



# Staff Report

PLANNING DIVISION  
DEPARTMENT of COMMUNITY and NEIGHBORHOODS

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To: Salt Lake City Historic Landmark Commission  
From: Brooke Olson, Principal Planner  
(801) 535-7118 or [brooke.olson@slcgov.com](mailto:brooke.olson@slcgov.com)  
Date: July 14, 2022  
Re: PLNHLC2021-01283 – Vinyl Fence at 665 S 600 E

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## Minor Alteration

**PROPERTY ADDRESS:** 665 S 600 E  
**PARCEL ID:** 16-07-228-012-0000  
**HISTORIC DISTRICT:** Central City  
**ZONING DISTRICT:** RMF-30, Low Density Multi-Family Residential

**DESIGN GUIDELINES:** Residential Design Guidelines

**REQUEST:** Kari Gardner, the property owner, is requesting approval from the City to construct a 4' tall vinyl fence and 8', 8" tall vinyl trellis in the front yard of the property, visible from the public way. The property is located in the RMF-30, Low Density Multi-Family Residential Zoning District and the Central City Local Historic District. This type of request must be reviewed as a Historic Preservation Minor Alteration. The property is in noncompliance with Salt Lake City regulations as a portion of the proposed vinyl fence was installed without a fence permit and Certificate of Appropriateness required for the work.

**RECOMMENDATION:** Based on the analysis and findings outlined in this staff report, it is Planning Staff's opinion that the vinyl fence and trellis do not meet the applicable standards of approval. Staff recommends that the Historic Landmark Commission deny the request.

### ATTACHMENTS:

- A. [Site & Context Map](#)
- B. [Current & Historic Photographs](#)
- C. [Historic Survey Information](#)
- D. [Application Materials](#)
- E. [Analysis of Standards for Minor Alterations in a Historic District](#)
- F. [Applicable Design Guidelines](#)
- G. [Public Process and Comments](#)

## PROJECT DESCRIPTION:

The property is currently in noncompliance with Salt Lake City regulations because a portion of the proposed vinyl fence was installed without a fence permit and Certificate of Appropriateness required for the work. Salt Lake City Civil Enforcement sent a notice of violation to the property owner in March 2022, which referenced section 21A.34.020.E of the Zoning Ordinance. This section indicates that alterations to the exterior of structures within a Historic Preservation District must obtain approval. Since then, the property owner has been working with the Planning Division to resolve the issue. The fence footings and posts were installed in November 2021.



*665 S 600 E Vicinity Map*



*Front yard of 665 S 600 E, June 2022 - Vinyl Fence*

## SITE CONTEXT:

The subject property contains one historically contributing single-family building. The 2013 Reconnaissance Level Survey (RLS) for the Central City Local Historic District indicates that the building was constructed in 1899 and is Victorian Eclectic style with a cross-wing form and a brick exterior. The 2013 RLS form notes it as “EC”, eligible contributing.

The surrounding properties include structures from a variety of building periods and architectural styles which were primarily constructed in the late 1800s through the early 1900s. The majority are considered contributing to the historic district.

Several of the surrounding properties along 600 East contain fencing in the front yard. The front yard fencing materials in the area predominantly consist of wood and decorative metal with the exception of several chain link and vinyl fences.

## KEY CONSIDERATION:

### Historic Fences

The City's *Residential Design Guidelines* indicate that painted wood picket, wrought iron, and wire fences were historically used to enclose many residential front yards. The fences were commonly designed low in height and with a semi-transparent appearance to identify individual sites and retain the visual relationship between yards and the streetscape.

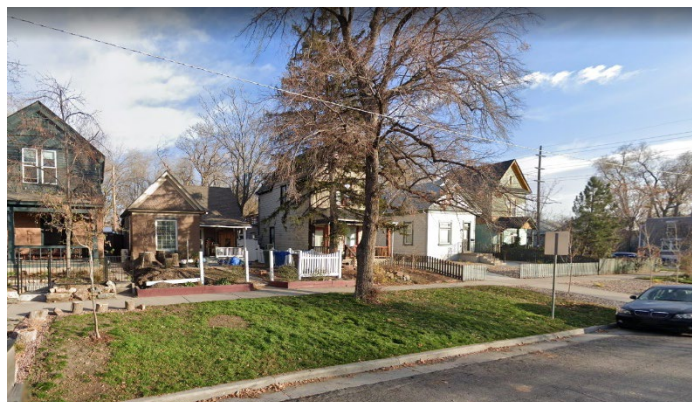
The Guidelines state that original fences should be replaced with a fence similar in character to that used historically. Guideline 1.3: "Use materials that appear similar to that of the original for a replacement fence" specifically listing painted wood picket, simple metal such as traditional wrought iron or wire. Additionally, guideline 1.4 specifically states that vinyl fencing is inappropriate where it would be visible from the street.

As mentioned, the applicant is proposing to replace a 4' tall painted white wood picket fence and 8' 8" tall white wood trellis with a 4' tall vinyl fence and 8' 8" tall vinyl trellis. The previous wooden fence and trellis have been removed and a portion of the vinyl fence, has been installed. A photo from Salt Lake County Archives taken around the early to mid-1900s indicates the previous wood fence and trellis were not originally constructed with the dwelling. However, google street view photos indicate the previous wood fence a has been in place since at least 2007.

In this case, the proposed vinyl fence is located in the front yard of the property, highly visible from 600 East. Attachment F shows that the Residential Design Guidelines discourage vinyl fencing while providing specific guidelines for appropriate fencing materials.



*Front Yard of 665 S 600 E, 2021- Previous Wood Picket Fence and Trellis*



*Google Street View Image, November 2021*

## DISCUSSION:

In summary, the Residential Design Guidelines discourage the use of vinyl fencing material where it would be visible from the street. In this case, the proposed vinyl fence and trellis are located in the front yard of the property, visible from 600 E. It is Planning Staff's opinion that the vinyl fence and trellis do not meet the applicable standards of approval therefore, staff recommends that the Historic Landmark Commission deny the request.

## **NEXT STEPS:**

### **Minor Alteration Denial**

If the request is denied by the HLC (as recommended by staff) the applicant will not be issued a Certificate of Appropriateness and the property will continue to be in noncompliance with Salt Lake City. To bring the property into compliance, the applicant will have to remove the vinyl fence and trellis.

### **Minor Alteration Approval**

If the Commission disagrees with Staff's recommendation and the project is approved, the applicant would receive a Certificate of Appropriateness to proceed with the project as represented in this Staff Report.

# ATTACHMENT A: Site & Context Map

## 665 S 600 E Vicinity Map

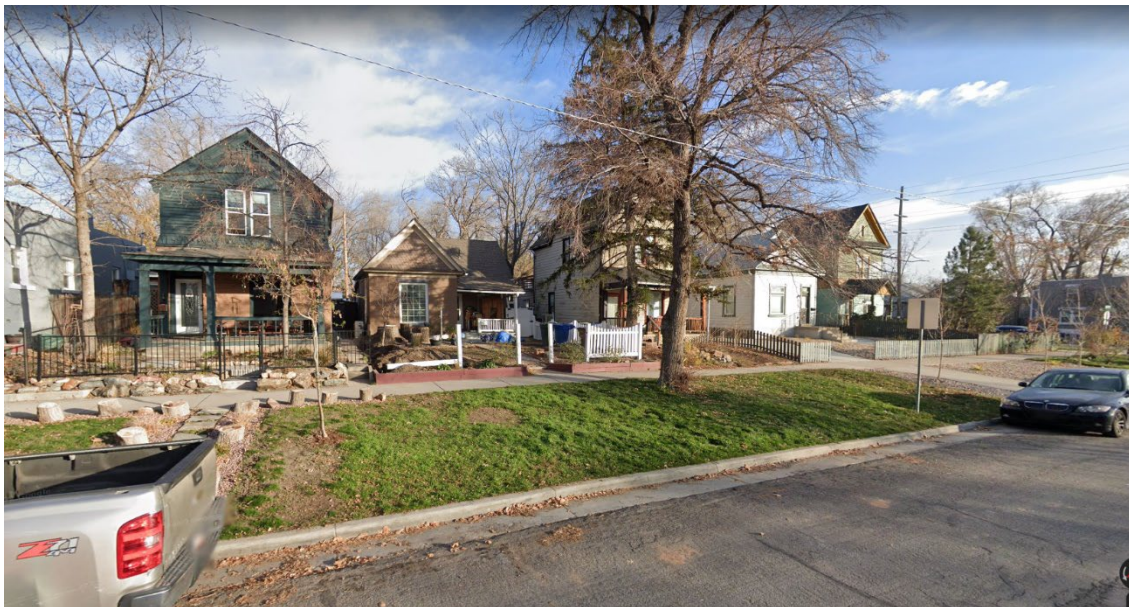


Salt Lake City Planning Division 6/15/2022

## **ATTACHMENT B: Current & Historic Photographs**



*Front Yard of 665 S 600 E, June 2022*



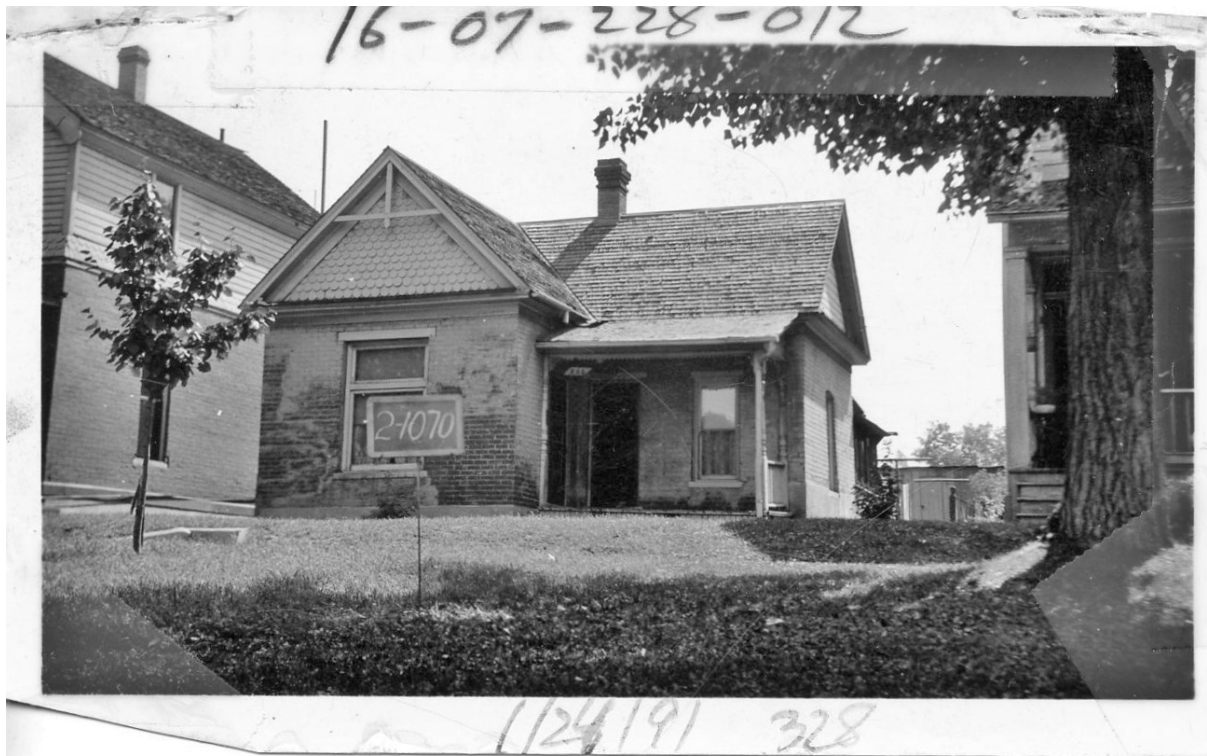
*Google Street View Image, November 2021*



*Google Street View Image, July 2007 Showing Previous Wood Picket Fence*



*Central City RLS 1996*



*Salt Lake County Archives, Historic Photo taken around the 1930s-1940s*



## **ATTACHMENT C: Historic Survey Information**

ADDRESS	RATING	DATE	HGHT	TYPE	STYLE	MATERIALS	USE	OBS	NOTES
660 S 600 EAST	EC	1895	1	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
665 S 600 EAST	EC	1899	1	CROSSWING	VICTORIAN ECLECTIC	REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
668 S 600 EAST	EC	1906	1	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	SHINGLE SIDING REGULAR BRICK SANDSTONE	SINGLE DWELLING	1 NON	
671 S 600 EAST	EC	1893	2	SIDE PASSAGE/ENTRY	STICK STYLE VICTORIAN ECLECTIC	SHINGLE SIDING DROP/NOVELTY SIDING	SINGLE DWELLING	1 NON	
672 S 600 EAST	EC	1901	1.5	CENTRAL PASSAGE	VICTORIAN GOTHIC	ALUM./VINYL SIDING STRIATED BRICK REGULAR BRICK	SINGLE DWELLING	0	
675 S 600 EAST	EC	1907	1	CENTRAL BLK W/ PROJ BAYS	VICTORIAN ECLECTIC	SHINGLE SIDING DROP/NOVELTY SIDING	SINGLE DWELLING	1 NON	
677 S 600 EAST	EC	1895	2	SIDE PASSAGE/ENTRY	VICTORIAN ECLECTIC	CLAPBOARD SIDING REGULAR BRICK SHINGLE SIDING	SINGLE DWELLING	0	
680 S 600 EAST	EC	1901	1.5	CENTRAL PASSAGE	VICTORIAN GOTHIC	REGULAR BRICK ASBESTOS SIDING SHINGLE SIDING	SINGLE DWELLING	0	
702 S 600 EAST	EC	1915	1	DOUBLE HOUSE / DUPLEX	PRAIRIE SCHOOL	REGULAR BRICK	MULTIPLE DWELLING	0	ALSO 572 E. 700 S.
703-709 S 600 EAST	EC	1912	2	WALK-UP APT.	FEDERAL	REGULAR BRICK	MULTIPLE DWELLING	0	
710 S 600 EAST	EC	1917	1	BUNGALOW	PRAIRIE SCHOOL	REGULAR BRICK	SINGLE DWELLING	1 NON 1 CON	
714 S 600 EAST	EC	1916	1	BUNGALOW	ARTS & CRAFTS	ALUM./VINYL SIDING REGULAR BRICK	SINGLE DWELLING	1 NON 1 CON	



## **ATTACHMENT D: Application Materials**



# HP: Minor Alterations

SALT LAKE CITY PLANNING

## OFFICE USE ONLY

Project #:	Received By:	Date Received:	Zoning:
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Project Name:

## PLEASE PROVIDE THE FOLLOWING INFORMATION

Request:

Address of Subject Property:

Name of Applicant:	Phone:
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Address of Applicant:

E-mail of Applicant:	Cell/Fax:
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Applicant's Interest in Subject Property:

Owner     Contractor     Architect     Other:

Name of Property Owner (if different from applicant):

E-mail of Property Owner:	Phone:
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➔ **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.

## AVAILABLE CONSULTATION

➔ Planners are available for consultation prior to submitting this application. Please email if [historicpreservation@slcgov.com](mailto:historicpreservation@slcgov.com) if you have any questions regarding the requirements of this application.

## WHERE TO FILE THE COMPLETE APPLICATION

Apply online through the Citizen Access Portal. There is a step-by-step guide to learn how to submit online.

## SIGNATURE

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

Signature of Owner or Agent:	Date:
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*Kari K. Green*

## SUBMITTAL REQUIREMENTS

Staff Review

- |                          |                          |   |
|--------------------------|--------------------------|---|
| <input type="checkbox"/> | <input type="checkbox"/> | <b>1. Project Description</b> (please attach additional sheet electronically) Written description of your proposal (Re-roofs only require current picture and description, no google images please) |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>2. Drawings to Scale</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | A digital (PDF) copy  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>a. Site Plan</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Site plan with dimensions, property lines, north arrow, existing and proposed building locations on the property. (see <i>Site Plan Requirements</i> flyer for further details)                     |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>b. Elevation Drawing</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Detailed elevation, sections and profile drawings with dimensions drawn to scale of the area of change.   |
| <input type="checkbox"/> | <input type="checkbox"/> | Show section drawings of windows, doors, railings, posts, porches, etc. if proposed also show type of construction where applicable.  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>3. Photographs</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | Historic photographs of existing building/s (if available)  |
| <input type="checkbox"/> | <input type="checkbox"/> | Current photographs of each side of the building  |
| <input type="checkbox"/> | <input type="checkbox"/> | Close up images of details that are proposed to be altered  |
| <input type="checkbox"/> | <input type="checkbox"/> | <b>4. Materials</b>   |
| <input type="checkbox"/> | <input type="checkbox"/> | List of proposed materials  |
| <input type="checkbox"/> | <input type="checkbox"/> | Provide samples and/or manufactures brochures were applicable   |

### INCOMPLETE APPLICATIONS WILL NOT BE ACCEPTED

\_\_\_\_\_ I acknowledge that Salt Lake City requires the items above to be submitted before my application can be processed. I understand that Planning will not accept my application unless all of the following items are included in the submittal package.

# Gardner Property

665 S 600 E SLC UT 84102

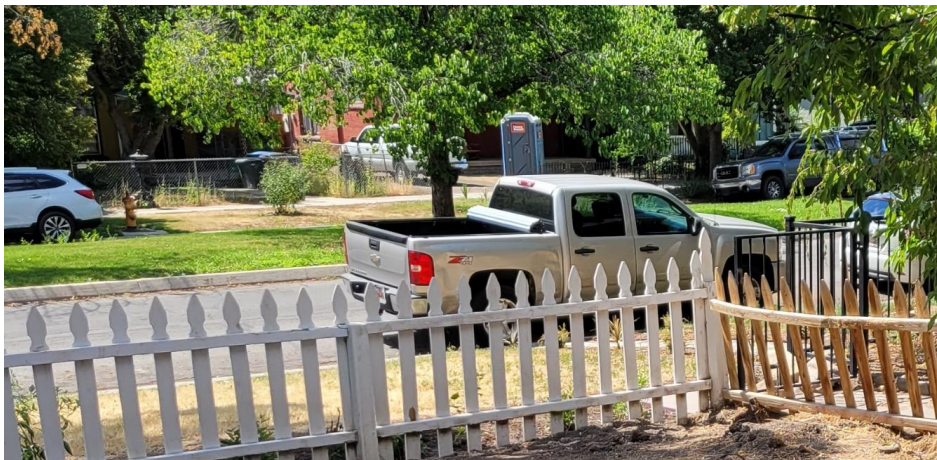
Fence replacement

Scallop/picket 4' X 8' panels

5.5" X 7' posts placing with 30" for frost depth



OLD: Trellis in disrepair, broken and missing pieces. Gate sagging, water damaged, hinges not holding. Fence leaning, panels breaking off, wooden posts rotted in the ground and leaning, not sturdy. Corners had to be screwed together with additional wooden pieces to prevent collapse



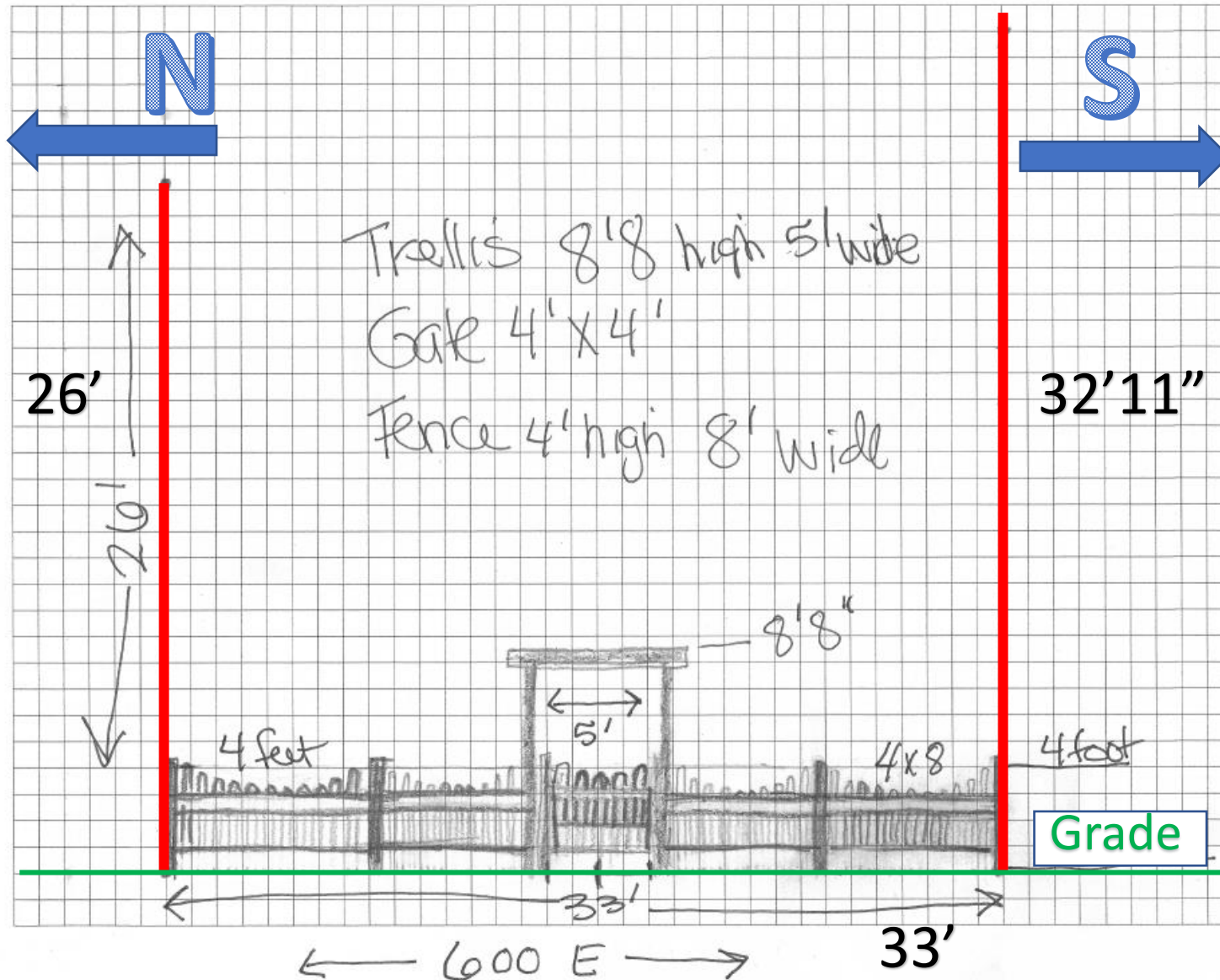






NEW: Replacement, white picket style, lighter gate, and replacement white trellis. Preserving the original look of the fence, gate and trellis with durable, safer, properly installed components to prevent leaning fence and damage from freezing. Also to secure my property which has already been burglarized (house) and had items stolen from the yard.





Fence panels are 4' high 8' wide  
Gate is 4' X 4'

Four fence panels on south side  
32'11" in total length

4 fence panels in front 33' total  
length

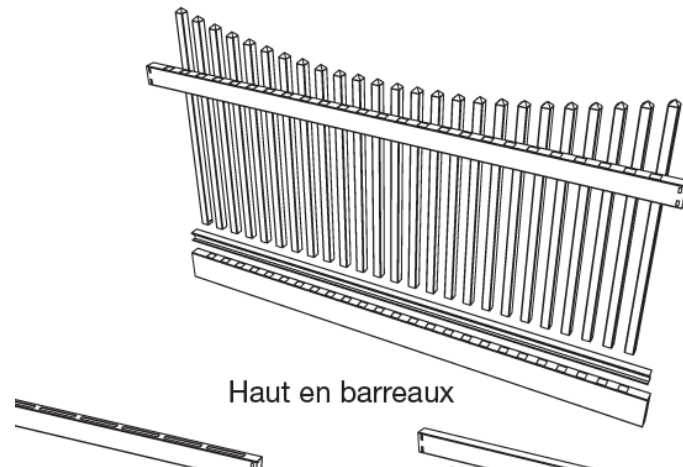
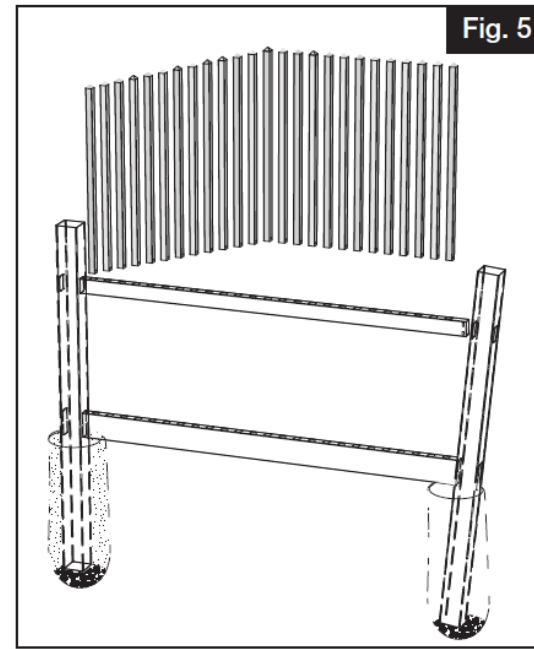
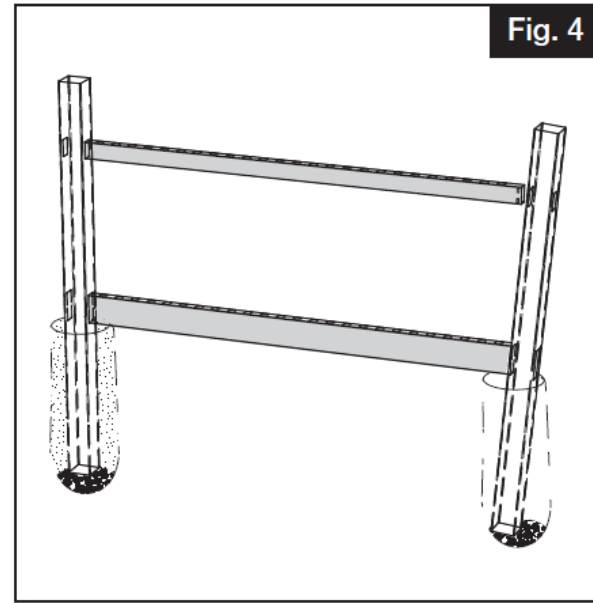
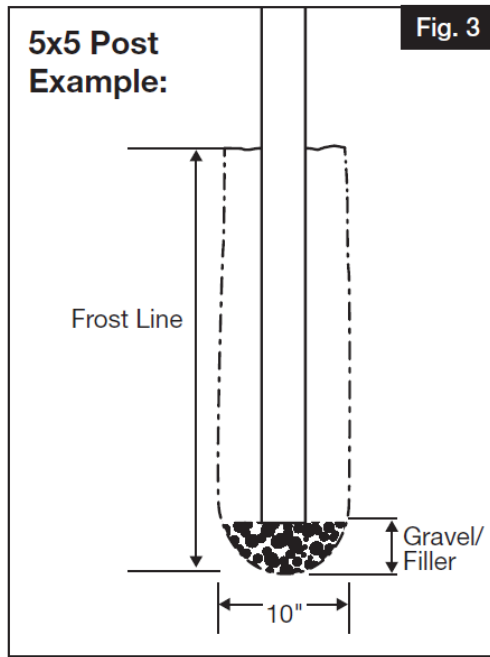
3 full and 1 partial panels north side  
total 26' length

Trellis 8'8" high by 5' wide inside of  
gate

Old fence was 4' wide X 8' long  
Gate was 4' X 4"

Trellis was 5' wide by 8'8" high

Everything was purchased to  
replicate the old fence to preserve  
the look of the home.



10 4' X 8' vinyl panels  
 12 5.5" X 7' vinyl posts placing with 30" holes  
 for frost depth  
 Concrete  
 hardware

# ATTACHMENT E: Analysis of Standards for a Minor Alteration in a Historic District

## H Historic Preservation Overlay District – Standards for Certificate of Appropriateness for Alteration of a Contributing Structure (21A.34.020.G)

In considering an application for a certificate of appropriateness for alteration of a landmark site or contributing structure, the Historic Landmark Commission, or the Planning Director, for administrative decisions, shall find that the project substantially complies with all of the following general standards that pertain to the application and that the decision is in the best interest of the City.

Standard	Analysis	Finding
<p><b>1. A property shall be used for its historic purpose or be used for a purpose that requires minimal change to the defining characteristics of the building and its site and environment;</b></p>	<p>The existing structure on site was constructed in 1899 as a dwelling. A change in use is not proposed.</p>	<p><b>Complies</b></p>
<p><b>2. The historic character of a property shall be retained and preserved. The removal of historic materials or alteration of features and spaces that characterize a property shall be avoided;</b></p>	<p>The applicant is proposing to install a white vinyl fence with a scalloped, picket design and a white vinyl trellis similar in appearance to the previous wooden picket fence and trellis. The proposed vinyl fence is located in the front yard of the property along the western front property line, a portion of the northern side property line, and a portion of the southern side property line. The proposed vinyl fence is highly visible from the 600 E public right of way.</p> <p>The previous wood picket fence and trellis were not originally constructed with the dwelling. However, the previous structures were reflective of the materials and design historically used for front yard fencing through the City, specifically the Central City Local Historic District and contributed to the historic character of the property.</p> <p>The vinyl fence proposal does not utilize materials that are similar in texture and form to those historically used during the property’s period of significance.</p>	<p><b>Does Not Comply</b></p>

<p><b>3. All sites, structures and objects shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create a false sense of history or architecture are not allowed;</b></p>	<p>The City's <i>Residential Design Guidelines</i> indicate that painted wood picket, wrought iron, and wire fences were historically used to enclose many residential front yards within the Central City neighborhood. Vinyl is not identified as a material historically used for fencing within the City during the property's period of significance. While the proposed vinyl fence and trellis may appear similar in color and design to the previous wooden picket fence and trellis, the proposed vinyl material lacks historical basis and creates a false sense of history by mimicking another material.</p>	<p><b>Does Not Comply</b></p>
<p><b>4. Alterations or additions that have acquired historic significance in their own right shall be retained and preserved;</b></p>	<p>While the previous wood picket fence and trellis contributed to the historic character of the property, historic photos of the property indicate the previous structures were not originally constructed with the dwelling. Therefore, the proposed work will not remove any historic features which have gained significance in their own right.</p>	<p>Not applicable</p>
<p><b>5. Distinctive features, finishes and construction techniques or examples of craftsmanship that characterize a historic property shall be preserved;</b></p>	<p>The scope of work will not remove any historically significant features that characterize the property.</p>	<p>Not applicable</p>
<p><b>6. Deteriorated architectural features shall be repaired rather than replaced wherever feasible. In the event replacement is necessary, the new material should match the material being replaced in composition, design, texture and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence</b></p>	<p>The scope of work does not include the repair of any deteriorated architectural features.</p>	<p>Not applicable</p>

<p><b>rather than on conjectural designs or the availability of different architectural elements from other structures or objects;</b></p>		
<p><b>7. Chemical or physical treatments, such as sandblasting, that cause damage to historic materials shall not be used. The surface cleaning of structures, if appropriate, shall be undertaken using the gentlest means possible;</b></p>	<p>The applicant has not proposed any chemical or physical treatments to clean the surface of any primary structures.</p>	<p>Not applicable</p>
<p><b>8. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant cultural, historical, architectural or archaeological material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment;</b></p>	<p>This proposal does not involve an addition itself but inappropriate fence material. The proposed work does not involve such alterations.</p>	<p>Not applicable</p>
<p><b>9. Additions or alterations to structures and objects shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired. The new work shall be differentiated from the old and shall be compatible in massing, size, scale and architectural features to protect the historic integrity of the property and its environment;</b></p>	<p>The project does not involve additions or alterations to existing historic structures and objects.</p>	<p>Not applicable</p>



<p><b>10. Certain building materials are prohibited including the following:</b></p> <p><b>a. Aluminum, asbestos, or vinyl cladding when applied directly to an original or historic material.</b></p>	<p>The project does not involve the direct application of aluminum, asbestos, or vinyl cladding to the primary structure.</p>	<p>Not applicable</p>
<p><b>11. Any new sign and any change in the appearance of any existing sign located on a landmark site or within the H Historic Preservation Overlay District, which is visible from any public way or open space shall be consistent with the historic character of the landmark site or H Historic Preservation Overlay District and shall comply with the standards outlined in chapter 21A.46 of this title.</b></p>	<p>The project does not involve changes to or any new signage.</p>	<p>Not applicable</p>

# **ATTACHMENT F: Applicable Design Guidelines**

A Preservation Handbook for Historic Residential Properties and Districts in Salt Lake City provides guidance and advice on ways to meet the design standards in the zoning ordinance. Part II Chapter 1: Site Features includes the relevant historic guidelines for this application and are identified below for the Commissions' reference

## **Historic Residential Properties & Districts in Salt Lake City, Chapter 1: Site Features**

### **Design Objective**

Historic site features that survive should be retained, preserved, or repaired when feasible. New site features should be compatible with the historic context and the character of the neighborhood.

### **Historic Fences**

Originally, painted wood picket fences were used to enclose many front yards. The vertical slats were set apart, with spaces between, and the overall height of the fence was generally less than three feet. This combination of low height and semi-transparency helped to both identify individual sites and property, while retaining the visual relationship between gardens and the streetscape. Wrought iron and wire fences were also used in early domestic landscapes. Early cast iron and wrought iron frequently add decorative detail and a sense of maturity to the design character of a neighborhood. Where such fences survive, they should be retained. Often, however, original fences are missing. Replacement with a fence similar in character to that used historically is appropriate in such conditions.

Historic photographs portray fence heights at a much lower level than we are used to seeing today. Consider using a lower fence height to enclose a front yard, in keeping with historic patterns and to retain a sense of continuity along the street frontage.

#### **1.2 An original fence should be retained**

- Replace only those portions that are deteriorated beyond repair.

#### **1.3 Use materials that appear similar to that of the original for a replacement fence.**

- A painted wood picket fence is an appropriate replacement in many locations.
- A simple metal fence, similar to traditional “wrought iron” or wire, may also be considered. Review early examples nearby to identify appropriate design options.
- Fence components should be similar in scale to those seen historically in the neighborhood.

#### **1.4 Design a replacement fence with a “transparent” quality, allowing views into the yard from the street.**

- Avoid using a solid fence, with no spacing between the boards.

- Chain link and vinyl fencing are inappropriate as fence materials where they would be visible from the street.

**1.5 Consider “transparency” in the design of higher privacy fencing for the side yard of a corner property.**

- This helps to maintain a sense of visual continuity.
- Locate a higher street-facing side fence behind the front facade.

## **ATTACHMENT G: Public Process and Comments**

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The following is a list of public meetings that have been held, and other public input opportunities, related to this project:

### **Public Hearing Notice:**

Notice of the public hearing for this project includes:

- Public hearing notice mailed on June 30, 2022.
- Public hearing notice posted on City and State websites on June 30, 2022.
- Sign posted on the property on June 29, 2022.

### **Public Comments:**

As of publication of the staff report, five public comments have been received and attached below. Any comments received after the publication of this staff report will be forwarded to the Commission.

**From:** [REDACTED]  
**To:** [Olson, Brooke](#)  
**Subject:** (EXTERNAL) FW: Fence  
**Date:** Tuesday, January 11, 2022 5:21:42 PM

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Here is a second one. Thanx

Take care,

Kari Gardner, SPHR / SCP

[REDACTED]

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**From:** Rob Torres [REDACTED]  
**Sent:** Tuesday, January 11, 2022 5:16 PM  
**To:** [REDACTED]  
**Subject:** Fence

My name is Robert Torres, I live at 648 South 600 East Salt Lake City Utah 84102. I wanted to confirm that the proposed fence by Kari Gardner would be helpful and in keeping with the architecture of the surrounding area. Due to extreme problems from transients it is much more important to us that our properties be secured then historically accurate.

Best regards Robert Torres

**From:** [REDACTED]  
**To:** [Olson, Brooke](#)  
**Subject:** (EXTERNAL) FW: Neighbors Fence  
**Date:** Tuesday, January 11, 2022 5:12:19 PM

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Hi Brooke,

I have several of my neighbors writing letters on my behalf as they have been very pleased with me fixing up the yard. Here is the first one. More soon. Thank!

This is the family in the house 657 S 600 E.

Take care,

Kari Gardner, SPHR / SCP

[REDACTED]

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**From:** Lisa Buys [REDACTED]  
**Sent:** Sunday, January 9, 2022 10:20 PM  
**To:** [REDACTED]  
**Subject:** Neighbors Fence

Hello!

We bought our house a little over a year ago and met our neighbors very shortly after. Our neighbor Kari, has done a great deal of work on the interior and exterior of the house. When we looked at buying our house, nextdoor was in pretty rough shape on the outside. She's done a great job with it. Kari took down her old fence and started putting up a new fence which looks almost identical as the previous one. We like that the fence has a clean durable look to it much like the other white picket fence houses on our street. We would like for her to finish the fence that's she's started installing. Please feel free to contact us with any questions.

Thank you,

Lisa & J Bryce Buys

**From:** [REDACTED]  
**To:** [Olson, Brooke](#)  
**Subject:** (EXTERNAL) Letters from neighbors  
**Date:** Thursday, January 13, 2022 1:41:17 PM

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Brooke,

Here are more – all together in one document:

Chloe Young [REDACTED]

The work Kari has been doing outside her home, primarily the fencing she has been putting in, has greatly improved the look of the property. We are very happy with all the changes she has been making to her home and are excited for her to continue to making improvements on the property in the future.

Chloe Young  
Resident at 653 S 600 E

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Courtney Peterson [REDACTED]

Hey Kari,

House has been looking so nice! I have loved seeing it come together since you moved in. The fence is looking awesome and will look so much better once fully replaced. Can't wait to see what else you do!

653 S 600 E  
Courtney Peterson  
Sent from my iPhone

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John Rhinehart  
[REDACTED]

To Whom It May Concern:

I have seen Kari Gardner, at 648 S 600 E doing a lot to make her yard look nice. She removed the old, rotted fence and purchased the same style of fence and trellis to match what was previously there to preserve the look of the home. I think the fence she is installing looks very nice and will not only preserve the value of the home, but the aesthetic as well. It will also help significantly with the problem of trespassing and theft that is prevalent in the area.

Take care,

John Rhinehart  
675 S 600 E

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Take care,  
665 S 600 E  
Kari Gardner, SPHR / SCP

