Property. It cites language in the 1964 version of the zoning code, which is the code applicable in 1974. However, as discussed above, abandonment of the use didn't happen until 2009. The code used in this interpretation is therefore, the one in effect in 2009 and every year after.

In 1964, as Appellant cites, a nonconforming use was abandoned when: "the intent of the owner to discontinue the use is apparent, **or**...the characteristic equipment and furnishings of the nonconforming use have been removed and have not been replaced by similar equipment within one year, **or**...the building or premises are left vacant for a period of one year or more, **or**...the use has been replaced by a conforming use." Even if the City were to accept Appellant's position that the applicable code is the 1964 code, its argument fails because "intent of the owner to discontinue" was just one basis on which the City could find that abandonment occurred. Because the conditions at the Property still satisfied two other grounds for determining abandonment, the City's determination is still proper if the 1964 is applied. Furthermore, Appellant's claim that there is no apparent intent of the owner to discontinue should be rejected. The termination of the 1979 license, and the statement in City records that the business had moved out of the city, as well as removal of all equipment and leaving the Property vacant for years indicates a desire to cease the use on the Property. Aside from a business license inquiry in 2014 as to 988 S 500 W to use that property as a "storage facility" there is no evidence other than the owner's affidavit to substantiate the intent to continue the use.

In 2013, the term "intent to abandon" was removed from the code when ordinance 60 of 2013 was adopted. Thus, after November 22, 2013, a nonconformity claim had to be reviewed according to those standards. The language adopted in 2013 is the same as it is today, which does not include any consideration of the intent of the owner. Therefore, the owner's subjective intent as to abandonment is not a relevant standard to apply to this determination and should be rejected.

2. *The use has not changed or been abandoned since being established in 1974.*
 - a. The use has been abandoned.

The assertion that the outdoor storage use of the Property was never abandoned overlooks significant evidence provided in the administrative interpretation. Despite claims of continuous use, the photographs and business license history do not support this claim. The use was established around 1974 and a business license issued in 1979. Salt Lake City finds that the use was abandoned in 2008 when the business license that was issued in 1979 was terminated.

Aerial and Google Street images in 2006, 2009, 2010, 2013, 2014, and 2015 indicate that the property was vacant for periods of time with the largest vacancy from 2013 to 2015. The absence

of any visible activity or outdoor storage contradicts the notion of uninterrupted use. These periods of vacancy exceed the one-year criteria for abandonment required by the Code.

Additionally, in 2008 the original business license issued to Appellant in 1979 (LIC1979-00593) associated with the principal use on 988 S 500 W was terminated. A new business license was not issued for this property again until 2016. The period from the termination of the business license and the issuance of a new one was issued lines up with the timeframe the aerial and street images indicate 950 S 500 W was vacant.

The use per the original business license (LIC1979-00593), was indicated as construction, which identifies the Property was operating as a contractor's yard. In 2016, a license was issued specifically for the storage of tires for a roadside auto repair business on 988 S 500 W, indicating a shift in the principal use. This change shows a discontinuation of the previous use, which included accessory outdoor storage activity supporting construction use on the Property. There is no record suggesting the approval of accessory outdoor storage to support the new principal use or to establish outdoor storage as the principal use on the Property.

- b. If the principal use of 980 S 500 W has not changed, then the outdoor storage on the Property was not legally established.

Appellant claims that the use on the Property has not changed since it was established in 1974. However, the code in effect 1974 would not have allowed for this type of outdoor storage without a wall or screening. Per sec 51-24-2 of the 1964 Zoning Code:

“Any premise which is used or intended to be used for auto wrecking or for the open storage of auto bodies (...) must be enclosed with a masonry wall or tight board or similar fence not less than seven (7) feet high, painted a neutral color and continuously maintained in good and slightly condition. Also, there shall be no open burning of the above mentioned or similar articles, nor shall any materials stored in such lot be stacked higher than the enclosing fence”.

While outdoor storage of equipment and vehicles could have been legally established in 1974, the nature of the outdoor storage could not have been legally established without proper screening. Therefore, any legal noncomplying status would not apply as the use could not have been legally established under the code in effect at the time.

- c. The change in the principal use in 2016 required any accessory outdoor storage use on the Property to comply with the then-current standards for outdoor storage.

In 2016 Appellant applied for and obtained a business license to conduct a roadside auto repair business, including the storage of tires, at 988 S 500 W. This license establishes a legal change of use for that property, but it does not include 950 S 500 W. Nevertheless, post-2017, aerial and street view images show outdoor storage on 950 S 500 W that includes parking of passenger vehicles, wrecked auto bodies, trailers, and truck parts. Therefore, even if the Property were considered part of the 2016 business license due to common ownership of other parcels in the area, such re-established accessory outdoor storage use must comply with the associated standards set forth in Section 21A.26.010 of the Code.

In sum, the lack of a business license between 2008 and 2016, as well as aerials and street view images showing a vacant lot, and issuance of a business license in 2016 for a different use do not support the claim that the use has not been changed or abandoned since it was established in 1974.

3. *Termination of a business license and other businesses applying for or obtaining business licenses do not establish an intent to abandon, remove, or replace the use.*

The termination of the original business license in 2008 and subsequent termination of another license in 2021 indicates a significant change in the permitted activities on the property. While termination alone may not conclusively establish abandonment, it signals a cessation or alteration of the previous use, particularly when considered with other evidence of abandonment such as aerial images.

4. *Occasional aerial and street images do not show full intent of the use of the property.*

While occasional images may provide only a snapshot of the Property's state at a particular point in time, when used in conjunction with other documentation and evidence such as business licenses and enforcement cases, they contribute to a comprehensive understanding of the Property's historical use and changes over time.

Occasional images serve as one piece of evidence among many in evaluating the Property's use. They are supplemented by other documentation that helps to tell the story of the change in the Property's use over time. The termination of the business license in 2008 is consistent with when the aerial images show the Property as vacant and the Appellant's admission of removal of their equipment from the Property in 2006 due to increased crime. The issuance of the business license in 2016 is in line with the aerial images that indicate a change in the type of accessory outdoor storage on the Property. The outdoor storage after 2017 is consistent with an auto use with the storage of wrecked auto bodies, parked vehicles, vehicle parts, and trailers. While these images may not show every day between aerials and street view images, they are periodic enough to show how the lot is regularly being used and their role in supporting other evidence should not be disregarded. Furthermore, Appellant has provided no photographs showing active use of the Property during this period. Appellant's mere statements of intent, without documents or photographs to contradict the City's, should not be sufficient to rebut the presumption of abandonment conclusively demonstrated by the City's records and photographs.

5. *Equipment has remained on the property since 1974 specifically a hot-rolled asymmetrical steel rounded I-beam track.*

Appellant claims that because an I-beam track has remained on the Property, it has not abandoned the accessory outdoor storage use. Appellant claims this track was used for their Mi-Jack Gantry Crane to operate a transloading site. Such claims are not consistent with what is indicated by aerial and street view images. The aerials do not show any evidence of a transloading site or a crane on the Property. Contrary to Appellant's contention, leaving such a fixture on the Property does little to reflect that the Property was not

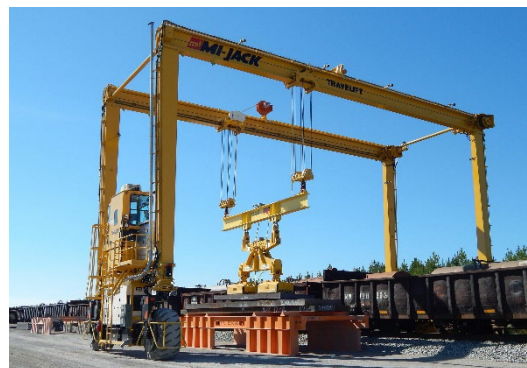


Figure 1 Mi-Jack Gantry Crane

vacant, when considering that there is no evidence that the track was used for loading at any point since at least 2003, along with images that instead reflect its derelict state along with other images that show vehicles and other non-transloading materials placed on top of the track. See Attachment A. Furthermore, the business licenses issued in 2016 and 2023 were for uses that are not consistent with a transloading site, and the type of outdoor storage that Appellant conducted at the Property after 2016 does not reflect continuation of a transloading site use.

6. *Inaction by the City to stop the accessory outdoor storage use in 2020 reflects that the City accepted that it was legally nonconforming.*

Appellant argues that an inspection by the City in 2020, which Appellant acknowledges was related to residential accessory storage, that did not result in enforcement as to the business-related outdoor storage that is the subject of the Administrative Interpretation, reflects the City’s “acceptance of the nonconforming use of accessory outdoor storage on the property.” Appellant’s argument should be rejected because “failure to enforce zoning for a time does not forfeit the power to enforce.” *Town of Alta v. Ben Hame Corp.*, 836 P.2d 797, 803 (Utah App. 1992). In order to succeed in this “acceptance” theory, Appellant would have to show that the City made “very clear, well-substantiated representations” that Appellant could continue the business-related accessory outdoor storage use. *See Myers v. Utah Transit Auth.*, 2014 UT App 294 ¶ 20; *see also Utah County v. Young*, 615 P.2d 1265 (Utah 1980) (“clear, definite and affirmative” actions are required). Since outdoor storage is a permitted use in the underlying zoning district, it is not surprising that an unrelated residential outdoor storage inspection would not result in enforcement. The City makes no claim that Appellant’s cannot conduct outdoor storage – only that the use comply with the screening, landscaping, and hard surfacing standards in the Code applicable to the use. Because there is no evidence that the City ever informed Appellant that it would not need to comply with these standards, there is no “very clear” representation from the City that would bar application of the conclusions in the Administrative Interpretation.

CONCLUSION

Based on the evidence provided in the Administrative Interpretation and a comprehensive review of the Property timeline, it is clear that the use has been abandoned and therefore the site features associated with the use have been abandoned. The arguments presented by the Appellant fail to adequately address the evidence provided in the Administrative Interpretation. The documented periods of vacancy, termination of business licenses, shifts in permitted uses, and inconsistencies in Property conditions are sufficient for the City to presume that the accessory outdoor storage use established in 1974 was abandoned. The appeals hearing officer should conclude that Appellant failed to bring forth sufficient evidence to rebut the City’s claim and has failed to show a continuous accessory outdoor storage use at the Property since 1974.

NEXT STEPS

If the administrative decision is upheld, the decision that the outdoor storage has been abandoned remains and proper permits will need to be obtained to establish the use on this lot and the zoning standards for the zone and use met. The standards include:

- [21A.26.010.C.3.d](#): screening of outdoor storage
- [21A.26.070.F](#): Landscape yard requirement
- [21A.44.060.A.8](#): hard surfacing of vehicular access and driveways

If the administrative decision is overturned, the use of accessory outdoor storage may continue on this lot as is and subject to the noncompliance standards.

The decision of the appeals hearing officer can be appealed to Third District Court within 30 days of the decision.

ATTACHMENT A: Administrative Interpretation Decision Letter

January 25, 2023

**ADMINISTRATIVE INTERPRETATION
AMENDED DECISION AND FINDINGS
PLNZAD2023-00743**



REQUEST:

This is a request for an administrative interpretation regarding the establishment and continuation of the use of outdoor storage on the property at 950 S 500 W (Tax ID# 15-12-157-003-0000). The use of outdoor storage on 950 S 500 W is associated with the use on 970, 988, 990, and 998 S 500 W, (Tax ID# 15-12-303-001-0000, 15-12-303-002-0000, 15-12-303-003-0000, 15-12-303-004-0000), which operates as one. Active enforcement on 950 S 500 W suggests the use has not been legally established on the property. The applicant claims the use of outdoor storage has existed on 950 S 500 W since 1974 and no alterations have been made to the property. All the parcels are located in the CG General Commercial zoning district.

DECISION:

The Zoning Administrator finds that there are no City records establishing the current use of outdoor storage on the lot at 950 S 500 W. In the CG zoning district, outdoor storage is permitted, but proper permits must be obtained to establish the use on a property.

FINDINGS:

Pursuant to the Salt Lake City Zoning Ordinance ([Section 21A.33.030](#) of the Salt Lake City Code) outdoor storage is permitted in the CG zoning district. While the use is permitted, the use is not in compliance with the standards for outdoor storage in commercial zoning districts. Section [21A.26.010.C.3](#) states that:

3. Outdoor Sales, Display Or Storage: "Sales and display (outdoor)" and "storage and display (outdoor)", as defined in [chapter 21A.62](#) of this title, are allowed where specifically authorized in the table of permitted and conditional uses in section [21A.33.030](#) of this title. These uses shall also conform to the following:

a. The outdoor sales or display of merchandise shall not encroach into areas of required parking;

b. The outdoor sales or display of merchandise shall not be located in any required yard area within the lot;

c. The outdoor sales or display of merchandise shall not include the use of banners, pennants, or strings of pennants;

d. Outdoor storage shall be required to be fully screened with opaque fencing not to exceed seven feet (7') in height; and

e. Outdoor sales and display and outdoor storage shall also be permitted when part of an authorized temporary use as established in [chapter 21A.42](#) of this title.

A nonconforming use is defined in Chapter 21A.62 as "Any building or land legally occupied by a use at the time of passage of the ordinance codified herein or amendment thereto which does not conform after passage of said ordinance or amendment thereto with the use regulations of the district in which located". Use was permitted at the time it was created and it is still permitted under current ordinance. Therefore, the use cannot be considered nonconforming.

Site improvements are considered structures. A noncomplying structure is defined in Chapter 21A.62 as “Buildings and structures that serve complying land uses which were legally established on the effective date of any amendment to this title that makes the structure not comply with the applicable yard area, height and/or bulk regulations of this title”. For the site conditions to be considered noncomplying, the use would have had to be legally established through a building permit or otherwise established to comply with the code at the time.

Property history

The applicant stated they started using the subject property in 1974 as an accessory outdoor storage for the properties to the south. Staff could not locate any permits or city records indicating approval for outdoor storage on this property. However, based on aerial images, staff determined that the use was established prior to 1985. During that period, the property was zoned M-2 (Intermediate Industrial). Outdoor storage was an allowed use in the district but Section 51-25-2 (1) of the code stated:

“Any premise which is used or intended to be used for auto wrecking or for the open storage of auto bodies (...) must be enclosed with a masonry wall or tight board or similar fence not less than seven (7) feet high, painted a neutral color and continuously maintained in good and sightly condition. Also, there shall be no open burning of the above mentioned or similar articles, nor shall any materials stored in such lot be stacked higher than the enclosing fence”.

The aerial images from 1985 until 2005 show that the property was used for the storage of trailers, containers or similar equipment. There is no evidence of a fence, and the aerials indicate that none would have been required. Between 2006 and 2015, aerial images and google street views indicate that the property was vacant. After 2017, there is evidence of the property being used for parking of passenger vehicles, large trucks, and trailers as well as truck parts and wrecked vehicles.

The aerials coincide with licensing records of the property to the south. 988 S 500 W was licensed as a construction business until 2008. The license was terminated due to “Construction moved out of city” according to city records. In 2006, an enforcement case for people living in vehicles on the property noted that “As of now, the property is not being used”. In 2014, a business license was denied for tire sales and service. The zoning inspection pointed specific issues with storage on unpaved areas:

“CG zone. Retail is a permitted use. However, the property is not paved and the applicant said this is to be a storage facility. I let him know that it can't be approved until hard surfaced and that he should do a DRT meeting due to the change of use”.

A license was later issued in 2016 for the storage of tires only, as noted in the zoning inspection. That license was terminated in 2021. Two subsequent enforcement cases in 2020 noted outdoor storage of junk and vehicle parts on the property and adjacent areas. In 2023, a business license was issued for truck repair based on the approval of the 2016 license.

Conclusion

While the property may have been operating under a legal noncompliance until 2005, the outdoor storage found on the property after 2016 is inconsistent with the original use and did not comply with the code in effect at the time the use was first established. It also did not comply with the standards applicable in 2016. Furthermore, the outdoor storage use of the property was accessory to 988 S 500 W and abandoned around 2008, when the principal use vacated the property, and not resumed until 2016 or 2017.

Because the outdoor storage use ceased to exist for a period longer than one year, the noncomplying structures associated with that use have also been abandoned. Thus, the current

outdoor storage found on the property is not considered a legally established use and the conditions of the site are not recognized as noncomplying structures.

To establish the outdoor storage use on the property, the applicant would need to apply for a building permit. The use and all associated site improvements will need to comply with current standards at the time the permit is submitted.

If you have any questions regarding this interpretation, please contact Madison Blodgett at (801) 535-7749 or by email at madison.blodgett@slcgov.com.

APPEAL PROCESS:

An applicant or any other person or entity adversely affected by a decision administering or interpreting this Title may appeal to the Appeals Hearing Officer. Notice of appeal shall be filed within ten (10) days of the administrative decision. The appeal shall be filed with the Planning Division and shall specify the decision appealed and the reasons the appellant claims the decision to be in error. Applications for appeals are located on the Planning Division website at <https://www.slc.gov/planning/applications/> along with information about how to apply and processing fees.

Madison Blodgett

Madison Blodgett
Principal Planner

CC: Nick Norris, Planning Director
Mayara Lima, Zoning Administrator
Casey Stewart, Planning Manager and Development Review Supervisor
Posted to Web

Attachments:

Historic Aerials
Street Imagery
1978 Zoning Book Pages
Business License Records

1971 Aerial



1985 Aerial



1993 Aerial



1997 Aerial



1999 Aerial



2002 Aerial



2003 Aerial



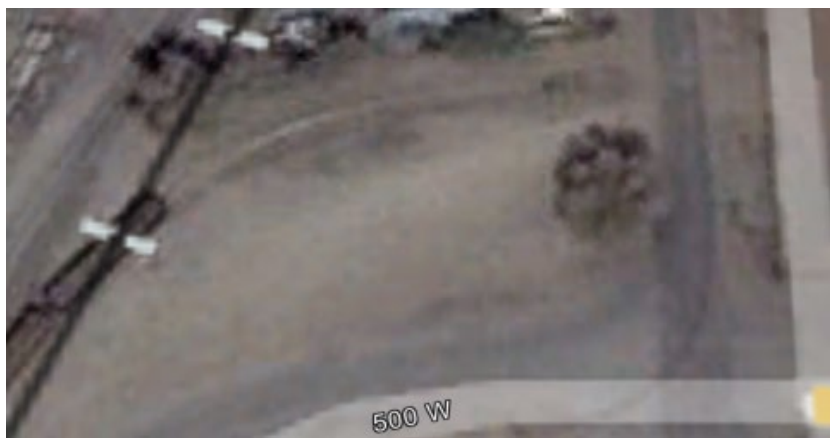
2005 Aerial



2006 Aerial



2007 Aerial



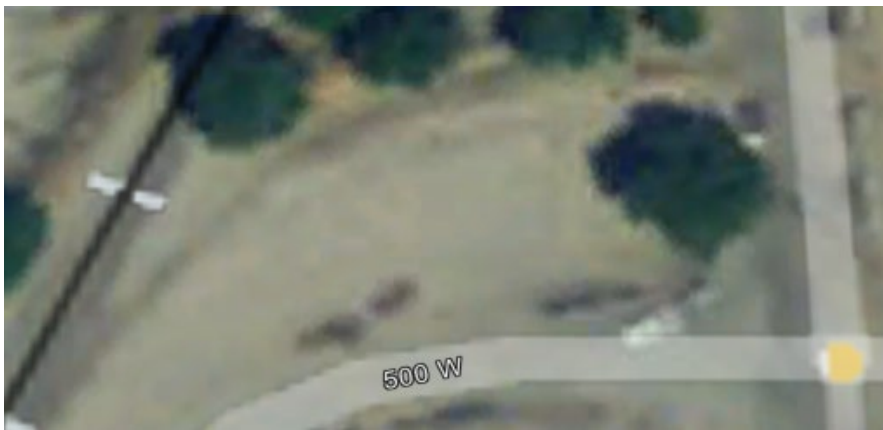
2009 Aerial



2010 Aerial



2011 Aerial



2012 Aerial



2013 Aerial



2015 Aerial



July 2016 Aerial



November 2016 Aerial



2017 Aerial



2018 Aerial



2019 Aerial



February 2020 Aerial



September 2020 Aerial



August 2021 Aerial



October 2021 Aerial



2022 Aerial



May 2023 Aerial



2007 Street View

950 S 500 W



988 S 500 W



2011 Street View

950 S 500 W



988 S 500 W



2015 Street View

950 S 500 W



988 S 500 W



2018 Street View

950 S 500 W



988 S 500 W



2019 Street View

950 S 500 W

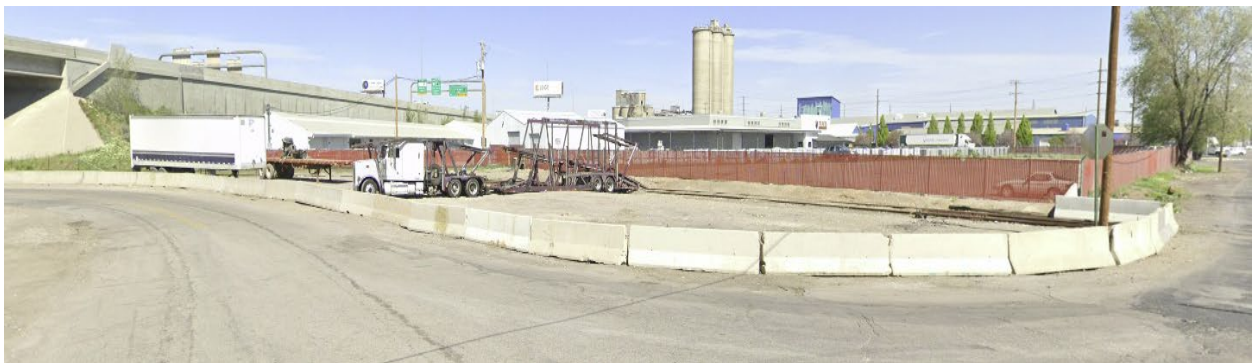


988 S 500 W



2021 Street View

950 S 500 W



988 S 500 W



2022 Street View

950 S 500 W



988 S 500 W



CHAPTER 26

INDUSTRIAL "M-2" DISTRICT

SECTIONS:

- 51-26-1. Use regulations.
- 51-26-2. Front yard, side yard, rear yard and height regulations.
- 51-26-3. Special provisions.

SEC. 51-26-1. USE REGULATIONS. In an Industrial "M-2" District all buildings and premises may be used for any purpose permitted in an Industrial "M-1" District and also for the storage of petroleum products or by-products, provided that the plans for such storage shall be submitted to and approved by the Board of Commissioners of Salt Lake City.

SEC. 51-26-2. FRONT YARD, SIDE YARD, REAR YARD AND HEIGHT REGULATIONS. Front yard, side yard, rear yard and height regulations shall be the same as for an Industrial "M-1" District.

SEC. 51-26-3. SPECIAL PROVISIONS. Special provisions shall be the same as for an Industrial "M-1" District.

CHAPTER 25

INDUSTRIAL "M-1" DISTRICT

SECTIONS:

- 51-25-1. Use regulations.
- 51-25-2. Special Provisions.
- 51-25-3. Front yard, side yard and rear yard regulations.
- 51-25-4. Height regulations.

SEC. 51-25-1. USE REGULATIONS. In an Industrial "M-1" District, all buildings and premises may be used for any purpose permitted in a Commercial "C-3" District, and also for any other trade, Industry or use, except the following which are prohibited.

- (1) Any multiple-family dwelling, apartment, boarding house, etc., (but not including motels or hotels).
- (2) Ammonia, bleaching powder or chlorine manufacture.
- (3) Asphalt manufacture or refining.
- (4) Arsenals.
- (5) Blast furnaces.
- (6) Cement, lime or plaster of paris manufacture.
- (7) Coke ovens.
- (8) Crematory other than crematory located in a cemetery
- (9) Creosote treatment or manufacture.
- (10) Disinfectant and insecticide manufacture.
- (11) Distillation of bones, coal or wood.
- (12) Fat rendering.
- (13) Fertilizer manufacture, except the cold compounding of nonodororous materials.
- (14) Fireworks, explosive manufacture and storage.
- (15) Gas manufacture or storage in excess of ten thousand (10,000) cubic feet.
- (16) Gelatine, glue or size manufacture.
- (17) Grease or tallow manufacture or refining.
- (18) Hair factory.
- (19) Hydrochloric, nitric, sulphuric, or sulphurous acid manufacture.
- (20) Incineration or reduction of garbage, offal or refuse.
- (21) Petroleum refining or storage above ground in excess of the capacity of two (2) seven thousand (7,000) gallon tanks.
- (22) Potash manufacture or refining.
- (23) Raw hides or skins, storage, curing or tanning.
- (24) Rubber manufacture from the crude material.
- (25) Slaughter houses.
- (26) Smelting of iron, copper, zinc or tin ores.
- (27) Stock Yards.
- (28) Sugar refining.
- (29) Tannery.
- (30) Tar roofing or tar waterproofing manufacture.
- (31) Tar distillation or manufacture.
- (32) Wool Pulling, scouring or shoddy manufacture.

(33) Any other trade, industry or use that is noxious or offensive by reason of the emission of odor, smoke, gas, vibration or noise.

(34) No shop or retail business, store, drugstore, or other premise licensed or permitted to do business within this district may be located within a three block radius of any school or church, if said business establishment caters exclusively to adult persons to the advertised exclusion of minors under the age of eighteen years; provided, however, that said prohibition shall not apply to premises licensed to sell beer pursuant to the provisions of Title 20 of these revised ordinances and, further, provided that said prohibition shall not apply to properly licensed theaters under Title 20 of these revised ordinances. For the purpose of this subsection, a block shall mean a standard 600 lineal foot Salt Lake City block.

SEC. 51-25-2. SPECIAL PROVISIONS.

(1) Any premise which is used or intended to be used for auto wrecking or for the open storage of auto bodies, or other metal, glass, bottles, rags, cans, sacks, rubber, paper or other articles commonly known as junk, or for any articles known as second-hand goods, wares or merchandise, must be enclosed with a masonry wall or tight board or similar fence not less than seven (7) feet high, painted a neutral color and continuously maintained in good and slightly condition. Also, there shall be no open burning of the above mentioned or similar articles, nor shall any materials stored in such lot be stacked higher than the enclosing fence.

(2) No portion of any lot shall be used or designed or surfaced in such a way as to make possible the parking, storage or driving of cars or other vehicles in a manner which will allow them to project or drive over the sidewalk at other than approved driveway locations. When any parking or loading areas or driveways adjoin a street, concrete curbs shall be installed in such a location as to prevent any car or vehicle or any portion of a car or vehicle to maneuver or project over the front property line except at approved driveway locations.

SEC. 51-25-3. FRONT YARD, SIDE YARD AND REAR YARD REGULATIONS. Front yard, side yard and rear yard regulations are not required except when an "M-1" District abuts residential districts as outlined in Chapter 6.

SEC. 51-25-4. HEIGHT REGULATIONS. No building or structure shall be erected to a height in excess of eighty (80) feet.

LIC2014-04551

Menu Update Reset Help

License #

[LIC2014-04551](#)

License Type *

BusLic/Commercial/NA/NA

Inspector * [Current User](#)

--Select--

Inspection Type *

BZ-Zoning Inspection

Department * [Current Department](#)

Planner

Business Name

Request Comment

Change of address

Address

988 S 500 W, Salt Lake City, UT 84101-2828

Unit Nbr

Request Date

12/29/2014

Request Time

3 : 16 PM

Requestor

James Allred

Requestor's Phone Number

_Set view for Citizen access

Scheduled Date *

12/29/2014

Scheduled Start Time

8 : 00 AM

Display Comment in ACA

Inspection Date

01/12/2015

Inspection Time

4 : 36 PM

Comment Display in ACA

All ACA Users

Record Creator

Licensed Professional

Contact

Owner

Status *

Fail

Result Comment  [Standard Comments](#)

CG zone. Retail is a permitted use. However, the property is not paved and the applicant said this is to be a storage facility. I let him know that it can't be approved until hard surfaced and that he should do a DRT meeting due to the change of use.

[check spelling](#)

Record ID *

[14BCA-00000-02704](#)

Created By ACA

No

Inspection Sequence Number

6677282

SF Inspection ID

LIC1979-00593 - Business License

Menu Reports Help

License Status: [Terminated](#)
 License Detail: [Detail](#)
 License Type: [Commercial License](#)
 Address: [988 S 500 W, Salt Lake, UT 84101](#)
 Owner Name: [AMERICAN CRANE INC.](#)
 Owner Address: [2471 S 150 W, RALPH SMITH CO., BOUNTIFUL, UT 84010-6470](#)
 License Name: [Business License](#)

License Comments:	View ID	Comment	Date
	AA CONV	CONSTRUCTION MOVED OUT OF CITY	07/23/2008

NAICS/Previous License Info:

License Information		Ownership Name	Print Sort
Description of Business Operation	CONSTRUCTION	-	-
		Ownership Type	
		-	
Federal Tax ID	State Tax ID		
870264990	-		
NAICS Code	NAICS Description		
179	CONSTRUCTION		
Previous License Number	New License Number	SIC Number	
-	-	179-0002	
License Fee Total			
Employee Count	Freight Sticker Count	Franchise	
-	-	-	
Occupant Load	Apartments		
-	-		
Do you intend to use, store, or dispense Hazardous Material in this facility?			

License Information

SOB

Name	Stage Name	Date Applied	Police Approval	Paid

Solicitor

Name	Date Applied	Police Approval	Paid

DBA

DBA

FREIGHT VEHICLE INFO

Year (Number)	Make	Body Style	Plate Number	State

POLICE CALLS ON RENTALS

Related License	Police Case Number	Unit/Apartment	Comments	Third Violation

Total Fee Assessed: [\\$662.50](#)

Total Fee Invoiced: [\\$662.50](#)

Balance: [\\$662.50](#)

Contact Info:	Name	Organization Name	Contact Type	Relationship	Address	Status
	ASHWORTH WAYNE G	AMERICAN CRANE INC	Business Officer	Owner		Active
	ASHWORTH WAYNE G	AMERICAN CRANE INC	Business License	BUSINESS LICENSE	998 SOUTH 500 W...	Active
	ASHWORTH WAYNE G	AMERICAN CRANE INC	Business Officer	Contact		Active
	AMERICAN CRANE INC	AMERICAN CRANE INC	Business Officer	Business	988 S 500 W, SA...	Active
	AMERICAN CRANE INC	AMERICAN CRANE INC	Business Officer	MAILING	998 SOUTH 500 W...	Active

Workflow Status:	Task	Assigned To	Status	Status Date	Action By
	Application Review and...				
	License Review or Insp...				
	License Issuance				
	Notification of Renewal				
	Schedule Hearing				
	Terminate or Schedule ...		License Term...	03/28/1995	AA CONV

LIC2016-01290

Menu Update Reset Help

License #

[LIC2016-01290](#)

License Type *

BusLic/Commercial/NA/NA

Inspector * [Current User](#)

Scott Browning

Inspection Type *

BZ-Zoning Inspection

Department * [Current Department](#)

Permit Plan Examiners

Business Name

Request Comment

TIRE SALES AND REPAIR CALL MARCO FOR INSPECTIONS AT 801 755 9696

Address

988 S 500 W, Salt Lake City, UT 84101-2828

Unit Nbr

Request Date

04/15/2016

Request Time

12 : 11 PM

Requestor

Denise Hooper-Valles

Requestor's Phone Number

_Set view for Citizen access

Scheduled Date *

04/15/2016

Scheduled Start Time

12 : 00 AM

Display Comment in ACA

Inspection Date

04/18/2016

Inspection Time

8 : 32 AM

Comment Display in ACA

All ACA Users

Record Creator

Licensed Professional

Contact

Owner

Status *

Pass

Result Comment [Standard Comments](#)

The stated property resides within the CG zoning district. Retail goods and retail services are permitted uses. There is hard surfaced parking located on premises, however, he states that the business does roadside repair only. His office is from his home. The main use of the structure will be for storage of tires.

[check spelling](#)

Record ID *

[16BCA-00000-00706](#)

Created By ACA

No

Inspection Sequence Number

6786074

SF Inspection ID

ATTACHMENT B: Administrative Interpretation Application



PLANNING PROCESS // ADMINISTRATIVE INTERPRETATION

ABOUT THE APPLICATION

Thank you for your interest in submitting an Administrative Interpretation application. The following packet will provide general information to get started on your project and guide you through the process of the application from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757

PURPOSE & INTENT OF THE PROCESS



We recognize that the Zoning Ordinance cannot address every specific situation to which these provisions may have to be applied. The purpose of the administrative interpretation is to provide **clarification on a specific provision** considering the purposes for which those provisions were created. The intent of this process is to allow authoritative application to specific cases, and it is not intended to add to or change the essential content of this title.

WHO CAN REQUEST AN ADMINISTRATIVE INTERPRETATION?

Because the process is meant for specific applications of the provisions of the code, only a property owner having need for an interpretation or a property owner's authorized agent can request an administrative interpretation.

CONSULTATION






If you have questions regarding the Administrative Interpretation regulations or process, please contact the Salt Lake City Planning Counter staff at zoning@slcgov.com or give us a call at 801-535-7757. If you would like to discuss your development plan in more detail, you can request a pre-submittal meeting with Planning staff by contacting the Planning Counter.

Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.

PROCESS TIMELINE

TIME FRAME

 4 WEEKS

-  APPLICANT
-  STAFF

1



APPLICATION RECEIVED


Application submitted and pre-screened to ensure submittal requirements are met and fees are paid.

2



PLANNER ASSIGNED

Application reviewed by Planner to ensure complete documentation (if incomplete, the applicant will be provided a list of missing info to submit).

 14 days

4



DECISION LETTER


Letter is issued with Zoning Administrator's decision and findings.

3



RESEARCH

Planner reviews the request, studies the issue and consults with Zoning Administrator.


 21 days

5



APPEAL PERIOD

Any person adversely affected may file an appeal within 10 days of the decision.

 10 days

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

ADMINISTRATIVE INTERPRETATION

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **\$71** filing fee.
- Additional **\$61** per hour if research extends beyond the first hour.

APPLICANT INFORMATION

PROJECT NAME (OPTIONAL)

ADDRESS OF SUBJECT PROPERTY

REQUEST

NAME OF APPLICANT

PHONE

MAILING ADDRESS

EMAIL

APPLICANT'S INTEREST IN PROPERTY (**owner's consent required*)

Owner Architect* Contractor* Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (*if different from applicant*)

PHONE

MAILING ADDRESS

EMAIL

OFFICE USE

CASE NUMBER

RECEIVED BY

DATE RECEIVED

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

EMAIL

MAILING ADDRESS

PHONE

APPLICATION TYPE

SIGNATURE

Katie Walton

DATE

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

NAME OF OWNER

EMAIL

MAILING ADDRESS

SIGNATURE

Katie Walton

DATE

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

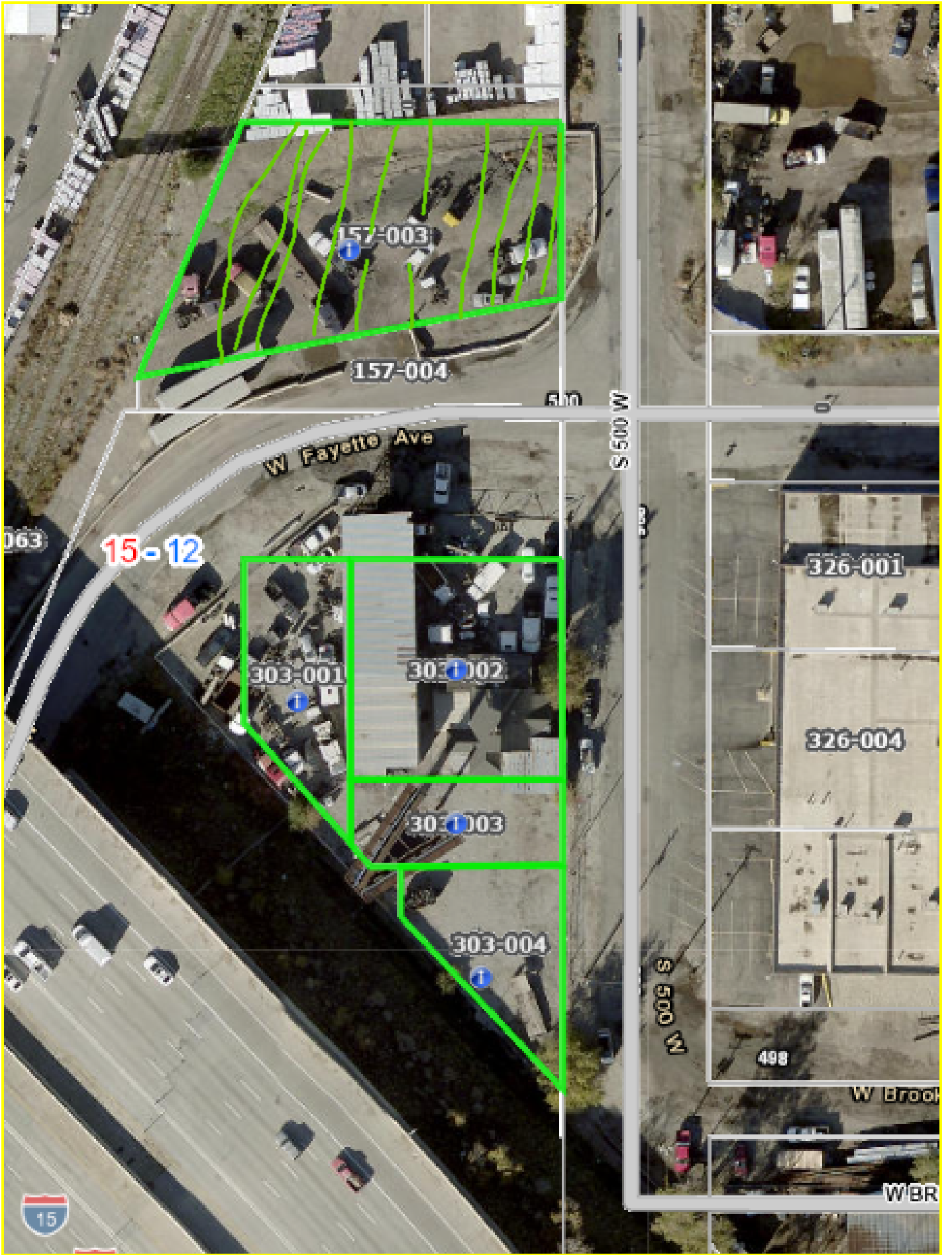
REQS.	STAFF	REQUIREMENTS
<input type="checkbox"/>	<input type="checkbox"/>	A narrative that includes: <ul style="list-style-type: none">• The sections of the zoning ordinance for which an interpretation is sought.• The facts of the specific situation giving rise to the request for an interpretation.• The interpretation the applicant believes to be correct.
<input type="checkbox"/>	<input type="checkbox"/>	Land use interpretations must also include: <ul style="list-style-type: none">• A complete description of the proposed use.• The use classification the applicant thinks is the most similar to the proposed use.• Documents, statements, and other evidence demonstrating that the proposed use will comply with all use limitations established for the district.
<input type="checkbox"/>	<input type="checkbox"/>	Legal lot interpretations must also include: <ul style="list-style-type: none">• Information regarding the lot/parcel's original creation date, such as a copy of the original deed or recording information (Book/Page/Entry No/Date) of such record. <i>Prior property deeds and recording information can be found with research at the Salt Lake County Recorder's Office (add link here). A title company can also perform such research. Requests received without such documentation may take an extended amount of time and are subject to an additional research fee.</i>
<input type="checkbox"/>	<input type="checkbox"/>	Supporting Evidence: <ul style="list-style-type: none">• Drawings, images, or other documents that clarify and support the applicant's interpretation.

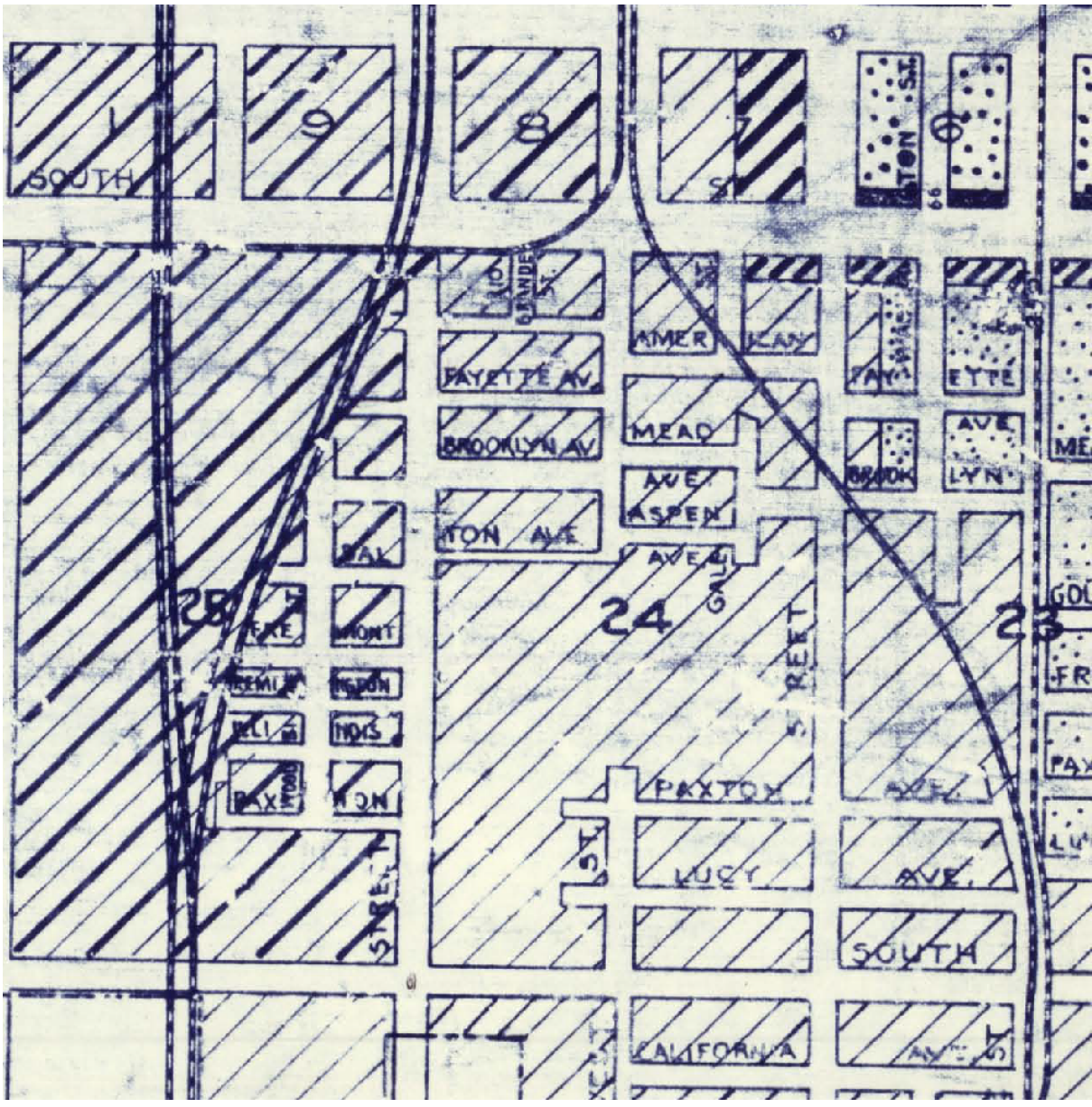
INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

KW

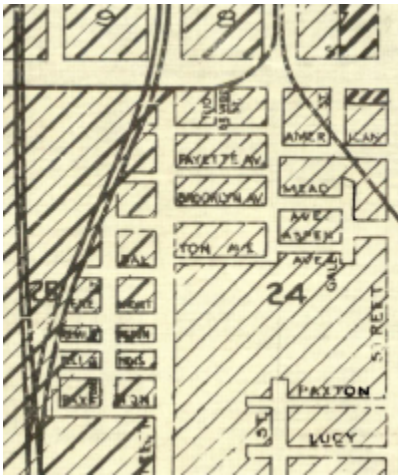
DISCLAIMER: I ACKNOWLEDGE THAT SALT LAKE CITY REQUIRES THE ITEMS ABOVE TO BE SUBMITTED BEFORE MY APPLICATION CAN BE PROCESSED. I UNDERSTAND THAT PLANNING WILL NOT ACCEPT MY APPLICATION UNLESS ALL OF THE FOLLOWING ITEMS ARE INCLUDED IN THE SUBMITTAL PACKAGE.





1955 zoning
Industrial B (m-2)

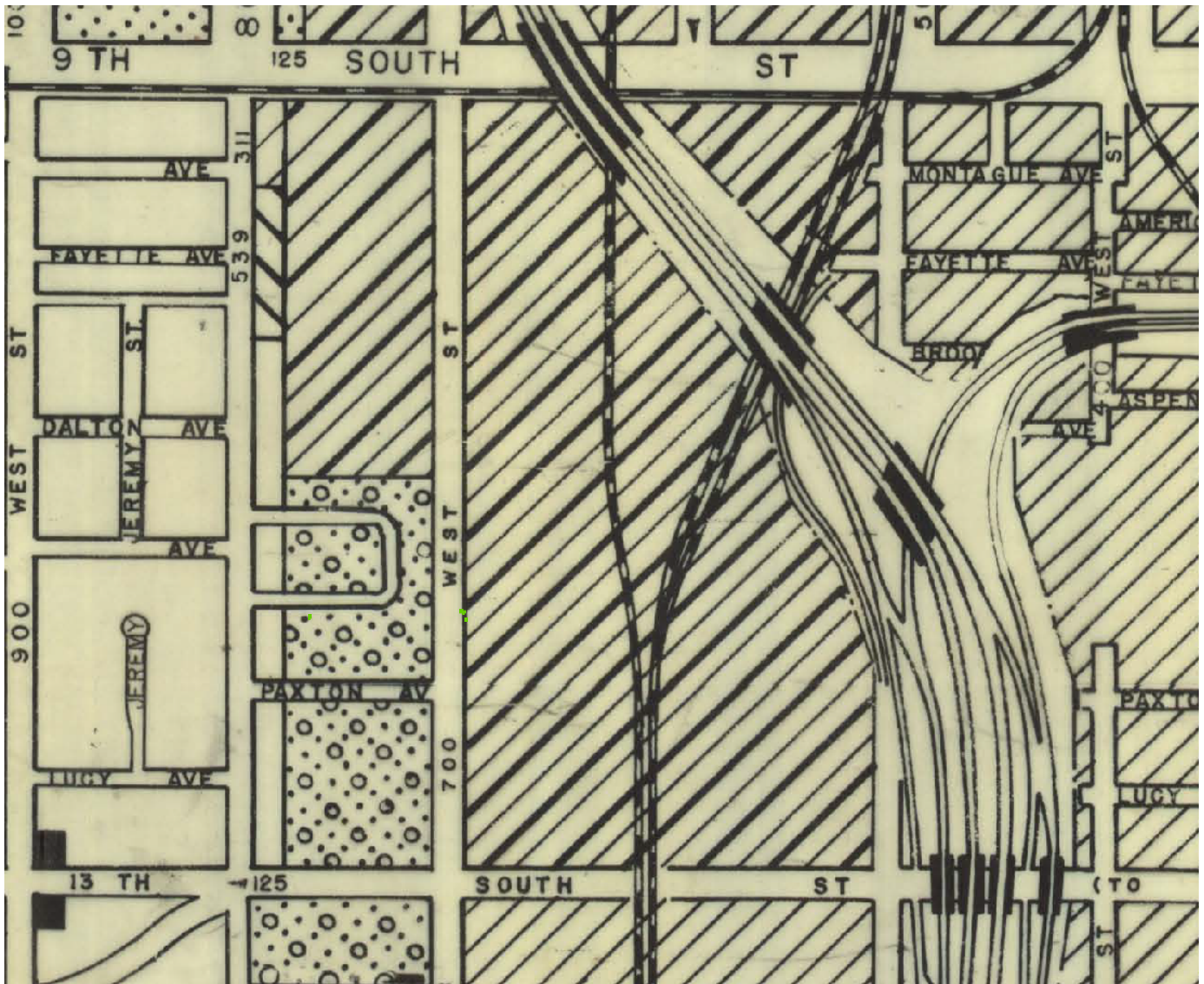
EXPLANATION			
RESIDENTIAL "A-A"		Single Family Dwelling	R
RESIDENTIAL "A"		1 and 2 Family Dwellings	
RESIDENTIAL "A-3"		1 and 2 Family Dwellings (3 and 4 Spec. Per.)	
RESIDENTIAL "B"		Apartments and Hotels permitted	
RESIDENTIAL "B-2"		Apartments and Hotels permitted ("B-2-1" permits Trailer Homes)	
RESIDENTIAL "B-3"		Limited Retail Business	
BUSINESS "A"		Limited Commercial Use	
BUSINESS "A-1"		Controlled Low Density Business	
COMMERCIAL		General Business Activities	
INDUSTRIAL		Manufacturing, Warehouses, etc.	
INDUSTRIAL "B"		Wholesale Storage Petroleum Products	
UNRESTRICTED		Any Use Permitted in the City	



1958 zoning M-2

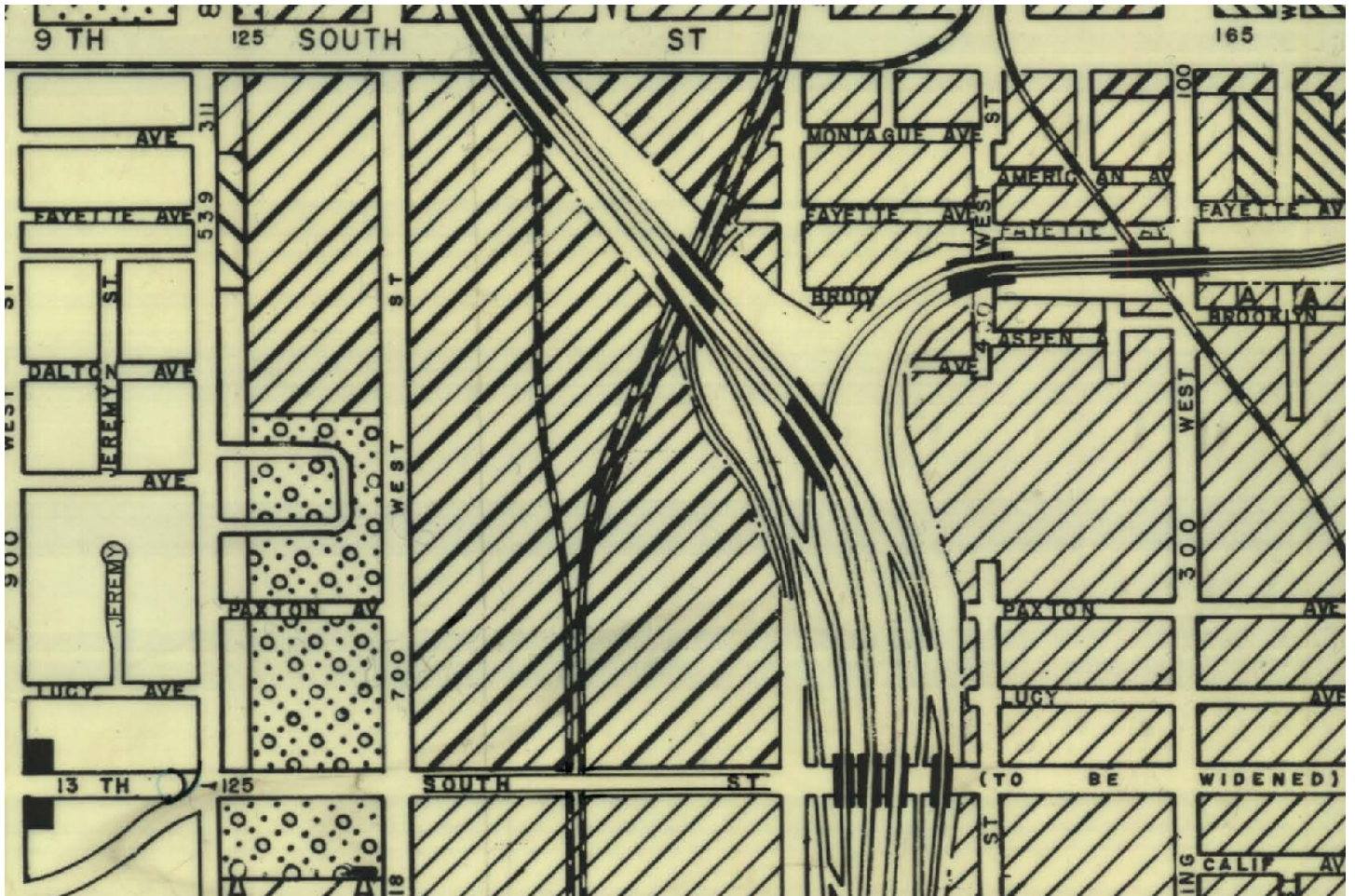
EXPLANATION			SIC REQU
RESIDENTIAL "R-1"		Single Family Dwellings	8
RESIDENTIAL "R-2"		Two Family Dwellings	8
RESIDENTIAL "R-4"		Three and Four Family Dwellings	8
RESIDENTIAL "R-5"		Multiple Family Dwellings	6
RESIDENTIAL "R-6"		Multiple Family Dwellings	4
RESIDENTIAL "R-7"		Multiple Family, Limited Office	4
AGRICULTURAL "A-1"		Agricultural	8
BUSINESS "B-3"		Limited Business (Neighborhood Shopping)	
COMMERCIAL "C-1"		Limited Commercial	
COMMERCIAL "C-2"		Controlled, Low Density Commercial	
COMMERCIAL "C-3"		General Business Activity	
INDUSTRIAL "M-1"		Light Industrial	
INDUSTRIAL "M-2"		Intermediate Industrial	
INDUSTRIAL "M-3"		Heavy Industrial	
TRAILER "T"		Trailer Courts	

1974 map



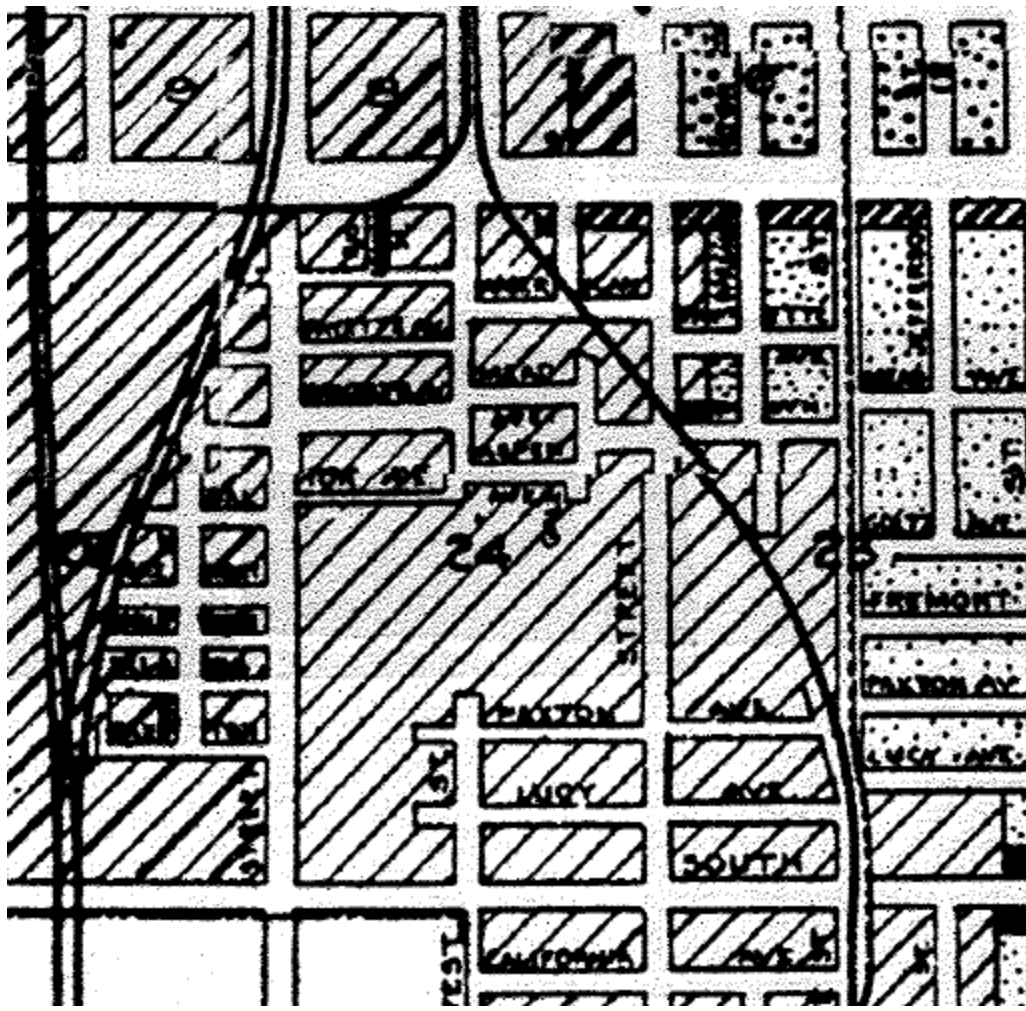
		Airport Official Map 21 Boundaries
		Capital Hill Protective Area
RESIDENTIAL "R-1"		Single Family Dwellings
RESIDENTIAL "R-1A"		Single Family and/or Planned-Unit Developments
RESIDENTIAL "R-2"		Two Family Dwellings
RESIDENTIAL "R-2A"		Two Family Dwellings & Limited Apts.
RESIDENTIAL "R-4"		Three and Four Family Dwellings
RESIDENTIAL "R-5"		Multiple Family Dwellings
RESIDENTIAL "R-6"		Multiple Family Dwellings
RESIDENTIAL "R-7"		Multiple Family - Limited Offices
AGRICULTURAL "A-1"		Agricultural
BUSINESS "B-3"		Limited Business (Neighborhood Shopping)
COMMERCIAL "C-1"		Limited Commercial
COMMERCIAL "C-2"		Controlled Low Density Commercial
COMMERCIAL "C-3"		General Business Activity
COMMERCIAL "C-3A"		General Business Activity (Controlled 15' Setback)
COMMERCIAL "C-4"		General Business Activity (Controlled)
INDUSTRIAL "M-1"		Light Industrial
INDUSTRIAL "M-1A"		Light Industrial (15' Setback)
INDUSTRIAL "M-2"		Intermediate Industrial
INDUSTRIAL "M-3"		Heavy Industrial
TRAILER "T"		Trailer Courts

1977 ZONING MAP – new book in 1978



RESIDENTIAL	"R-1"		Single Family Dwellings
RESIDENTIAL	"R-1A"		Single Family and/or Planned-Unit Developments
RESIDENTIAL	"R-2"		Two Family Dwellings
RESIDENTIAL	"R-2A"		Two Family Dwellings & Limited Apts.
RESIDENTIAL	"R-3A"		Single Family Dwellings and/or Low Density Apts.
RESIDENTIAL	"R-4"		Three and Four Family Dwellings
RESIDENTIAL	"R-5"		Multiple Family Dwellings
RESIDENTIAL	"R-5A"		Medium Density Garden Apts.
RESIDENTIAL	"R-6"		Multiple Family Dwellings
RESIDENTIAL	"R-7"		Multiple Family Limited Offices
AGRICULTURAL	"A-1"		Agricultural
BUSINESS	"B-3"		Limited Business (Neighborhood Shopping)
COMMERCIAL	"C-1"		Limited Commercial
COMMERCIAL	"C-2"		Controlled Low Density Commercial (30' Setback)
COMMERCIAL	"C-3"		General Business Activity
COMMERCIAL	"C-3A"		General Business Activity (Controlled 15' Setback)
COMMERCIAL	"C-4"		General Business Activity (Controlled)
INDUSTRIAL	"M-1"		Light Industrial
INDUSTRIAL	"M-1A"		Light Industrial (15' Setback)
INDUSTRIAL	"M-2"		Intermediate Industrial
INDUSTRIAL	"M-3"		Heavy Industrial
TRAILER	"T"		Trailer Courts
RESEARCH	"R-D"		Research Development Park
	"F-1"		Foothill Development Overlay Zone
	"P-1"		Foothill Preservation District
			Historic District Boundaries
			Airport Official Map 21 Boundaries
			Capitol Hill Protective Area

Vault No. 19370
 Account No. 3-1
 Drawing No. 1
 Sheet 1 of 2



DISTRICTS

RESIDENTIAL 'A'		Land 2 Family Dwellings
RESIDENTIAL 'A-3'		Land 2 Family Dwellings
RESIDENTIAL 'B'		Apartments & Hotels Permitted
RESIDENTIAL 'B-2'		Apartments & Hotels Permitted
RESIDENTIAL 'B-3'		Limited Retail Business
BUSINESS 'A'		Limited Commercial Use
COMMERCIAL		General Business Activities
INDUSTRIAL		Manufacturing, Warehouses, Etc.
INDUSTRIAL 'B'		Wholesale Storage Petroleum Products.
UNRESTRICTED		Any Use permitted in the City

Detached Structure	15-12-303-002-0000
Structure	CARPORT
Description	
Assessment Class	COM-SECONDRY
Units	SQUARE-FEET
Measure 1	71
Measure 2	31
Effective Year Built	2004
Actual Year Built	1979
Quality	AVERAGE
Condition	FAIR
Income Flag	Y
Replacement Cost New	\$ 79,984
Replacement Cost New, Less Depreciation	\$ 31,194
Sound Value	\$ 100
Building Number	0
Legal Description	15-12-303-002-0000
N 97 1/2 FT OF LOTS 1 & 2 BLK 5 FOUNTAIN PLACE	

902 Vacant Lot – Ind – current property tax designation

American Crane has been operating on the property at issue since before 1974. We have never intended to abandon the use that is present. We have never replaced the use with a different conforming use nor have we changed the use. (1964 Salt Lake City Zoning and Ordinance book from the Salt Lake City Planning Commission, Chapter 7 Sec. 51-7-6 ABANDONMENT). Code enforcement thought there had been a change in use around 2018 but that is not the case. We are continuing to use the space as we have been for more than fifty years, including our railroad tracks.

Count 1: 21A.02.050.A

Permit is required for any alteration.

There have been no alterations made to the property – nothing has been developed.

Count 2: 21A.04.030

Permit is required for any alteration.

There have been no alterations made to the property. Nothing has been constructed, demolished, erected, or built.

Count 3: 21A.40.140

Outdoor storage is prohibited use in zoning area.

Outdoor storage is not expressly prohibited. Not only have we never abandoned the non-conforming use, but it conforms with the 1964 Salt Lake City Zoning and Ordinance book Chapter 22 Commercial C-22 District Sec. 51-22-1 USE REGULATIONS (which reverse flow and apply to the parcel in question which is Industrial M-2, intermediate industrial) permits:

6. Any incidental use necessary to the operation of a permitted main use including repair and shop facilities.

This property is incidental to the main use of our adjacent parcel. It therefore allows the use, including repair and shop facilities. Further, M-2 from the 1964 Book doesn't not expressly prohibit our current use.

Hattie Walton





PRIZE BRIDGE

Most Beautiful Highway
Grade Separation

South Weber Interchange
Davis County, Utah

OPENED TO TRAFFIC 1974

STEEL ERECTOR:
American Crane, Inc., Riverton, Utah

PRESENTED BY
AMERICAN INSTITUTE OF STEEL CONSTRUCTION

LIST OF AWARDEES

Ken W. Redington
President

F. J. Murphy

MEMBER COMMITTEE ON PUBLIC RELATIONS
AND PROMOTION

R. W. Legendoff

Arthur Stone Jr.

John M. Hayes

Wm. H. Gray

D. C. Jones

February 2021



NOTICE

**IT IS UNLAWFUL TO CAMP IN
AN AREA NOT APPROVED
FOR CAMPING**

Under the authority of Utah Code 26A, Salt Lake County Health Regulation 7 § 4.19 prohibits camping on private or public property that is not licensed and zoned for overnight camping.

You are hereby notified to remove personal items from this area. Any items remaining after the date and time below will be considered abandoned and will be disposed of.

Date: 2/3/2021 Time: 5:00 PM

By order of Salt Lake County Health Department

For a list of resources for people experiencing homelessness in Salt Lake County, call 211 or visit 211.utah.gov





Many of the dozens of unsheltered individuals who have been living there will move to smaller encampments in the city.



(Rick Egan | The Salt Lake Tribune) A sign posted by the Salt Lake County Health Department Monday, Feb. 2, 2021, announcing that everyone was to be off the property for an abatement. Most of the unsheltered people who had been living in Camp Last Hope have dispersed to other, smaller encampments. 2021.

By Taylor Stevens | Feb. 3, 2021, 8:11 p.m.



Count 1: 21A.02.050.A

Permit is required for any alteration.

There have been no alterations made to the property – nothing has been developed.

Count 2: 21A.04.030

Permit is required for any alteration.

There have been no alterations made to the property. Nothing has been constructed, demolished, erected, or built.

Count 3: 21A.40.140

Outdoor storage is prohibited use in zoning area.

Chapter 22 Commercial C-22 District Sec. 51-22-1 USE REGULATIONS (Working things)

6. Any incidental use necessary to the operation of a permitted main use including repair and shop facilities.

This property is incidental to the main use of our adjacent parcel and has been for more than 50 years.



Mr. [Name] at the [Location]

ATTACHMENT C: Appeal Application and Claims



PLANNING PROCESS // APPEAL OF A DECISION

ABOUT THE APPLICATION

Thank you for your interest in submitting an Appeal of a Decision application. The following packet will provide general information to get started on your project and guide you through the application process from start to finish. The package is broken down into three sections: Information about the application, a visual diagram of the application process, and the application form.

We highly encourage you to work with our Planning staff prior to submitting an application. For questions regarding any of the information listed in this packet or to set up a pre-submittal meeting please contact us at zoning@slcgov.com or give us a call at 801.535.7757. Pre-submittal meetings are held on Thursdays in 30 minute slots between 1:30 and 3:30 pm.



PLANNING DIVISION
451 SOUTH STATE STREET ROOM 406
PO BOX 145480
SALT LAKE CITY, UT 84114-5480

SLC.GOV/PLANNING
ZONING@SLCGOV.COM
TEL 801-535-7757

APPEAL PERIOD

An appeal must be submitted within ten (10) days of the decision. The applicant of an Historic Landmark Commission decision being appealed can submit within thirty (30) days of the decision.

GUIDELINES FOR APPEALING A DECISION ([SECTION 21A.16](#))

A person who challenges a decision bears the burden of showing that the decision made 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.

In case of a commission decision the record includes information, such as 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.

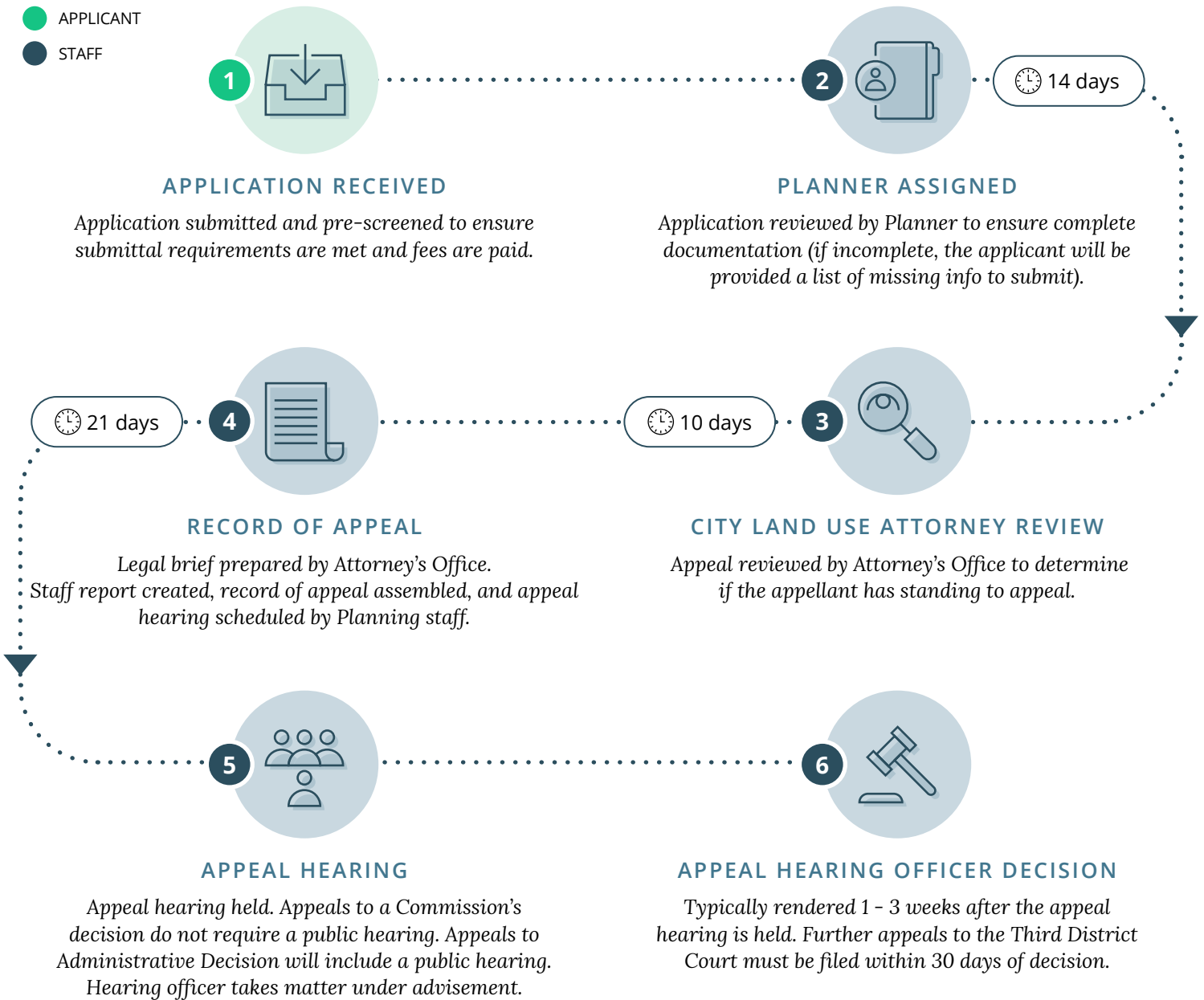


PROCESS TIMELINE

TIME FRAME

 2 - 3 MONTHS

-  APPLICANT
-  STAFF



APPEALS HEARING SCHEDULING

Appeals hearings are typically held the 3rd Thursday of the month. The assigned planner will coordinate the scheduling for the appeal.

DISCLAIMER: APPLICATION TIME FRAMES MAY VARY DEPENDING ON CURRENT WORKLOAD AND COMPLEXITY OF APPLICATIONS. INCOMPLETE OR MISSING INFORMATION ON DRAWINGS AND APPLICATION FORMS WILL DELAY THE PROCESS.

APPEAL OF A DECISION

IMPORTANT INFORMATION



CONSULTATION

Available prior to submitting an application. For questions regarding the requirements, email us at zoning@slcgov.com.



SUBMISSION

Submit your application online through the [Citizen Access Portal](#). Learn how to submit online by following the [step-by-step guide](#).



REQUIRED FEES

- **\$303** filing fee submitted within required appeal period. Additional required notice and hearing fees will be assessed after submission.

APPLICANT INFORMATION

ADDRESS OF SUBJECT PROPERTY

DECISION APPEALED

NAME OF APPELLANT

PHONE

MAILING ADDRESS

EMAIL

APPELLANT'S INTEREST IN PROPERTY (**owner's consent required*)

Owner Architect* Contractor* Other*

IF OTHER, PLEASE LIST

NAME OF PROPERTY OWNER (*if different from appellant*)

PHONE

MAILING ADDRESS

EMAIL

OFFICE USE

CASE NUMBER BEING APPEALED

RECEIVED BY

DATE RECEIVED

APPEALED DECISION MADE BY

Administration Historic Landmark Commission Planning Commission

DISCLAIMER: PLEASE NOTE THAT ADDITIONAL INFORMATION MAY BE REQUIRED BY THE PROJECT PLANNER TO ENSURE ADEQUATE INFORMATION IS PROVIDED FOR STAFF ANALYSIS. ALL INFORMATION REQUIRED FOR STAFF ANALYSIS WILL BE COPIED AND MADE PUBLIC, INCLUDING PROFESSIONAL ARCHITECTURAL OR ENGINEERING DRAWINGS, FOR THE PURPOSES OF PUBLIC REVIEW BY ANY INTERESTED PARTY.

ACKNOWLEDGMENT OF RESPONSIBILITY

1. This is to certify that I am making an application for the described action by the City and that I am responsible for complying with all City requirements with regard to this request. This application will be processed under the name provided below.
2. By signing the application, I am acknowledging that I have read and understood the instructions provided for processing this application. The documents and/or information I have submitted are true and correct to the best of my knowledge. I understand that the documents provided are considered public records and may be made available to the public.
3. I understand that my application will not be processed until the application is deemed complete by the assigned planner from the Planning Division. I acknowledge that a complete application includes all of the required submittal requirements and provided documents comply with all applicable requirements for the specific applications. I understand that the Planning Division will provide, in writing, a list of deficiencies that must be satisfied for this application to be complete and it is the responsibility of the applicant to provide the missing or corrected information. I will keep myself informed of the deadlines for submission of material and the progress of this application.
4. I understand that a staff report will be made available for my review prior to any public hearings or public meetings. This report will be on file and available at the Planning Division and posted on the Division website when it has been finalized.

NAME OF APPLICANT

EMAIL

MAILING ADDRESS

PHONE

APPLICATION TYPE

SIGNATURE

DATE

LEGAL PROPERTY OWNER CONSENT

If the applicant is not the legal owner of the property, a consent from property owner must be provided. Properties with a single fee title owner may show consent by filling out the information below or by providing an affidavit.

Affirmation of sufficient interest: I hereby affirm that I am the fee title owner of the below described property or that I have written authorization from the owner to pursue the described action.

LEGAL DESCRIPTION OF SUBJECT PROPERTY

NAME OF OWNER

EMAIL

MAILING ADDRESS

SIGNATURE

DATE

1. If a corporation is fee titleholder, attach copy of the resolution of the Board of Directors authorizing the action.
2. If a joint venture or partnership is the fee owner, attach copy of agreement authorizing action on behalf of the joint venture or partnership.
3. If a Home Owner's Association is the applicant then the representative/president must attach a notarized letter stating they have notified the owners of the proposed application. A vote should be taken prior to the submittal and a statement of the outcome provided to the City along with the statement that the vote meets the requirements set forth in the CC&Rs.

DISCLAIMER: BE ADVISED THAT KNOWINGLY MAKING A FALSE, WRITTEN STATEMENT TO A GOVERNMENT ENTITY IS A CRIME UNDER UTAH CODE CHAPTER 76-8, PART 5. SALT LAKE CITY WILL REFER FOR PROSECUTION ANY KNOWINGLY FALSE REPRESENTATIONS MADE PERTAINING TO THE APPLICANT'S INTEREST IN THE PROPERTY THAT IS THE SUBJECT OF THIS APPLICATION.

SUBMITTAL REQUIREMENTS

Please provide the following information with your application. Confirm that you have included each of the requirements listed below by adding a check mark for each item.

CHECK

STAFF

REQUIREMENTS ([21A.16.030.A](#))



A written description of the alleged error and the reason for this appeal, see [page 2](#).

INCOMPLETE INFORMATION WILL NOT BE ACCEPTED

INITIALS

KW

DISCLAIMER: 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.

American Crane Inc.
Katie Walton
2471 South 150 West
Bountiful UT 84010
kate@contrucking.com
801-633-2184

Appeal of PLNZAD2023-00743

February 2, 2024

This is a request for an appeal on the determination that a nonconforming use was abandoned in 2006. 950 S 500 W (Tax ID# 15-12-157-003-0000). The use of outdoor storage on 950 S 500 W is associated with the use on 970, 988, 990, and 998 S 500 W, (Tax ID# 15-12-303-001-0000, 15-12-303-002-0000, 15-12-303-003-0000, 15-12-303-004-0000), which operates as one.

The Commission seems to have relied heavily on aerial images and google street views to indicate that the property was vacant and nonconforming use abandoned around 2005. The information and evidence which may have been relied upon cannot sustain the decision for several reasons.

“The aerial images from 1985 until 2005 show that the property was used for the storage of trailers, containers or similar equipment. There is no evidence of a fence, and the aerials indicate that *none would have been required*. Between 2006 and 2015, aerial images and google street views indicate that the property was vacant”
(ADMINISTRATIVE INTERPRETATION AMENDED DECISION AND FINDINGS PLNZAD2023-00743).

The 2007 Street view of 950 South 500 West clearly shows equipment on both 950 South and 988 South. It is unrealistic to judge the use of a property or the intent of an owner based off an occasional image. Many of the street view images show the accessory outdoor storage of trailers, containers or similar equipment on the property.

See 1964 Zoning Ordinance Chapter 7 Sec. 51-7-6 ABANDONMENT

A nonconforming use shall be considered abandoned:

1. When the **intent** of the owner to discontinue the use is apparent, or
2. When the characteristic equipment and furnishings of the nonconforming use have been **removed** and have not been replaced by similar equipment within one year, or
3. When the building or premises are left **vacant** for a period of one year or more, or
4. When the use has been replaced by a **conforming** use.

American Crane Inc. never intended to abandon the established use.

1964 Chapter 7 Sec. 51-7-6 ABANDONMENT

Affidavit from Douglas R. Smith – continued use since 1974, no *intent* for abandonment.

The characteristic equipment and furnishings of the nonconforming use are on the property and have remained there since before 1974. Most consistently visible in aerial photos is our hot-rolled asymmetrical steel rounded I-beam track. This standard track has a gauge of 4 feet, 8.5 inches that allows our Mi-Jack Gantry Crane to operate when on the property. If American Crane Inc. had intended to abandon the nonconforming accessory outdoor storage use, the track would have been removed and relocated as it very valuable. Because of its substantial weight and size, it has been safe from the recurring theft dominant in the area. Further, trailers, containers and or similar equipment have been on the property, as seen in the google street view post-2005, and as Douglas R. Smith affirmed.

As vagrancy, crime, and the general degradation of the neighborhood occurred, we found it necessary to keep valuables locked up at night or off the property completely. The aerial photos and google street view fail to show the additional fenced area south of the primary building, that is also part of the property and has been consistently used for accessory outdoor storage, including after 2005.

A 2006 code enforcement note from a case allegedly involving people living on the property, “*As of now, the property is not being used*” does not show any intention of American Crane Inc. to vacate or abandon its use or if, in fact, it was not being used (pictures from PLNZAD2023-00743 show a storage tank and other equipment on the property during this time as well as the subjects of the case being active on the property). Utilities have always been operational on the property (Salt Lake City, Dominion Gas/Questar and Rocky Mountain Power). The property was never vacant and has always been occupied.

A 2008 business license termination does not establish an intent to abandon, remove, or vacate by American Crane Inc. – merely that they were not involved in the sale of “tangible personal property at retail or wholesale, the manufacturing of goods or property, and the rendering of personal services for others for a consideration by persons engaged in any profession, trade, craft, business, occupation or other calling” as SLC Code § 5.02.005 requires. Nothing has replaced American Crane Inc. – they have always maintained ownership and a presence on the property.

Other tenants applying for or obtaining other business licenses does *not* indicate American Crane Inc. has been completely replaced by a conforming use or that they had vacated the property - only that someone else was seeking to engage in business in Salt Lake City.

A 2020 Notice and Order (HAZ2020-02868) was for a *residential* accessory storage violation. “Items located on porch that are not intended for outdoor use” – not for the nonconforming use

of accessory outdoor storage on the property. Further, an email dated 9/29/2020, from Catherine Salazar indicates “I am not concerned about the property surrounding that I think is the grandfathered business of this location.” This was only a *residential* consideration – the items in question were sewing machines. The residential items were removed, and the case was closed. Further, *inaction* by inspector Salazar, shows the acceptance of the nonconforming use of accessory outdoor storage on the property (see email from Salazar to Katie Smith Walton).

For the reasons above, American Crane Inc. should be determined to *currently* have a legal, nonconforming use of accessory outdoor storage on the property. PLNZAD2023-00743 affirms that the use was established prior to 1985 and the substantial evidence provided shows the Administrative Interpretation Amended Decision and Findings failed to consider the evidence of the use, post-2006. Their finding should be reversed in favor of American Crane Inc.’s nonconforming accessory use of outdoor storage on the property.

We look forward to you reinstating the nonconforming use of accessory outdoor storage on the property.

Best,

A handwritten signature in black ink that reads "Katie S Walton". The signature is written in a cursive, flowing style.

Katie S Walton

American Crane Inc.
Douglas R Smith, VP
2471 South 150 West
Bountiful UT 84010
doug@ralphsmithco.com
801-652-5100

Affidavit

2 February 2024

To Whom It May Concern

I have actively worked on the American Crane Inc. property located in the vicinity of 950 South 500 West, Salt Lake City since before 1974.

We never intended to change or abandon our legally established use of the property in the manner in which we began using it in 1974. We have not applied for alterations to the property or built other structures or installed other equipment. The property has several parcels and all are integral to the primary site.

We have always kept our 4' 8.5" transloading site active on 950 South 500 West, Salt Lake City. This allows the use of our Mi-Jack Gantry Crane to operate on a fixed track. The track has been there pre-1974 and is still there and operational and seen in every one of your photos.

As the crime and homelessness issue escalated in the area around 2006, we were no longer able to safely store equipment long-term on the 950 South piece and continued to use it for intermittent incidental storage, never going more than 365 days without using the property for outdoor storage. Your snapshots in time from aerial images and google street view simply do not represent every day of those years that we were there.

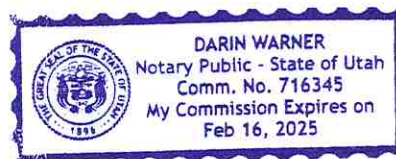
Our principal use of the 988 South 500 West property was never vacated or abandoned. There are currently and have always been utilities active there as well as trailers, containers or similar equipment stored for our various endeavors.

I look forward to a resolution in our favor- we have maintained our legally established use of the property in the same manner since before 1974.

Best,


Douglas Smith







Haz 2020-02868

2020
Haz case

Kate Smith Walton <kate@ralphsmithco.com>

RE: (EXTERNAL) Case haz2020-02868

5 messages

Salazar, Catherine <Catherine.Salazar@slcgov.com>
To: Kate Smith Walton <kate@ralphsmithco.com>

Tue, Sep 29, 2020 at 7:59 AM

Kate,

There was a warning letter sent out to the property and no response was ever made to me or my office regarding the issue. Under enforcement guidelines, I was unable to proceed with "regular" enforcement due to the Mayor's request for departments that do enforcement and was only to continue to follow up and hope for some sort of progress so a Notice and Order didn't have to be issues. With the City changing phases, we were instructed to proceed with regular enforcement while still meeting CDC guidelines therefore that is why the Notice and Order has now been issued.

There are a number of items located on the porch at this address that are not intended for outdoor use. Under City ordinance, grandfathered or not, they are not permitted at any location within the City. The items will need to be removed by or before the expiration of the Notice. **Please note, I am not concerned about the property surrounding that I think is the grandfathered business of this location.**

As far as the homeless encampments, you will need to reach out to the Homeless Outreach Program. They will be able to assist you. I do believe your best bet is for the property owner to sign an Affidavit with SLCPD. If that is signed, they place "No Trespassing" signs and can trespass individuals who aren't supposed to be on the property.

Let me know when those few items on the porch have been removed and I can come by to take photos to show compliance.

Regards,

CATHERINE SALAZAR

Civil Enforcement Officer I

District 5

BUILDING SERVICES DIVISION

DEPARTMENT of COMMUNITY and NEIGHBORHOODS

SALT LAKE CITY CORPORATION

Tel 801-535-6004
Fax 801-535-6597

From: Kate Smith Walton <kate@ralphsmithco.com>
Sent: Sunday, September 27, 2020 6:32 PM
To: Salazar, Catherine <Catherine.Salazar@slcgov.com>
Subject: (EXTERNAL) Case haz2020-02868

Catherine-

Are the items on the porch of the house the main issue?

This parcel is a commercial property with a residential grandfathered use for the home.

The outdoor unscreened storage is a long-enjoyed use of the property (prior to 1962).

If the items referenced in the notice and order are in the outdoor fenced area, I will file an appeal.

I am attending to the front porch immediately.

We've also just spent about \$25,000 cleaning up the homeless camp on our adjacent parcel- it's an endless job and they continue to live there and under the viaduct.

Please direct me on who can help us vacate them from the property.

I've left you a voicemail previously.

Feel free to call me.

Thanks

Kate Walton for American Crane

801-633-2184

Kate Smith Walton <kate@ralphsmithco.com>
To: "Salazar, Catherine" <Catherine.Salazar@slcgov.com>

Tue, Sep 29, 2020 at 8:01 AM

Thanks. I had left a voicemail regarding the warning letter and hadn't heard back.

The porch items have been removed.

Please take a look and email me if we need to act further on this.

Thanks

Kate 801-633-2184 (email is best)

[Quoted text hidden]

Salazar, Catherine <Catherine.Salazar@slcgov.com>

Tue, Sep 29, 2020 at 8:04 AM

To: Kate Smith Walton <kate@ralphsmithco.com>

Kate,

Unfortunately I didn't receive that message nonetheless, I do appreciate the follow up email. I will schedule to go out there and get back to you!!

[Quoted text hidden]

Kate Smith Walton <kate@ralphsmithco.com>
To: "Salazar, Catherine" <Catherine.Salazar@slcgov.com>

Tue, Sep 29, 2020 at 1:09 PM

Thank you.

[Quoted text hidden]

Salazar, Catherine <Catherine.Salazar@slcgov.com>
To: Kate Smith Walton <kate@ralphsmithco.com>

Tue, Sep 29, 2020 at 1:16 PM

Kate,

The case has been closed. Thank you for taking care of that.

Regards,

CATHERINE SALAZAR
Civil Enforcement Officer I
District 5

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

Tel 801-535-6004
Fax 801-535-6597

www.SLCGOV.com

On Sep 29, 2020, at 1:09 PM, Kate Smith Walton <kate@ralphsmithco.com> wrote:

[Quoted text hidden]

ATTACHMENT D: Recent Photos of the Property





