



Staff Report

BUILDING SERVICES, CIVIL ENFORCEMENT

To: Appeals Hearing Officer
From: Nicholas Rush, Legal Investigator / nicholas.rush@slc.gov or 801-535-6689
Date: March 1, 2026
Hearing Date: May 21, 2026
Re: HAZ2025-01499, PLNAPP2026-00095

Appeal of Administrative Decision

PROPERTY ADDRESS: 1883 S 700 E
PARCEL ID: 16-17-355-006-0000
ZONING DISTRICT: R-1/7000 Single-Family Residential District
APPELLANT: Avid Amiri, Property Owner

ISSUE:

Whether staff erred in issuing a Notice and Order evidencing short-term rental usage.

STANDARD OF REVIEW:

This is an appeal of an administrative decision pertaining to an enforcement of Salt Lake City's zoning code, which is found in Title 21A of the Salt Lake City Code ("City 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 decisions, which include enforcement actions. As per subsection 21A.20.030.H. "The responsible party shall have the right to contest the notice and order at an administrative hearing in accordance with [Chapter 21A.16](#)." 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." The appeals hearing officer's review of the administrative decision is de novo. City Code 21A.16.030.I.1. It is an appellant's burden to prove that the decision made by the zoning administrator was incorrect. City Code

21A.16.030.J.

CIVIL ENFORCEMENT DECISION:

Based on the provisions of the Zoning Ordinance sections 21A.33.020 and 21A.62.040, Civil Enforcement gathered evidence supporting the claim that the property owner was operating a short-term rental business in a residential zone. Subsequently, a Notice and Order was issued on January 23, 2026.

APPLICABLE ORDINANCES:

21A.33.020 - Land Use Table for R-1/7,000 Single Family Residential District

21A.62.040 - Definition of 'Dwelling'

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

APPEAL:

The subject property is a single-family residence located in the R-1/7,000 Single-Family Residential District. It is subject to the land use tables in Section 21A.33.020, permitted and conditional uses for residential districts. Per 21A.33.020, short-term rentals are not permitted in the R-1/7,000 zone nor are similar uses permitted, such as "bed and breakfast" or "hotel/motel".

The appellant claims that the Notice and Order issued January 23, 2026, erred in determining that a short-term rental use was occurring at the subject property. The appellant claims City staff was unresponsive, ignored exculpatory evidence, and did not respond to a GRAMA request for the subject property in a timeframe that would allow an informed defense of the cited violation.

City staff communicated with the appellant in accordance with city code and within reasonable bounds.

The appellant asserts staff was "inaccessible and unresponsive". Civil Enforcement staff communicated the violation in accordance with the requirements set forth in Salt Lake City Code 21A.20.030. Assertions that staff were unresponsive reflect an interpretation of events not shared by the City. Staff routinely manage a high caseload, often exceeding 75 active cases at any given time. In this instance, the volume of communication from the appellant, via email, text, and phone calls to multiple staff members, was

unusually high. While staff endeavor to respond in a timely manner, they are not obligated to respond to each individual communication within a timeframe unilaterally determined by the appellant.

As reflected in Exhibit 2, the appellant first submitted documentation alleging compliance via email on Saturday, January 24. Staff responded on Wednesday, January 28, acknowledging receipt and stated, in part, *“please be assured that I will review all documents you’ve submitted. If the evidence demonstrates satisfactory compliance, fines will be backdated to the date the documentation was originally provided, as appropriate.”* The Notice and Order was issued on January 23, meaning only three business days elapsed before staff provided a response that the documents were being reviewed.

The documentation submitted by the appellant failed to rebut the evidence relied upon by City staff in issuing the Notice and Order.

The appellant asserts that City staff ignored “exculpatory evidence provided.” The evidence at issue for the relevant period consists of a screenshot of the appellant’s future booking calendars from listing platforms such as Airbnb and VRBO. In the email transmitting those calendars, sent on January 24, 2026 (Exhibit 3), the appellant states that “the property at 1883 S 700 E has modified its listings to reflect the 30-day minimum rental term as dictated in today’s Notice and Order and that the property is in compliance.” However, City staff gathered evidence from the initiation of the case in May 2025 through and beyond the Notice and Order period in January 2026 substantiating the City’s finding of noncompliance. *(Exhibit 3 reflects the relevant timeframe in question when the Notice and Order was issued)*. The purported exculpatory evidence sent by the appellant on Jan 24 (Exhibit 3), which shows a short-term booking from January 26 through January 29 that the appellant claims were “voluntarily cancelled”, is contradicted by the City’s on-site inspection on January 28, 2026 (Exhibit 9), which documented multiple individuals with luggage entering the property; one of the vehicles present also displayed out-of-state license plates.

Additionally, as reflected in the City’s case summary report (Exhibit 4), there were numerous occasions on which the City’s inspector conducted on-site inspections, spoke with neighbors, and spoke with multiple occupants, all confirming that the property was being used as a short-term rental. This included an on-site inspection on November 25 (Exhibit 6), during which the inspector obtained evidence from within an Airbnb profile showing a current short-term stay receipt at the subject address. During another inspection conducted on January 23 (Exhibits 4,5), the inspector contacted occupants on-site at the subject address. The occupants confirmed they were visiting from Idaho for a two-night stay. The inspector also documented a vehicle on the premises displaying Idaho license plates. In addition, a software tool utilized by the City indicated that the property was being actively booked for short-term rental during the enforcement period (see Exhibits 7,8,9).

All GRAMA documents were provided in the timeframe governed by state law.

The appellant asserts that his initial GRAMA request for records related to the subject property, submitted on January 26, did not result in responsive records being provided before the expiration of the 10-day deadline to appeal the Notice and Order. He therefore argues that the City denied him the ability to prepare a defense for this appeal. Pursuant to Section 21A.16.030, the deadline for filing an appeal of this nature is 10 days from the date of the decision. In this instance, the relevant date is the postmark date on the Notice and Order, which was January 23, 2026. Ten calendar days from that date is February 2, 2026.

Per Utah Code 63G-2-204(4)(b), a governmental entity must respond to a written request for records no later than 10 business days from date of receipt. Here, the Notice and Order was postmarked January 23, 2026; thus, ten business days from the 23rd is February 6, 2026. Accordingly, the City released the responsive records for the subject property on February 3, 2026 (Exhibit 10), well before the February 6 deadline. With the hearing on this matter scheduled for May 21, 2026, the appellant had ample time to review the responsive documents in preparation for the hearing. Nevertheless, the notion that not possessing GRAMA records for the subject property somehow inherently nullifies the City's Notice and Order is faulty reasoning, the two are simply unrelated. In addition, the appellant states that staff ignored the exculpatory evidence provided, so any responsive records to this effect are records already possessed by the appellant. The City's evidence is only inculpatory.

CASE SUMMARY:

- **May 13th, 2025:** A Civil Enforcement case was initiated based on data obtained from the City's monitoring software tool that indicated short-term rental activity at the subject property. (Exhibit 4)
- **May 16th, 2025:** During an on-site inspection, the inspector contacted a neighbor of the appellant's subject property, who stated they were aware of the property being used as a short-term rental. The neighbor reported observing a party checking out of the property the previous day and noted frequent activity of individuals working inside the residence. (Exhibit 4)
- **June 13th inspection:** Hosting website data indicated short-term rental use at the subject property during this weekend. During an on-site inspection, the inspector contacted a short-term occupant, who stated that he had booked the property through Airbnb while visiting his sister following her completion of a program at the University of Utah. (Exhibit 4)
- **September 23rd inspection:** Four active listings were found on the hosting sites. The listings were set for 3-night minimums. According to the software tool, a short-term booking was found for August 24, 2025, and for a stay from September 4-7, 2025. Active listing #2 had a potential stay on October 10-12, 2025. (Exhibit 7)

- **November 6 inspection:** Data from City software indicated a short-term booking November 24-28, this was corroborated by an inspection on November 25, where a receipt for a short-term booking was obtained on-site. (Exhibit 8)
- **November 25 inspection:** During an on-site inspection, the inspector contacted a short-term occupant who stated they had booked the property through Airbnb and were visiting from Colorado for Thanksgiving. A vehicle in the driveway displaying Colorado license plates was confirmed to belong to the occupant. The occupant provided verification of the stay by displaying an Airbnb booking receipt on their phone (Reservation Date: November 9, 2025; Confirmation Code: RC5CF3WC2J). Stay dates: November 24-25. (Exhibit 6)
- **January 7th inspection:** Four active listings were found on the hosting sites. The listings were set for 3-night minimums. The software tool indicated potential short-term rental activity on January 24-29, 2026. This was confirmed during an on-site inspection on both January 23 and 28, 2026. (Exhibit 4)
- **January 23rd inspection:** During an on-site inspection, the inspector contacted a short-term occupant who stated they had booked the property through Airbnb and were visiting from Idaho for a two-night stay. A vehicle in the driveway displaying Idaho license plates was documented. A Notice and Order was mailed and posted on the property that same day. (Exhibit 1,5)
- **January 26th:** Daily fines of \$200/day begin. (Exhibit 4)
- **January 28th inspection:** During an on-site inspection, the inspector documented three individuals carrying luggage into the subject property. A vehicle with California plates was also documented. This matched the calendars provided by the appellant, showing short-term activity on this day. (Exhibit 3,9)
- **February 24th:** Appellant provided documentation of web calendars, short term rental cancellations, and a lease agreement. At this time, no short-term listings were found on the hosting websites and on-site visits confirmed a vacant property. Fines were modified to cease on January 30 and property deemed compliant. (Exhibit 4)

NEXT STEPS:

If the administrative decision is upheld, the nightly rental offerings in a residential district may not continue. If the administrative decision is overturned the property owner may continue hosting nightly rentals in a residential district, inconsistent with SLCC Section 21A.33.020 Land Use Table for R-1/7,000 Single Family Residential District. Any decision on this appeal can be appealed to Third District Court within 30 days.

EXHIBITS:

1. [Notice and Order](#)
2. [Email from Appellant 1/24/26](#)
3. [Email from Appellant re: calendars](#)
4. [Case Summary Report](#)
5. [Inspection photo 1/23/26](#)
6. [Inspection photos/evidence 11/25/25](#)
7. [Rentalscape data/calendar 9/23/25](#)
8. [Rentalscape data/calendar 11/6/25](#)
9. [Inspection photo 1/28/26](#)
10. [Gramma completion 2/3/26](#)
11. [Appellant petition](#)

EXHIBIT 1: Notice and Order

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

NOTICE AND ORDER - CIVIL SHORT TERM RENTAL

January 23, 2026

Avid Amiri
7475 Tall Oak Circle
Park City UT 84098

Property located at 1883 South 700 East, Salt Lake City, Utah
Parcel No.: 16-17-355-006 Case No.: HAZ2025-01499
USPS Tracking #: 9114 9022 0078 9711 7370 39

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 January 7, 2026, which identified the following violations:

Ordinance Reference	Description of Violation	Daily Fine
Table 21A.33.020 21A.62.040 (Short Term Rentals) 21A.20.040.A 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 hotel/motel, bed and breakfast, bed and breakfast inn, or other similar commercial uses such as short-term rentals, Airbnb, VRBO, etc. are not an allowed use in the FR, R, SR, and RMF districts. 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. Fines for violations pertaining to use of a dwelling unit shall be per dwelling unit.	Short Term Rentals are not allowed in your residential neighborhood. Your property is located on zone R-1-7000, which does not allow Short Term Rentals. Please modify all web listings to reflect a minimum of 30 days to book or remove listings.	\$200 per day

ORDER: You are hereby ordered to cure the zoning violations within three (3) 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 violations

-- Assess DAILY civil penalties, in an amount specified herein, pursuant to Salt Lake City Ordinance Title 21A.20.050.

APPEAL PROCESS: Any person having any record, title, or legal interest in this property may contest the legitimacy of the zoning violations for which they were cited (but not the amount of the fine). An appeal may be filed with the Salt Lake City Planning Division within 10 days from the date of this notice. The Appeal of Administrative Decision application may be obtained online at <https://www.slcc.gov/planning/applications/>. The fee for filing an appeal is \$316.

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 CIVIL ENFORCEMENT OFFICER. ALL REQUESTS FOR TIME EXTENSIONS MUST BE IN WRITING AND MUST BE RECEIVED PRIOR TO THE INITIAL 3-DAY DEADLINE.

SALT LAKE CITY CORPORATION
349 SOUTH 200 EAST SUITE 400
P.O. BOX 145481, SALT LAKE CITY, UTAH 84114-5481

WWW.SLC.GOV
TEL 801.535.7225 FAX 801.535.6597

I can be reached Tuesday through Friday between 7:00 a.m. to 5:00 p.m. at 801-535-6191 (Office) 801-889-6488 (Cell) or by email at Carlos.Ramirez@slcc.gov. Please contact the inspector once compliance has been attained.

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 (Jan 23, 2026 09:01:31 MST)

Carlos Ramirez
Civil Enforcement Officer, 801-535-6191

EXHIBIT 2: Email from Appellant

Hi Carlos,
Thanks for your email.
Please call, text or email me anytime. I am happy to help however I can.
Best,
Avid

On Wed, Jan 28, 2026 at 9:08 AM Ramirez, Carlos <Carlos.Ramirez@slcgov.com> wrote:

Hi Avid,

Thank you for reaching out and for providing screenshots of the calendars. I've just returned to the office, and I am currently working to catch up on my caseload. Please be assured that I will review all documents you've submitted. If the evidence demonstrates satisfactory compliance, fines will be backdated to the date the documentation was originally provided, as appropriate. Email communication is the most efficient method, particularly while managing a high volume of enforcement cases. I appreciate your patience as I complete my review. I will reach out if I need any additional information from you. Separately, we do have a complaint regarding housing code concerns at 264/262 W 600 N. We can coordinate and schedule an inspection for code compliance at your convenience.

Thank you for your time.



CARLOS RAMIREZ
Civil Enforcement Officer
BUILDING SERVICES | SALT LAKE CITY CORPORATION
Office: 801-535-6191 | Cell: 801-889-6488
Email: Carlos.Ramirez@slcgov.com
WWW.SLC.GOV WWW.SLC.GOV/BUILDINGSERVICES/



From: Avid Amiri <aamiriemail@gmail.com>
Sent: Saturday, January 24, 2026 1:38 AM
To: Ramirez, Carlos <Carlos.Ramirez@slcgov.com>
Subject: (EXTERNAL) 1883 S 700 E, SLC 84105

Caution: This is an external email. Please be cautious when clicking links or opening attachments.

Hi Carlos,

Please see the attached documentation demonstrating the property at 1883 S 700 E has modified its listings to reflect the 30 day minimum rental term as dictated in today's Notice and Order and that the property is in compliance. In anticipation of your request for screenshots of backend calendars (as you requested with the 600 N properties), and, in the ongoing spirit of full transparency, I have provided these ahead of time in the attachment. Additionally, I would encourage you to check the public calendars to confirm there are no rentals of less than 30 days and to confirm there is no possible way to reservation request for less than that time.

As has been the case in previous dealings, I am eager to assist and clear up any confusion regarding my listings. If you see anything that may suggest a potential violation or something that needs to be improved or modified, please let me know immediately so that I can assist in advance of fines or penalties within any initial correction period.

Also, if you have any questions or need anything further please let me know.

Thank you,

Avid Amiri

801-535-6191

EXHIBIT 3: Email from Appellant re: calendars

The image displays two screenshots of a calendar application. The top screenshot shows the calendar for December 2025. The bottom screenshot shows the calendar for January, with a 'Cancelled by you' notification bar at the bottom.

December 2025 Availability Data:

Day	Price
Mon -1-	\$382
Tue -2-	\$382
Wed -3-	\$382
Thu -4-	\$382
Fri -5-	\$424
Sat -6-	\$424
Sun -7-	\$382
Mon -8-	\$382
Tue -9-	\$382
Wed -10-	\$382
Thu -11-	\$382
Fri -12-	\$424
Sat -13-	\$424
Sun -14-	\$382
Mon -15-	\$382
Tue -16-	\$382
Wed -17-	\$382
Thu -18-	\$382
Fri -19-	\$424
Sat -20-	\$339
Sun -21-	\$339
Mon -22-	\$339
Tue -23-	\$339
Wed -24-	\$339
Thu -25-	\$339
Fri -26-	\$339
Sat -27-	\$339
Sun -28-	\$849
Mon -29-	\$849
Tue -30-	\$849
Wed -31-	\$849

January Availability Data:

Day	Price
Thu -1-	\$849
Fri -2-	\$849
Sat -3-	\$339
Sun -4-	\$339
Mon -5-	\$237
Tue -6-	\$237
Wed -7-	\$679
Thu -8-	\$424
Fri -9-	\$424
Sat -10-	\$424
Sun -11-	\$424
Mon -12-	\$254
Tue -13-	\$254
Wed -14-	\$254
Thu -15-	\$254
Fri -16-	\$254
Sat -17-	\$254
Sun -18-	\$254
Mon -19-	\$254
Tue -20-	\$254
Wed -21-	\$254
Thu -22-	\$254
Fri -23-	\$424
Sat -24-	\$424
Sun -25-	\$424
Mon -26-	\$424
Tue -27-	Cancelled by you
Wed -28-	Cancelled by you
Thu -29-	Cancelled by you
Fri -30-	\$499
Sat -31-	\$499

Availability Settings:

- Trip length:** Minimum nights: 30, Maximum nights: 365
- Availability:** Advance notice: Same day, Same day advance notice: 8:00 PM, Preparation time: None, Availability window: 12 months in advance

Note: These cancelled dates reflect a rental where a separate compliant lease was executed with the guest. This has been conveyed to Civil Enforcement in recent communication. However due to confusion with Civil Enforcement on this issue in past and concerns regarding improper daily fines, we have voluntarily cancelled this rental.

EXHIBIT 4: Case summary report

Civil Enforcement Case History Report

Wednesday, April 8, 2026

INFORMATION

Case # HAZ2025-01499

Sidwell # 16-17-355-006-0000

Address 1883 S 700 E

Council District: 7

Owner Info: MWONGELA, MARTIN K & ASHLEY C; JT
1883 S 700 E SALT LAKE CITY , UT 84105-3042

Status: Active

Date Created:

5/8/2025

Inspector: Weinheimer, Craig

Created By:

WC5368

Complete Date:

VIOLATIONS

STR - Short Term Rental
STR request pulled from rentalscape

Airbnb listing #1:
www.airbnb.com/rooms/1040628190472783456

Airbnb listing #2:
www.airbnb.com/rooms/1040628305134021336

Airbnb listing #3
www.airbnb.com/rooms/1445256826695035899

Airbnb listing #4:
www.airbnb.com/rooms/1025684207635896023

Vrbo listing:
www.vrbo.com/5010173

Property owner provided
www.vrbo.com/4383560

WORK ACTIONS

Comment Type	Action	Inspector	Action Description	Date - Time
Request Comment	In Progress	Carlos Ramirez	Initiate Enforcement	5/13/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: 3 active listings found on web on Airbnb platform allowing bookings for a minimum of 3 nights. A physical inspection will be conducted to validate the listings.	5/13/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INITIAL INSPECTION: No contact was made as no one opened the door, it seemed that the property was vacant at the time of inspection. Contacted neighbor, she stated knowing that it was an Airbnb but did not see much traffic, she mentioned seeing the last party leave yesterday. Neighbor also stated seeing people working inside the dwelling. I gave her my contact information for her to alert me if there was any activity.	5/15/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Visit property and validate listings	5/15/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings. Visit property if pertinent.	5/22/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: Checked all 3 active listings on Airbnb platform, no new activity has been observed and no new bookings or blocked out dates. I will continue to monitor property for STR violations.	5/22/2025 12:00 AM

Request Comment	In Progress	Carlos Ramirez	Check web for listings.	6/12/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: 3 Active listings found on Airbnb platform allowing bookings for a minimum of 3 nights. Software tool came back with possible violations and a recent booking that potentially take place on June 13-15, 2025. A physical inspection will be conducted to validate the software and listing calendar.	6/12/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INSPECTION: - Contacted renter. Airbnb calendar had the weekend blocked out, a typical indication that the property would be occupied. Contacted renter, a young man answered the door. I told the young man who I was and why I was there, I enquire about the home occupancy as the property was under investigation, he stated he was not the property owner and did not want to any troubles. I told him he was not doing anything wrong and said I was just there to validate the Airbnb listings online. Renter stated booking and renting the place through Airbnb as he lived on the other side of town, but booked it for his parents that were coming to see his sister that had recently completed her residency program at the University. We engaged in a conversation about the city ordinance and enforcement about Short Term Rentals. I gave him my business card and requested to reach out if he had any questions. This inspection and contact made with renter validates along with the previous contact with neighbor the violation of Short Term Renting. Business licensing will be alerted and will move forward with STR enforcement.	6/13/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Potential renters June 13-15. Attempt to make contact.	6/13/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Bring case up to management	6/20/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CASE REVEIW: Case was brought up to management. It was determined that property will continue to be monitored to gather more evidence on a month to month basis. Property has been confirmed to be a Short Term Rental and it is not very active.	6/20/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings	7/22/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: 3 Active listings found on Airbnb platform allowing bookings for a minimum of 3 nights. Software tool came back with possible violations and a recent booking that potentially take place on Sep 16-20, 2025. A physical inspection will be conducted to validate the software and listing calendar. Property will continue to be monitored for STR violation.	7/22/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings	8/22/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: Research web for listings, 3 active listings found on Airbnb platform allowing bookings for a minimum of 3 nights. No upcoming bookings were observed at the time of inspections. No STR activity was noted in the last 30 days. Property will continue to be monitored for STR violation.	8/22/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings.	9/23/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: 4 active web listings found on Airbnb platform allowing bookings for a minimum of 3 nights. According to software tool a STR was booked on 8/24/2025 for a stay on Sep 4-7. Active listing #2 has a potential stay on Oct 10-12, Active listing #4 has a potential stay on Oct 24-25. A physical inspection will be conducting on those days. All documents found have been uploaded to support case.	9/23/2025 12:00 AM

Result Comment	In Progress	Carlos Ramirez	INSPECTION / INVESTIGATION: Confirmed activity at the property. A dark Hyundai SUV with Texas plates (WHW 7144) was parked in the driveway.	10/10/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Visit property and document - Potential STR from Oct 10-12	10/10/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings	10/21/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: 4 active listings found on web on the Airbnb platform allowing bookings for a minimum of 2 nights. Web calendar showed possible STR renter on October 24-26, 2025. All documents supporting evidence have been uploaded to case. A physical inspection will be conducted to validate web calendar and potential stay.	10/21/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INSPECTION: Confirmed activity as per web calendar. A white Hyundai vehicle was parked behind the main dwelling. No contact was made on purpose to continue gathering evidence. Property will continue to be monitored for Short Term Rental violation.	10/24/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Potential STR stay on October 24-26.	10/24/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings	11/6/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: Research showed potential Short Term Rental on November 24 through 28, 2025. A physical inspection will be conducted to verify web calendar.	11/6/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INSPECTION: Contacted renter. A lady opened the door and stated renting the property on Airbnb and were visiting from Colorado. I asked if the vehicle parked out on the driveway was theirs, she affirmed. A dark gray Toyota Siena with Colorado plates (TMO 047). Renter told me that her sister was the one that booked the reservation and invited me in to talk to her, Sister mentioned that they were visiting from Colorado to visit her nephew that was going to school here and they all came down to spend Thanksgiving with him. Renter showed me her phone with the details about the reservation and receipt. This confirmed and validated the Short Term Rental violation. Airbnb receipt: November 9,2025. RC5CF3WC2J Confirmation #: HMK52JHTPA 8 guests, 1 pet. Check in: Nov 24,2025 3:00 pm Check out: Nov 29, 2025 10:00 am	11/25/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Visit property and attempt to make contact. Potential STR from November 24-28	11/25/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings. Issue STR Notice and Order	12/4/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: Property continues to be monitored for STR violation. 4 active listings found on web on Airbnb platform allowing bookings for a minimum of 2 nights. Calendars suggests that the next STR renter will be at property on December 19-26 and December 29-January 1. A Short Term Rental 10 day Notice and Order will be issued.	12/4/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CASE REVIEWED: Management requested to hold off on issuing a Notice and Order until further review. A potential Short Term stay will be happening on December 19-26. A physical inspection will be conducted during this time.	12/18/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Request STR Notice and Order	12/18/2025 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CONTACTED RENTER: A lady opened the door and stated renting the place and said she was not the owner. The renter opted to ignore our presence and said she did not want to talk to us. Officer Butters conducted the investigation and I witnessed the interaction.	12/23/2025 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Potential STR in progress December 19-26	12/23/2025 12:00 AM

Request Comment	In Progress	Carlos Ramirez	Case Review Notice and Order?	1/6/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INSPECTION / INVESTIGATION / RESEARCH: Visited property to document. 4 active listings found on web allowing bookings for Short Term rentals. Potential STR will be happening on January 24-29. A physical inspection will be conducted during that time.	1/6/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Case Review. Issue 3 Day Notice and Order. Potential STR Jan 24-29.	1/21/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	STR NOTICE & ORDER REQUESTED:	1/21/2026 12:00 AM
Result Comment	N/O	Carlos Ramirez	3-DAY STR NOTICE AND ORDER MAILED OUT AND POSTED: Contacted new renters barely checking in from Idaho. A family of 4 were there to spend only 2 nights, and had rented through Airbnb.	1/23/2026 12:00 AM
Request Comment	N/O	Carlos Ramirez	Mail and Post STR 3 day Notice and Order	1/23/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	DELIVERY RECEIPT UPLOADED:	1/27/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Upload Delivery Receipt	1/27/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings. Visit property as there should be new renters from Jan 26-29. Request fines begin letter.	1/27/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INSPECTION: Observed 3 individuals carrying luggage get into dwelling. 2 vehicles were parked on driveway; A maroon Jeep Cherokee with Utah plates (LONSTR1) and a White Jeep Wagoner with California plates (9SWX338).	1/27/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CERT. OF NON-COMPLIANCE UPLOADED:	1/30/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Upload Certificate of Non-Compliance	1/30/2026 12:00 AM
Result Comment	Fines	Carlos Ramirez	FINES BEGIN LETTER MAILED OUT: Fines start date: 01/26/2026 Daily fines: \$200.00	1/30/2026 12:00 AM
Request Comment	Fines	Carlos Ramirez	Mail out Fines Begin Letter	1/30/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Check web for listings	2/4/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INVESTIGATION / RESEARCH: 4 active listings found on web allowing bookings for a minimum of 30 days. Calendar on listing #3 (1040628190472783456) suggest a Short Term Stay on April 17-18, 2026. Investigation continues monitoring for STR and land use violation. All supportive documents have been uploaded to case.	2/4/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	INSPECTION: Visited property to document. No activity observed at the time of inspection. Garbage can was out on the street.	2/12/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Visit property and document.	2/12/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Case review	2/24/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CASE REVIEWED: Property owner reached out to provide documentation such as screenshots of web calendars, Short Term Rental cancellations, and a lease agreement. Provided web calendars for Airbnb listings, Vrbo listing 5010173, Airbnb January calendar with Short Term Rental cancellation from January 26-30, Airbnb calendar from April with a Short Term Rental cancellation from April 16-19, a lease agreement dated for rental on January 30-March 2, 2026, policies and agreements from Jonathan MacBeath booked on Monday June 23, 2025 from an unknown and not verified Vrbo listing 4383560 from Friday Jan 30-Monday March 2 for 1 adult for 31 nights. Based on the evidence and documentation provided, fines will stop accruing on January 30, 2026.	2/24/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	FINES OUTSTANDING LETTER REQUESTED:	2/25/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Issue a Certificate of Correction and compliance	2/25/2026 12:00 AM
Result Comment	Fines	Carlos Ramirez	FINES OUTSTANDING LETTER MAILED OUT: Daily fines: \$200.00 Number of days: 4 Total amount due: \$800.00	2/25/2026 12:00 AM

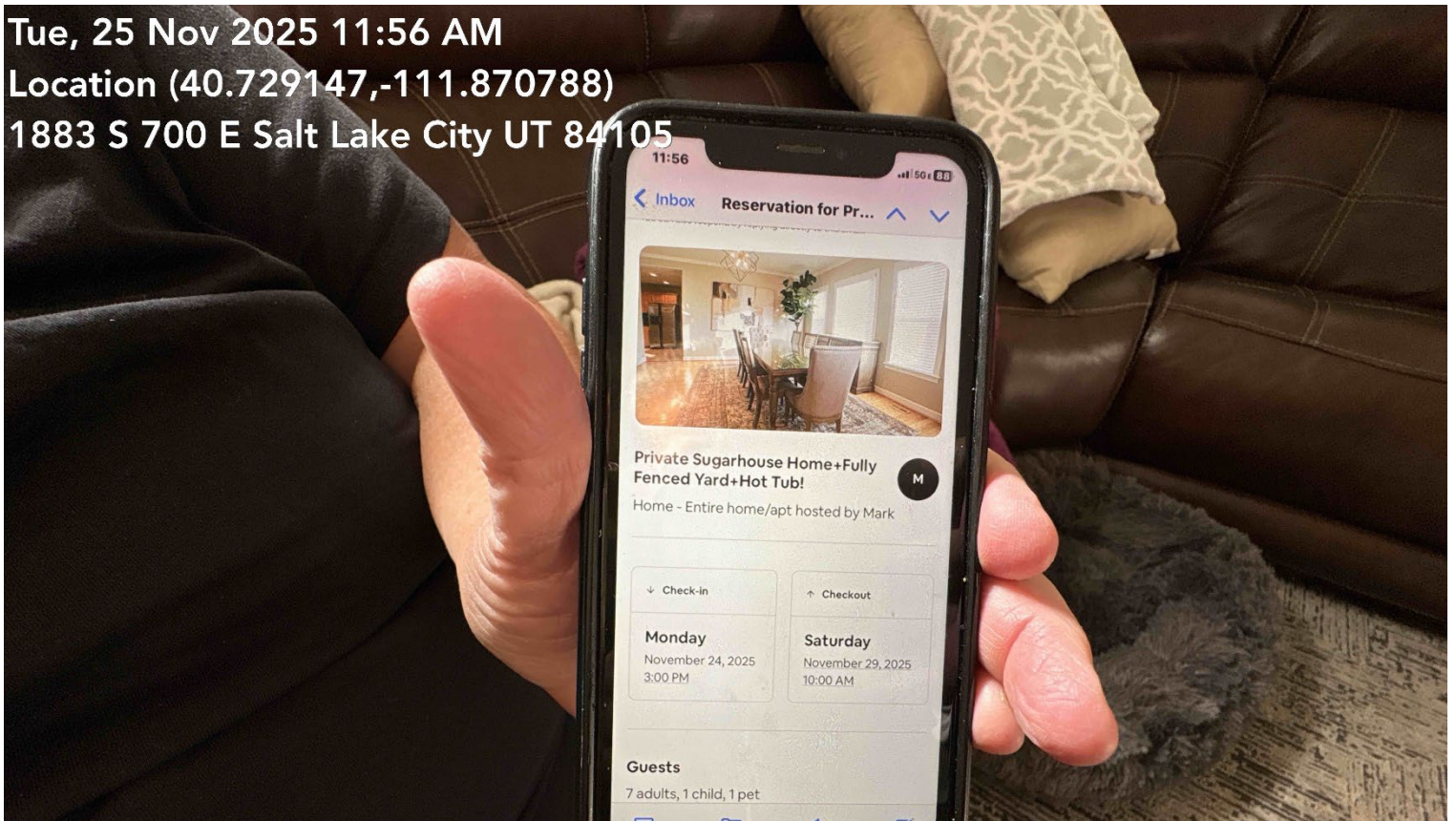
Request Comment	Fines	Carlos Ramirez	Mail out Fines Outstanding letter	2/25/2026 12:00 AM
Result Comment	In Progress	Craig Weinheimer	CERT. OF CORRECTION AND COMPLIANCE ISSUED:	2/26/2026 12:00 AM
Request Comment	In Progress	Craig Weinheimer	Check web for listings	2/26/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Fines Hearing application received	3/10/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	FINES HEARING APPLICATION RECEIVED:	3/10/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	CERT. OF CORRECTION & COMPLIANCE UPLOADED: Certificate was sent to Salt Lake County Recorders office.	3/11/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Issue a Cert. of Correction and Compliance	3/11/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Fines hearing application?	3/25/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	FINES HEARING SCHEDULED FOR MAY 21ST:	3/25/2026 12:00 AM
Request Comment	In Progress	Carlos Ramirez	Create power point presentation for fines hearing	3/31/2026 12:00 AM
Result Comment	In Progress	Carlos Ramirez	FINES HEARING PRESENTATION CREATED:	3/31/2026 12:00 AM
Request Comment	Scheduled	Carlos Ramirez	Check web for listings.	4/24/2026 12:00 AM

EXHIBIT 5: Inspection photo 1/23/26



EXHIBIT 6: Inspection photos/evidence 11/25/25

Tue, 25 Nov 2025 11:56 AM
Location (40.729147,-111.870788)
1883 S 700 E Salt Lake City UT 84105



Tue, 25 Nov 2025 11:52 AM
Location (40.729163,-111.870980)
1881 S 700 E Salt Lake City UT 84105



Nov 25, 2025 at 11:52:51 AM
1881 S 700 E

EXHIBIT 7: Rentalscape data/calendar 9/23/25

9/23/25, 9:10 AM

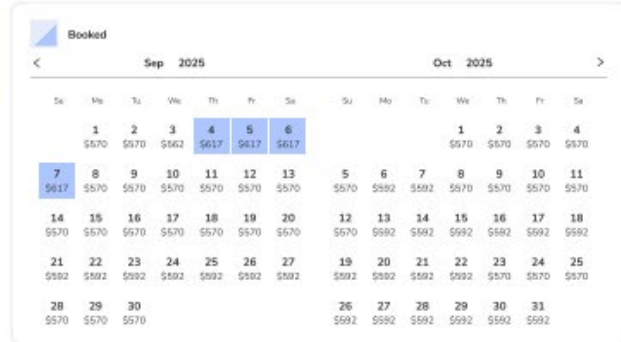
Rentalscape



1883 S 700 E Salt Lake City UT 84105

Booking Activities

Possible Violations (8)
 Minimum stay advertised is < 30 (4)
 Minimum stay booked is < 30 (4)



All (4) Airbnb (4)

Aggregate Statistics

Airbnb 1025684207635896023

Dispute Address History Live Listing

Host Mark Bedroom advertised 4
 STR License displayed None Occupancy advertised 10
 Unit type Full Unit Rental Structure Main Structure
 First seen 2023-11-30



Airbnb 1040628190472783456

Dispute Address History Live Listing

Host Mark Bedroom advertised 4
 STR License displayed None Occupancy advertised 10
 Unit type Full Unit Rental Structure Main Structure
 First seen 2024-01-27



Airbnb 1040628305134021336

Dispute Address History Live Listing

Host Mark Bedroom advertised 4
 STR License displayed None Occupancy advertised 10
 Unit type Full Unit Rental Structure Main Structure
 First seen 2023-12-28

Airbnb 1445256826695035899

Dispute Address History Live Listing

Host Mark And Dennis Bedroom advertised 4
 STR License displayed None Occupancy advertised 10
 Unit type Full Unit Rental Structure Main Structure
 First seen 2025-08-16

Location

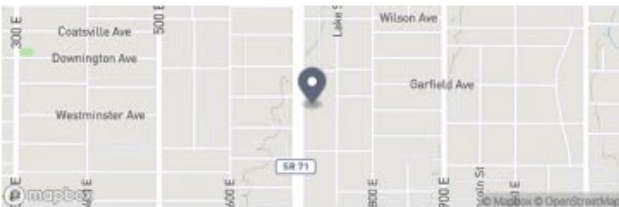


EXHIBIT 8: Rentalscape data/calendar 11/6/25

11/6/25, 5:07 PM

Rentalscape



1883 S 700 E Salt Lake City UT 84105

Possible Violations (8)
 Minimum stay advertised is < 30 (4)
 Minimum stay booked is < 30 (4)

All (4) Airbnb (4)

Airbnb 1040628190472783456

Dispute Address History Live Listing

Host Mark Bedroom advertised 5
 STR License displayed None Occupancy advertised 14
 Unit type Full Unit Rental Structure Main Structure
 First seen 2024-01-27

Airbnb 1040628305134021336

Dispute Address History Live Listing

Host Mark Bedroom advertised 5
 STR License displayed None Occupancy advertised 14
 Unit type Full Unit Rental Structure Main Structure
 First seen 2023-12-28

Airbnb 1025684207635896023

Dispute Address History Live Listing

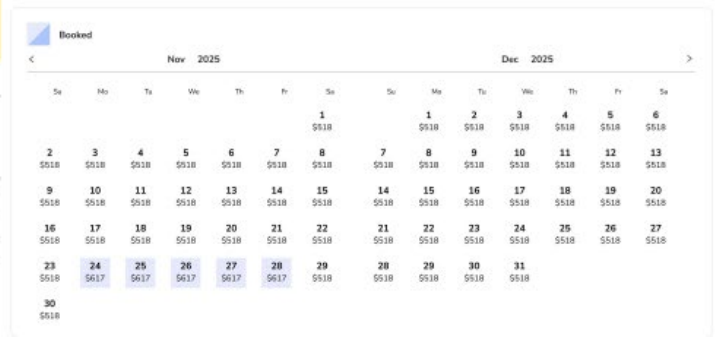
Host Mark Bedroom advertised 5
 STR License displayed None Occupancy advertised 14
 Unit type Full Unit Rental Structure Main Structure
 First seen 2023-11-30

Airbnb 144525682695035899

Dispute Address History Live Listing

Host Mark And Dennis Bedroom advertised 4
 STR License displayed None Occupancy advertised 10
 Unit type Full Unit Rental Structure Main Structure
 First seen 2025-08-16

Booking Activities



Aggregate Statistics



Rentalscape Property Overview - 11/6/2025 / 5:07:57 P

https://rentalscape.deckard.technology/ut-salt_lake-city_of_salt_lake_city/home/APN-UT-SALT_LAKE-1617355006/overview

1/2

EXHIBIT 9: Inspection photo 1/28/26

Wed, 28 Jan 2026 05:51 PM
Location (40.729055, -111.871078)
1885 S 700 E Salt Lake City UT 84105



EXHIBIT 10: GRAMA completion 2/3/26

02/03/2026 04:39 PM	Workflow Completed	NicholasRus h	NicholasRus h	In Progress
02/03/2026 04:47 PM	Attachment "1883 COMPLETE.pdf" do wnloaded for Attachment Type Response Document (Public Download) and notifica tion was sent.	Citizen		Complete
02/03/2026 05:29 PM	Attachment "1883 COMPLETE.pdf" do wnloaded for Attachment Type Response Document (Public Download)	Citizen		Complete

EXHIBIT 11: Appellant petition

To: Appeal Committee

From: Avid Amiri

Re: Notice and Order, Case No HAZ2025-01499

Date: 1/31/2026

To Whom It May Concern:

In terms of the citation noted above, I received a Notice and Order for the property at 1883 S 700 E, SLC 84105 on January 23, 2026. Civil Enforcement instituted an unwarranted citation for short term rental and have rendered its Department inaccessible and unresponsive, and have thus made it impossible to receive the public records I am legally due through records requests or to a timely review of evidence and termination of imputed violation or, alternatively, (in the absence of any response) to effectively utilize the GRAMA system to gain access to time sensitive records on my own to adequately prepare my defense. The Department is conjuring up and bootstrapping fabricated violations and deliberately ignoring exculpatory evidence provided. Any suggestion of access to GRAMA information has occurred only after my reporting violations of right to access to the City Recorders Office though still nothing has been received despite assurances to the contrary. If Civil Enforcements wants to create time-sensitive fines then they need to make available time-sensitive opportunities with regard to my right to access public records under the Government Records Access and Management Act in Utah found in **Title 63G, Chapter 2 of the Utah Code** (Utah Code Section 63G-2-101 through 63G-2-901) rather than categorically and inappropriately rejecting or delaying this The way things are operating presently violates federal due process requirements on a systemic and ongoing basis. I am appealing this Notice and Order and documentation has been provided demonstrating the compliance of this property. This documentation (and subsequent and ongoing access to public online calendars) was provided within the three day required period after the issuance of your Notice and Order.

Sincerely,

Avid Amiri

Avid Amiri