

## Planning Commission Staff Report



Planning Division  
Department of Community &  
Economic Development

### Peter and Sandra Clark Special Exception-Unit Legalization

**Special Exception PLNPCM2013-00336**

**2551 S Highland Drive**

**Public Hearing: September 25, 2013**

#### **Applicant:**

Peter and Sandra Clark

#### **Staff:**

Michael Maloy AICP (801) 535-7118  
Michael.maloy@slcgov.com

#### **Current Zone:**

R-1/5,000 Single-Family Residential District

#### **Master Plan Designation:**

Very Low Density Residential (Sugar House Community  
Master Plan, adopted December 13, 2005)

#### **Council District:**

District 7 – Søren Simonsen, Council Member

#### **Community Council:**

Sugar House – Christopher Thomas, Chair

#### **Current Use:**

Two-Family Residential

#### **Applicable Land Use Regulations:**

- 21A.24.070: R-1/5,000
- 21A.52.060: Special Exceptions General
- 21A.52.030: Special Exceptions (Unit Legalization)

#### **Attachments:**

- A. Application Materials
- B. Board of Adjustment Minutes
- C. Abstract of Findings and Order August 1995
- D. Zoning Certificate 1996
- E. Abstract of Findings and Order May 1995
- F. Certificate of Present Condition 2000
- G. Appeal Letter 2009
- H. Site Photographs
- I. Citizen Comments
- J. City Department Comments

#### ***Request***

The applicants, Peter and Sandra Clark, are requesting a special exception to legalize a third dwelling unit that is a part of a two-family dwelling located approximately at 2551 S Highland Drive. The Planning Commission has final decision making authority for special exceptions.

#### ***Recommendation***

Based on the findings listed in the staff report, it is the Planning staff's opinion that the applicant, though meeting the general standards of special exception and unit legalization, does not qualify for legalization of an additional unit because of two certificates issued by the City after 1995 that recognized only two dwelling units. Therefore staff recommends the Planning Commission deny the application as proposed.

#### ***Recommended Motion***

Based on the findings listed in the staff report, the evidence provided, and the testimony heard, I move that the Planning Commission deny the Peter and Sandra Clark Special Exception-Unit Legalization PLNPCM2013-00336.

## Vicinity Map



## Background

The applicants, Peter and Sandra Clark, seek unit legalization of a third unit within an existing two-family dwelling located at approximately 2551 S Highland Drive (Attachment A – Application Materials). The City Council recently adopted new criteria to legalize additional dwelling units and the applicants seek to qualify under those new provisions. The attached Polk and Cole directories, along with the affidavits submitted by the applicant, document the occupant history of the subject property. In general, the history of occupation for the third unit appears to meet the applicable provisions of unit legalization. Furthermore, Planning staff found the petition met provisions pertaining to parking, transportation, and having no significant or unresolved zoning violations. However, while reviewing the application, Planning staff did find evidence that the subject property has been recognized as a two-family dwelling (duplex) on at least two occasions by Salt Lake City. The history of the subject property is discussed below in greater detail.

The current arrangement of the subject property contains a basement unit, a main level unit, and an upstairs unit. All three units have separate entrances that can be accessed from the rear or front of the property. There are four parking stalls located adjacent to an alleyway at the rear of the subject property. The neighborhood of the subject property is zoned primarily for single-family use. However, throughout the neighborhood there are two-family and multi-family dwellings.

The dwelling units within the subject property have a complex history. On August 7, 1995, the subject property owner Alexandra (Sandy) Wright, requested special exception approval, case number 2214-B, for legalization of a two-family dwelling at 2551 S Highland Drive. From the evidence and testimony presented, the Salt Lake City Board of Adjustment legalized two-family dwellings at 2551 S Highland Drive (Attachment B – Board of

Adjustment Minutes). Furthermore, an Abstract of Findings and Order from the Salt Lake City Board of Adjustment pertaining to this case 2214-B was recorded against the subject property on August 30, 1995 (Attachment C – Abstract of Findings and Order August 1995). Within the Findings and Order letter, it was declared that the subject property at 2551 S Highland Drive was granted special exception for a two-family dwelling, as presented, provided all housing code and parking requirements were met. Almost a year later on June 19, 1996, a zoning certificate for the subject property was issued by Salt Lake City establishing the property as a “legal conforming duplex” (Attachment D – Zoning Certificate 1996).

Planning staff also found evidence regarding access to a portion of the dwelling. In an Abstract of Findings and Order letter dated May 24, 1995, the Appeals Board addressed an appeal submitted by Sandy Wright (former property owner) for rise and run of the exterior stairway, stair headroom, minimum ceiling height, and sill head for egress window. Although this letter does not specifically cite an upstairs dwelling unit, the language of the appeal refers to living space within an upper portion of the dwelling. Furthermore, it is clear that such an appeal is requesting building code adjustments to allow occupancy in the upstairs of the subject property.

Concerning the dwelling unit history of the subject property, Planning staff found evidence that directly affects the basement of the property. On September 14, 2000, a Certificate of Present Condition was issued for the subject property to the owner, Alexandra M Wright (Attachment F – Certificate of Present Condition 2000). In this document, it was declared that the present conditions of the subject property was “deemed as a legal duplex by Salt Lake City” and the “basement area to be used as storage only.” Like the previous zoning certificate, the certificate of present conditions does not specify where the two dwelling units are located within the structure. However, the evidence indicates that the property owner, Alexandra M Wright, was striving to make the upstairs unit livable. In conclusion, it appears that the 1996 zoning certificate pertained to the main level and upstairs unit since the basement unit was deemed to be used as storage only.

Moving ahead into 2009, the Planning staff found evidence that again directly effects the basement unit of the subject property. On 14 May, 2009, the Planning staff located a letter from a Housing and Zoning Specialist to Ms. Sandra Clark communicating an Advisory and Appeals Board case (HAZ2009-00826) decision concerning the basement. In this letter, the language suggests that the Advisory and Appeal Board approved a decision that established a series of provisions that needed to be met so that the basement could be livable (Attachment G – Appeal Letter 2009). Whether or not these provisions were ever achieved by the subject property owner is unknown to the Planning staff. However, occupant history provided by the applicants has shown that this space has been rented out as a unit.

In summary, the zoning history of the three units of the subject property offers a complicated past. In 1996, a zoning certificate was issued declaring the subject property to be a legal two-family dwelling. Shortly before the issue of this zoning certificate, evidence shows that the upstairs unit was going to be reconfigured so that it could legally house people. Therefore, this zoning certificate likely entails the upstairs and main level units comprising the two-family dwelling. In 2000, City documentation again established the subject property as a two-family dwelling and that the basement was to be used as storage only. However, in 2009, steps were taken in accordance with City instruction to make the basement livable. Since the subject property has been clearly identified by the City as a two-family dwelling on two separate occasions, it is the opinion of the Planning staff to recommend denial of the applicant’s request for unit legalization of a third unit of an existing two-family dwelling.

## ***Public Notice***

Notice of the public hearing for the proposal included:

- Public hearing notice mailed on or before September 13, 2013
- Public hearing notice posted on property on September 12, 2013
- Public notice posted on City and State websites September 13, 2013

## **Public Comments**

Staff received an email from a concerned neighbor citing several different complaints regarding the subject property. Staff also received an email from Grace Sperry, a nearby resident in the neighborhood, citing support for the unit legalization (Attachment I – Citizen Comments).

## **Analysis and Findings**

The standards of review for a special exception are set forth in Section 21A.52.060 of the Salt Lake City Zoning Ordinance. The standards are as follows:

**A. Compliance with Zoning Ordinance and District Purposes: The proposed use and development will be in harmony with the general and specific purposes for which this title was enacted and for which the regulations of the district were established.**

**Analysis:**

The subject property is located in the R-1/5,000 zoning district, which is intended for conventional single-family residential units on lots not less than five thousand square feet. Uses are intended to be compatible with the existing scale and intensity of the neighborhood. The standards for the district are intended to provide for a safe and comfortable place to live and play, promote sustainable and compatible development patterns, and to preserve the existing character of the neighborhood. Although there are four two-family dwellings, not counting the subject property, and five single-family detached dwellings in the subject property neighborhood, the R-1/5,000 zoning district does not permit the use of multiple-family dwellings (i.e. triplex). The applicant is requesting unit legalization of a third unit within a legal two-family dwelling therefore making the subject property a multiple-family dwelling.

**Finding:** The applicant's request to legalize a third unit within a two-family dwelling does not comply with this standard because multiple-family dwellings are neither a permitted nor a conditional use within the R-1/5,000 zoning district.

**B. No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair the value of the property within the neighborhood in which it is located.**

**Analysis:**

No evidence was provided to the Planning staff that demonstrates substantial impairment of property value if the petition is approved. Using public information from Salt Lake County, the Planning staff examined the 2013 property values of both two-family and single-family dwellings within the neighborhood. The results of the study showed that two-family dwelling households were slightly larger in value than single-family dwellings.

**Finding:** The application is compliant with this standard as per the analysis above. Evidence demonstrating substantial impairment to property value does not exist in the context of this immediate neighborhood.



**C. No Undue Adverse Impact: The proposed use and development will not have a material adverse effect upon the character of the area or the public health, safety and general welfare; and**

**Analysis:**

The character of the area, though primarily zoned for single-family dwellings, does contain several two-family dwellings. In fact, in the immediate neighborhood of the subject property there are approximately four two-family dwellings. Two of the two-family dwellings are on the same block face as the subject property and the other two are across the street. Currently, the subject property is recognized as a legal conforming two-family dwelling. The addition of one more legal unit making for a multi-family dwelling (triplex) would not have an undue adverse effect upon the character of the area or the public health, safety and general welfare because in the immediate neighborhood there are already several two-family dwelling establishments.

**Finding:** The petition does comply with this standard; increasing the subject property one more unit would not affect the character of the immediate neighborhood.

**D. Compatible with Surrounding Development: The proposed special exception will be constructed, arranged and operated so as to be compatible with the use and development of neighboring property in accordance with the applicable district regulations.**

**Analysis:** Regarding the compatibility of use and development of the neighborhood properties, the increase of one unit at the subject property making it a multi-family dwelling would be reasonably compatible with the current configuration of the neighborhood. As previously stated, there are four legally conforming two-family dwellings, not counting the subject property, that exist in the immediate neighborhood. Therefore, the legalization of a third unit making a multi-family dwelling in the neighborhood would be compatible.

**Finding:** The petition does adequately comply with this standard. The legalization of a third unit would be compatible with the neighborhood properties.

**E. No Destruction of Significant Features: The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.**

**Analysis:** No natural, scenic or historic features of significant importance are known to be on or adjacent to this property.

**Finding:** Legalization of the third unit will not result in the destruction of significant features and thus complies with this standard.

**F. No Material Pollution of Environment: The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.**

**Analysis:** The requested legalization will not result in any air, water, soil or noise pollution.

**Finding:** Legalization of the third unit will not materially impact air, water, soil or noise quality in the neighborhood and thus complies with this standard.

**G. Compliance with Standards: The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.**

Certain Special Exceptions have specific standards and conditions that apply. Ordinance 21A.52.030.A.22.b applies to all unit legalizations. Those standards and conditions are as follows:

**1. The dwelling unit existed prior to April 12, 1995. In order to determine whether a dwelling unit was in existence prior to April 12, 1995, the unit owner shall provide documentation thereof which may include any of the following:**

- (A) Copies of lease or rental agreements, lease or rent payments, or other similar documentation showing a transaction between the unit owner and tenants;
- (B) Evidence indicating that prior to April 12, 1995, the city issued a building permit, business license, zoning certificate, or other permit relating to the dwelling unit in question;
- (C) Utility records indicating existence of a dwelling unit;
- (D) Historic surveys recognized by the planning director as being performed by a trained professional in historic preservation;
- (E) Notarized affidavits from a past tenant, neighbor, previous owner, or other individual who has knowledge about the dwelling unit;
- (F) Polk, Cole, or phone directories that indicate existence of the dwelling unit (but not necessarily that the unit was occupied); and
- (G) Any other documentation that indicates the existence of the dwelling unit that the owner is willing to place into a public record.

**Analysis:** The application included Polk and Cole directory information (F above) and notarized affidavits (E above) from a neighboring property owner and a current tenant of the subject property. Although some names and phone numbers are not verified, the Polk/Cole directories do establish evidence of occupation prior to 1995. Furthermore, the affidavit of the neighbor also supplements the Polk/Cole directory evidence of occupation. However, documented land-use is contrary to the conditions associated with the 1996 zoning certificate and the 2000 certificate of present condition.

**Finding:** Although the petition appears to comply with this standard, the property has not been used in compliance with recorded certificates published by the city since 1995.

**2. The dwelling unit has been maintained as a separate dwelling unit since April 12, 1995. In order to determine if a unit has been maintained as a separate dwelling unit, the following may be considered:**

- (A) Evidence listed in standard b(1) indicates that the unit has been occupied at least once every five (5) calendar years;
- (B) Evidence that the unit was marketed for occupancy if the unit was unoccupied for more than five (5) consecutive years;
- (C) If evidence of maintaining a separate dwelling unit as required by Subsections (A) and (B) cannot be established, documentation of construction upgrades may be provided in lieu thereof.
- (D) Evidence that the unit was referenced as a separate dwelling unit at least once every five (5) years.

**Analysis:** The Polk/Cole directories and tenant affidavit demonstrate the third unit was maintained as such since April 12, 1995.

**Finding:** Although the petition appears to comply with this standard, the property has not been used in compliance with recorded certificates published by the city since 1995.

**3. The property where the dwelling unit is located:**

**(A) Can accommodate on-site parking as required by this title, or**

**(B) Is located within one-quarter (1/4) mile radius of a fixed rail transit stop or bus stop in service at the time of legalization.**

**Analysis:** A review of the site, and of the applicant's site plan, found that the site currently has four parking stalls at the rear of the subject property (Attachment H – Site Photographs). The property location, verified by the City Transportation Division, does meet the second option of criterion 3(B) because it is located within one-quarter (1/4) mile of an active bus stop along.

**Finding:** The petition complies with this standard. The property is located within one-quarter (1/4) mile of an active bus stop (Attachment J – City Department Comments).

**4. There is no history of zoning violations occurring on the property. To determine if there is a history of zoning violations, the city shall only consider violations documented by official city records for which the current unit owner is responsible.**

**Analysis:** Staff reviewed the City's records for zoning violations on this property and found no history of violations by the current owner.

**Finding:** The petition complies with this standard. Staff found no history of zoning violations by the current owner.

### ***Commission Options***

If the third unit is approved, the applicant can continue with the process for unit legalization, including compliance with a life-safety inspection.

If the third unit is denied, the owner could only use the property for a two-family dwelling or other uses permitted by the R-1/5,000 Single-Family Residential District. Secondly, denial of the third unit will require the removal of it by the City.

### **Potential Motions:**

The motion recommended by the Planning Division is located on the cover page of this staff report. The recommendation is based on the above analysis. Below is a potential motion that may be used in cases where the Planning Commission determines the special exception-unit legalization should be approved.

### **Not Consistent with Staff Recommendation:**

Based on the testimony, and evidence presented, I move that the Planning Commission grant the Peter and Sandra Clark Special Exception – Unit Legalization PLNPCM2013-00336 for the third unit in a two-family dwelling located at approximately 2551 S Highland Drive, subject to compliance with a life-safety inspection. (Planning Commission must state specific findings in support of this motion.)

***Attachment A***  
Application Materials



May 10, 2013

Housing and Zoning,

This is in regards to our property on 2551 South Highland Drive, Salt Lake City Utah 84106. We purchased this property in November 2003. At the time the property was marketed as a duplex with a mother-in-law apartment. All 3 units were rented and we cleaned up the property and have owned it since. We have always had good tenants and have taken care of the property. There are six parking spots in the rear of the property with alley access and there is a bus stop for public transportation 100 feet away. The entire street is a mix of single- family homes with duplexes, triplexes and fourplexes.

A few years ago a neighbor called in a complaint about our property only being zoned a duplex and we had an inspector come out. At the time the upstairs apartment and the main floor were the legal units. We had the inspector go and look at the basement and we did the few things that were asked of us to legalize that unit. They came and passed it off and we thought the problem was resolved. We then received another letter from Carol Gent 3 years later. The same neighbor called a complaint in again and opened up the case. He doesn't like all the cars in front of his house. These cars are not ours. They come from the 4-plex across the street. I have gone door to door speaking to all the neighbors. I ask that your office do the same.

After speaking in detail with Bruce Andrews a neighbor 2 house North who has lived there 65 years and has known all of the previous owners of the property I found out that our property was remodeled in the mid 1970's to a triplex and has been used and rented as a triplex since. I am aware that in 1996 the owner legalized the property as a duplex but it has always been 3 units with 3 separate entrances and I believe that the owner at one point actually operated a massage business in the top unit.

I ask that you please consider keeping the property intact. I have amazing tenants that are great neighbors and contributors to the neighborhood. I have take great care of the property and just replaced a sewer main and accrued many expenses keeping the property.

Sincerely,

Alexandria Clark



May 8, 2013

Carol Gent,

My name is Bruce Andrews. I currently live at 2543 Highland Drive. My father purchased the home and I have lived in the home 70 plus years. The property at 2551 South Highland Drive is 2 houses to the south. I know the property well and have known all of the owners. In the mid 1970's the property was renovated to a triplex with 3 separate units and 3 separate entrances and has been that way since. It has never changed. Tenants have come and gone but the property has not been altered and has always been a triplex. The previous owners who did the conversion are now deceased but please contact me if you need assistance or have any questions.

Thank you,

*Bruce Andrews*

*see attached notary*



May 8, 2013

To Whom It May Concern:

My name is David Castillo. I have been renting a one-bedroom apartment located At 2551 South Highland Drive since the year 2000. I pay \$395 per month including all utilities and my rent has never changed. When I moved in there were tenants in the basement apartment and the main floor. There were also tenants moving out of my unit. I don't know where else I would live and only pay only \$395 per month. My landlords have never raised my rent and always take care of the property. Please consider this.

Thank you,

A handwritten signature in black ink, appearing to read "David Castillo", with a long horizontal flourish extending to the right.

see attached notary  
page



State of Utah        }  
                              }ss.  
County of Salt Lake }

On the 8<sup>th</sup> day of May, 2013, personally appeared before me  
David Castillo, the  
signer(s) of the above instrument, who duly acknowledged to me that such person(s), executed  
the same.

Witness my hand and official seal.

  
Notary Public

Notary Expires: February 27, 2016



HIGHLAND DR S
84106
Sofa Biz . . . . .89 467-1005
Sofy Mtl Life . . . . .485-8199
Roy Gallegos . . . . .89 487-5523
Apartments
Lars Boggess . . . . .466-5683
Apartments
Dalo E Alderson . . . . .486-7487
Dale E Alderson . . . . .486-7694
Amanda L Johnson . . . . .466-4951
Tori Andrus . . . . .467-9940
PARKWAY AV INTS
Apartments
Russell Jacobs . . . . .485-4703
Dave Young . . . . .487-3741
Thomas A Stetich . . . . .487-6610
W C Bludworth . . . . .79 466-7444
Al Hollingshaus . . . . .82 484-8110
Scott Heal . . . . .87 487-3718
Rebecca Terry . . . . .87 487-3718
Andrew M Ramsay . . . . .76 486-6863
William H Axman . . . . .62 484-0106
William H Day . . . . .87 486-1221
M C Mowery . . . . .83 484-3072
WARNOCK AV INTS
Gloria Campbell . . . . .90 484-4636
Siamak Maghsoodi . . . . .87 467-9040
S D Workman . . . . .89 485-6242
John K Mayne . . . . .89 487-1766
Ray Pfeifer . . . . .62 467-9733
Jay Rovang . . . . .87 484-2677
Yvonne Hawkins . . . . .87 467-3040
M J Hopkins . . . . .62 466-1167
Brenda Barney . . . . .484-9316
WILLOCK AV INTS
B J Bukis . . . . .70 487-3840
Trent Fordham . . . . .467-1835
Apartments
Dave F Hunt . . . . .467-0571
David R Horman . . . . .89 485-0647
Apartments
Rick Eglington . . . . .466-7932
Irma Scheunemann . . . . .89 467-5390
Apartments
Roman Chernov . . . . .486-1879
Mark D Emery . . . . .467-0212
A Strelak . . . . .466-1861
2552 2554 2561 . . . . .NP
2562 Tom Baldrige . . . . .88 466-2624
STRATFORD AV INTS
2600 Joan Murdock . . . . .90 484-2857
2605 Mark A Anderson . . . . .90 484-7752
2607 Richard T Reese . . . . .62 466-6690
2610 Rick Robinson . . . . .87 486-3229
Fauntelle Young . . . . .486-3276
2617 Paul J Schiele . . . . .86 484-8698
2619 Tom Nester . . . . .80 467-7459
2623 2626 . . . . .NP
2635 William A Draper . . . . .61 485-2681
CRYSTAL AV INTS
2641 . . . . .NP
2644 Matthew J Gaither . . . . .87 485-6439
2648 . . . . .NP
2653 Roger Ferguson . . . . .76 484-7524
2654 K J McFalls . . . . .87 467-0435
Apartments
B Lee Belnap . . . . .89 467-2741
Randy A Lopez . . . . .89 487-7296
C Danny Martinez . . . . .87 487-8547
G L Stolworthy . . . . .86 486-9346
2669 Apartments
H Reid Gerritsen . . . . .87 486-0262
E Hunger . . . . .87 485-9526
Rob Patterson . . . . .87 485-9757
Lansing L Smith . . . . .90 466-1664
MALVERN AV INTS
2682\* Hair Etc . . . . .85 484-2121
\* Hair Etc . . . . .85 484-2141
2685 2687 . . . . .NP
2689 B Bellows-Terrano . . . . .87 487-8231
2690\* G P Studios . . . . .87 466-9510
2691 Michel A Jepsen . . . . .83 486-1583
Anita Lindberg . . . . .86 487-6694
2696\* The Old Dutch St 76 487-5052
2697 George W Mantle 66 466-1227
1240 2700 SOUTH ST INTS
2708 Condominium
Bessie Bartholomew . . . . .76 487-3128
Henry G Boonstra . . . . .83 487-7227
KJ Brim . . . . .90 467-6402
J Carlos Croft . . . . .80 487-4073
Bruce Curtis . . . . .76 487-6686
M E Harrison . . . . .76 484-0372
Arthur Moore . . . . .87 487-5330
Milton T Rigby . . . . .85 486-6145
F Robison . . . . .76 486-2958
C Leslie Wheeler . . . . .77 466-5413
2710 Apartments
A J Badger . . . . .76 467-7195
Freda S Davis . . . . .80 486-1611
Harry A Matis . . . . .87 467-9754
Darrell O Shields . . . . .77 467-9395
D H McKeown . . . . .86 467-0862

2718 L H M . . . . .77 485-3137
G E Pizza . . . . .85 485-6680
S R Provost . . . . .76 467-6955
10 Leroy J Sauter . . . . .88 484-1949
2725 M Mills . . . . .90 485-2736
2728 Condominium
David K Edwards . . . . .88 467-1118
J W Hargreaves . . . . .79 484-1814
U E Johnson . . . . .84 467-1118
Harry E Lewon . . . . .87 487-2638
H Roy Neilson . . . . .77 484-9632
J S Peery . . . . .90 486-1406
Wayne A Shaw . . . . .89 486-1995
Richard Stinson . . . . .90 485-5747
R Woodruff . . . . .77 487-2717
2729 P J O'dea . . . . .87 467-6776
2730 Condominium
Pat Christensen . . . . .90 487-4948
Ken England . . . . .487-3324
Albert E Martinez . . . . .87 485-5380
Richard O Perry . . . . .81 485-8700
Ray L Stahl . . . . .79 484-9034
Albert Waldron . . . . .83 486-2800
Grant Gilbert . . . . .87 466-6979
2736 Condominium
Loren Bullock . . . . .81 467-3074
Otis L Bullock . . . . .78 467-3074
Dale L Jensen . . . . .82 466-6659
Jill McDougald . . . . .87 466-4938
Pam J Halford . . . . .89 485-4524
2745 Marsha Mahan . . . . .89 486-2834
2760 Graystone Arms
Condos
Emily Anderson . . . . .82 467-9998
Reynolds F Cahoon . . . . .487-6047
Rolf Christiansen . . . . .88 467-9164
Clarence J Dean . . . . .84 486-4226
Joseph T Elders . . . . .82 466-8494
David J Ellison . . . . .83 485-5672
Charles Evans . . . . .486-3439
Frank G Garner . . . . .86 486-1957
John J Gerstner . . . . .86 466-9948
Carol Hite . . . . .87 467-8550
Abe Josephs . . . . .83 487-0500
Paul M Mazuran . . . . .84 485-6027
Taylor H Merrill . . . . .82 484-7539
J Noall Nixon . . . . .82 466-7423
William M Roberts . . . . .84 466-4184
James L Schwab . . . . .86 466-7931
D L Sheya . . . . .83 484-3548
Arthur H Strong . . . . .88 487-4034
E K Tanner . . . . .87 484-0616
F J Walkingshaw . . . . .484-0709
L R Wilson . . . . .87 467-8560
2761\* Greek Express Ynns 83 466-6525
2782 . . . . .NP
1000 CLAYBOURNE AV INTS
CHARLTON AV INTS
2815\* Original Copy . . . . .89 487-2903
\* State Farm Ins Co . . . . .87 466-8992
\* Stout Cycles . . . . .88 467-7030
2816 Apartments
BSMT John Wallace . . . . .87 484-8360
2818 . . . . .NP
2834 Richard A Dixon . . . . .90 467-2811
2837 . . . . .NP
2840 Jack W Richards . . . . .62 466-5456
2845 M Spencer . . . . .87 466-8373
P Wilensky . . . . .90 487-9493
2855\* Crawford & Day Furn 78 487-5737
\* Victor Louis Day . . . . .78 487-5737
2858 Jaime Rebaza . . . . .87 486-3427
2872 . . . . .NP
1300 CRANDALL ST INTS
2875\* The Yummy Tree 76 484-4012
2876\* Fuller-O'Brien Pnt 70 466-8731
\* SCM Corp . . . . .79 466-8731
2880\* Mini City . . . . .87 486-0328
\* Victorian Times . . . . .87 486-0328
2892\* European Conversion 89 486-9307
2903\* Wicker & Willow . . . . .89 486-9307
2910\* Inkleys . . . . .77 484-4397
2912 . . . . .NP
2917\* 7-Eleven Food Strs 486-1453
1300 ZENITH AV INTS
HUDSON AV INTS
2920\* VFW Fund Raising . . . . .87 466-0884
\* VFW Post 3586 . . . . .87 466-0891
2927\* Burnetts . . . . .75 466-8691
2955\* American Tailors . . . . .89 466-8995
2959\* Animals Animals 77 487-9921
2960\* Chuck-A-Rama Bufft . . . . .487-0879
2963\* The Dart Concnctn . . . . .87 485-1722
2965\* Bongo Lounge . . . . .86 466-1577
\* Eakins Grill . . . . .85 466-8058
2970\* San Fran Design 84 467-2701
2977\* Forsey Furniture . . . . .87 487-0777
\* Laurs Inter & Drap . . . . .87 487-0849
3000\* Hair Designers . . . . .77 487-4269
\* Lumpvis Sci Club 88 484-5597
\* Warshaws Energy Sv . . . . .87 485-6112
3003\* Carpets Certified 72 486-2021
\* Floor Covrgs Cert . . . . .87 486-2021
3005\* Auto Parts Pedlers 83 484-4383
3006\* CPM Construction 88 486-5576
\* Corroty Skin Care . . . . .87 486-3975
\* Electro Reumant . . . . .87 485-9923

3006\* S C S Information - 481
\* Shear Pleasure . . . . .77 488-3355
\* U S Security Corp . . . . .87 485-9928
3007\* Bradshaws TV & Elec . . . . .486-2395
3010\* Naugles Restaurants 79 466-4907
3020\* Valley Bnk & Trst Co . . . . .481-5254
\* Valley Bank & Trust . . . . .481-5404
= 3018 S INTS
= 100 WEST INTS
3040\* Highland Schwinn 89 466-1621
\* Highland Schwinn . . . . .89 485-6808
\* Hyland Schwinn . . . . .69 467-0914
\* Schwinn Bicycle D189 . . . . .467-0914
3064\* IIME . . . . .88 484-8073
\* Intl Mtn Eqpmnt 88 484-8073
3068\* Art Supplies Plus . . . . .87 486-7098
\* New West Products . . . . .467-8715
\* Oylers School Art . . . . .87 487-3211
3092\* Mann Theatres . . . . .89 466-6266
\* Villa Theatre . . . . .83 466-6266
3098\* Apple Yard Art . . . . .81 467-3621
3098 Highland Amrc Inc
See Building Drty
= 3098 W INTS
3100\* Klaus French Pstry . . . . .486-5908
3120\* Big O Tires . . . . .77 467-5461
3130\* By Design . . . . .87 467-4411
3140\* Subway Sandwiches . . . . .88 485-0656
3142\* C Js Frzn Yogurt . . . . .486-6575
\* Highland Broiler . . . . .89 486-2233
\* Hl Land Broiler . . . . .89 486-2233
\* Riverton Music Co 80 484-4777
\* Top Cut . . . . .88 466-7799
= 3178 W INTS
3155\* Baby Boutique . . . . .86 467-4444
3161\* Competition Dsgn 89 484-9812
3165\* Thomas Ins Agency 78 486-4328
3167\* Highland Hair Stop . . . . .87 467-1185
3174\* Chesterfields Sofa . . . . .86 486-8735
3177\* Aquarium Tech . . . . .90 484-8147
= 1400 WOODLAND AV INTS
3178 . . . . .NP
3179\* LDS Wilford Ward . . . . .89 466-5993
\* LDS Ward 2 . . . . .89 466-5994
3190\* Crown Burger Rest . . . . .84 467-8633
3200\* N L Merrill CPA . . . . .88 486-5025
\* N L Roberts CPA . . . . .88 466-4148
3202\* Merry Feast Ctrg 89 487-6108
3210\* Servc Blueprnt . . . . .86 486-1391
3211\* A&B Open Storage 82 466-6347
\* Bybee Asphalt . . . . .78 466-6222
\* Bybee Bldg Maintnc . . . . .78 466-6222
\* Bybee Self Strge 83 466-6882
\* Faggs Automotive 88 466-4837
\* Rust Coin & Gift Shp 89 487-3321
3213\* Hyland Upholstery . . . . .87 467-3738
3232\* Form & Fuction . . . . .85 467-0531
\* Form & Fuction . . . . .88 467-3131
3240 . . . . .NP
3260\* Fine Art Inn . . . . .81 466-1615
3267\* Patagonia Outlet . . . . .89 466-2226
3270\* Carpetect . . . . .87 485-8132
3270\* Carpetowne . . . . .90 466-8771
485-9281
3291\* Hyland Pharmacy . . . . .80 467-0422
3295\* Flower Patch . . . . .88 467-0792
\* Flower Patch . . . . .88 467-0794
\* Flower Patch . . . . .89 467-0405
\* Flower Patch . . . . .83 467-6252
\* The Wash Tub . . . . .87 467-6252
3298\* Tres Hombres . . . . .84 466-0094
3330 . . . . .NP
3333\* Highlander Bike SH 79 487-3508
3350\* Arvo Intl CRP . . . . .90 484-0573
\* Phytomer Corp . . . . .90 487-2832
\* Skin Care World . . . . .90 484-0574
3355\* 1st Security Bank . . . . .350-5374
3368 . . . . .NP
3369\* Cody Oil . . . . .87 467-6682
\* Thomas Frank Design . . . . .87 484-1021
\* Letterprfct-Hje . . . . .80 484-1100
\* Nova Development 89 487-6682
\* F Thomas Dsgn & Spec . . . . .87 484-1021
3376 Michael J Randall . . . . .467-4035
3385 3387 . . . . .NP
3388\* Art & Sign Co . . . . .87 487-0741
3388\* Skyline Flow Gdns . . . . .466-8118
3400\* Rideout Investmnt 71 487-1371
3401\* Larry R Millett . . . . .86 466-8887
\* R D Nebeker Fl Dir . . . . .466-8687
\* J P Stevenson . . . . .88 466-8687
\* Paul Thornley . . . . .87 466-8687
\* Wasatch Lwn Mnl Pk . . . . .466-8687
\* Wasatch Lawn Mrtry . . . . .88 466-8687
\* Perry Zeyer . . . . .88 466-8687
3404 . . . . .NP
3406\* E Greenband Entrpr 85 485-7399
\* Greenband Entrpr 85 485-7399
\* Utah Auto Show 87 485-7399
3408 Dan Ewert . . . . .87 486-7663
3409 Peter M Richards 88 487-4240

3450\* Boat Spts & Trvl Shw . . . . .87 485-7399
\* Dr Regula Burki . . . . .86 486-9985
\* Caremark Inc . . . . .87 486-3322
\* Dr J M Ferguson 89 487-5200
\* D Fox & Assoc Const . . . . .90 487-8477
\* R C Gerth Ins . . . . .89 485-6892
\* Gold & Green Ltd . . . . .87 486-5676
\* M S Haslam . . . . .89 485-6891
\* R W Haslam Ins 89 485-6800
\* Health Claim Serv . . . . .89 485-0312
\* Hm Imprvmt Show . . . . .87 485-7399
\* C W Kapsa Nurse - 486-9985
\* R P Miller Rl Est 88 485-3333
\* New York Life Ins 89 485-6800
\* Pharmacology Resr 90 487-5200
\* K L Robbins Ins 88 487-9444
\* Sceptor Grp Ltd . . . . .88 487-9444
\* Split Mntn Mning 87 486-5676
\* Ut Adoptn Sv Women . . . . .86 466-9975
\* Wasatch Womns Cntr . . . . .86 466-9944
3455 3460 . . . . .NP
3461 Apartments
Chris Bellamy . . . . .485-7943
Celeste Crapo . . . . .467-8836
BSMT . . . . .NP
3462 . . . . .NP
3465 Apartments
Patrick A Porter . . . . .484-3506
A Donald J Sieg . . . . .466-2803
3470 3473 . . . . .NP
3475 Apartments
Rulon F Doyoung 90 487-4142
B J Thomas Osborne . . . . .485-3455
3480\* Property Mngmt Sys . . . . .88 466-3100
3491 I Allemen . . . . .88 485-3739
Kenneth W Ash . . . . .64 484-6511
3492 Edla R Eliason . . . . .62 484-1152
3513 Walter Stover . . . . .62 466-8470
3516 . . . . .NP
3520\* Twin Pines Cr Ctr 77 484-7638
3534\* Childrens Corner 83 486-6363
3534 Cheryl Knowlton . . . . .485-4511
3556 T Honsvick . . . . .486-4473
3559 . . . . .NP
3568 J Darrell Ford . . . . .487-2775
3569 Chris Huff . . . . .467-9054
Diana Raleigh . . . . .467-9054
3570 . . . . .NP
3575 Jim King . . . . .90 467-7814
Joel Lillywhite . . . . .64 485-1194
3588 3621 . . . . .NP
3636\* Just Perfect . . . . .89 277-0444
3638\* Ambassador Pizza 89 277-3100
3640\* Body Talk Hlth Clb 89 272-8535
\* The Portrait . . . . .90 278-6248
3643\* Poulton Ins Agency . . . . .484-4477
3648 . . . . .NP
3655\* Harry Anderson Ins . . . . .85 485-5557
\* Day D Clark Ins 85 484-8704
\* J Cody Clark Ins 85 484-8704
\* Marvin Combs . . . . .86 484-8704
\* Farmers Ins Group . . . . .484-8704
\* Farmers Ins Group . . . . .487-8933
\* Bill Shoher Ins . . . . .90 487-8933
\* G Vantassel Ins 85 484-8704
3667\* Leono Tailor & Clnr . . . . .87 466-7189
3689\* Jaylynn Photography 83 487-4151
Holiday
3700 . . . . .NP
3701\* Circle K Food Str 88 486-9920
3714 Holiday Hills Apt
David Aamala . . . . .87 277-7085
Felipe Aguirre . . . . .87 277-4891
E R Bishop . . . . .88 278-8457
A Cutler . . . . .87 277-0513
Randy L Davis . . . . .87 277-5646
Theodore P Genoway . . . . .87 273-0948
Michael M Goddard 89 272-6367
John Golden . . . . .87 277-8022
Mike Hadlock . . . . .87 278-1154
Barry Hansen . . . . .90 277-5741
C Henry . . . . .87 278-8604
John Holloway . . . . .87 273-0664
Charles Kupu . . . . .86 272-4603
Lisa Lechmanant . . . . .87 278-1950
Rex D Mills . . . . .87 272-8523
12 James L O'Brien . . . . .87 272-9078
Chad Patterson . . . . .87 278-6046
L J Radka . . . . .83 277-0259
21 Saisha Redmond . . . . .87 272-1328
Jennifer Shields . . . . .87 277-3908
23 Apolanga Tuia . . . . .87 272-2357
\* Holiday Hills Apt 77 277-9963
3716 Apartments
Susan Barone . . . . .87 272-2368
Elliott Barnshaw 87 278-5358
Brent Dean . . . . .87 278-0465
Michael Diesen . . . . .87 272-9899
Itiliane Fifita . . . . .87 272-7973
Stephen Franklin . . . . .87 278-0875
67 Mikhail Glukhov . . . . .87 272-8767
Greg Hawkings . . . . .87 278-9253
Bryan Klevon . . . . .87 278-4532
Lynn Matis . . . . .87 272-9720

ADDRESS

# 1995 Polk Cross-Reference Directory

R. L. POLK & CO.

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## Highland Dr (SALT LAKE CITY) (cont'd)

Address	Zip+4	Carr	Phone
Pfeiler Ray	2712	0003	467-9733
Fullmer Bradley H	2712	0003	467-9288
Gelz Charles	2712	0003	467-9288
Reed Ann D	2712	0003	465-0234
Hopkinson M J	2711	0003	466-1167
Gould Clay	2711	0003	467-1736
Holloway Georganna	2740	0003	465-7688
Loiselle Candice	2771	0003	464-8423
Hunt Dave F	2771	0003	467-0571
Pearson Ryan D	2771	0003	466-0578
Hatch Sandy	2740	0003	465-7165
Scheunemann Irma	2771	0003	467-5390
Burch Lori	2740	0003	468-1861
Long Cathy	2740	0003	468-1861
Robbins Michael T	2740	0003	468-8156
Baldridge Tom	2771	0003	468-8156
Murdoch Joan	2713	0003	464-7752
Reese Richard T	2713	0003	466-6690
Robinson Rick	2714	0003	466-3229
Schiele Paul J	2713	0003	484-8698
Nester Chris	2713	0003	467-7459
Baly Joy	2713	0003	468-1627
Chaves A	2713	0003	468-5474
Gailher Matthew J	2772	0003	468-6439
Ferguson Roger	2738	0003	467-4143
Lewis Tom	2738	0003	467-7296
Lopez Randy A	2738	0003	467-8547
Martinez Danny	2738	0003	467-8547
Vincent Steve	2738	0003	467-8547
Gerritsen Reid	2737	0003	468-0252
Patterson Rob	2737	0003	468-9767
Smith Lansing L	2737	0003	468-1684
Banks Dana Z	2774	0003	467-8231
Bellevue Terranova B	2774	0003	467-5418
Lindberg Anita	2774	0003	467-5418
Young Faustelle	2772	0003	468-3276
Williams Byron L	2774	0003	484-0934
Groot Robert H	2774	0003	466-0231
Lewton Chris	2774	0003	466-0231
Batholomew Bessie	3160	0012	487-3128
Boonstra Henry G	3160	0012	487-2248
Brim K	3160	0012	487-6402
Curtis Bruce	3160	0012	487-6866
Harrison M E	3160	0012	484-0373
Kramer Dan	3160	0012	486-9113
Moore Arthur	3160	0012	467-9330
Robison F	3160	0012	486-2958
Smith Douglas A	3160	0012	467-2958
Wheeler C Leslie	3160	0012	467-2958
Badger A	3160	0012	467-1611
Davis Freda S	3160	0012	467-1611
Matis Henry A	3160	0012	467-9754
Shields Darrell O	3160	0012	467-9395
Webster John H	3160	0012	467-0863
Or Ruth K	3144	0012	466-1197
Cassidy H J	3159	0012	485-2739
Coil Allan J	3159	0012	485-2739
Hatch Marvin L	3159	0012	485-2739
Fizza R	3159	0012	485-6555
Provost S R	3159	0012	487-6950
Sauter Leroy J	3159	0012	484-1949
Mills M	3144	0012	485-2736
Edwards David K	3179	0012	467-1118
Hargreaves J W	3179	0012	467-1118
Johnson U E	3179	0012	467-1118
Lewon Harry E	3179	0012	487-2698
Naegle Nathaniel W	3179	0012	486-7829
Nelson R	3179	0012	484-9632
Peery J S	3179	0012	486-1406
Shaw Wayne A	3179	0012	486-1995
Stinson Richard	3179	0012	485-4547
O'Dea P J	3144	0012	487-7676
England Kem	3144	0012	487-3324
England Pal	3162	0012	487-4948
Martinez Albert E	3162	0012	485-8359
Perry Richard O	3162	0012	485-8700
Stahl Ray L	3162	0012	484-9034
Walton Albert	3162	0012	486-2990
Laursen Eric	3144	0012	467-6833
Clarke Owen	3157	0012	466-9227
Cooper Grant S	3157	0012	467-0542
Jensen Dale L	3157	0012	466-9559
Hallford Pam J	3144	0012	465-4524
Mahan Marsha	3144	0012	468-2834
Anderson Emily	3192	0012	467-9958
Cahoon Reynolds F	3192	0012	467-6047
Christiansen Rolf	3192	0012	467-9154
Dean Clarence J	3192	0012	466-4226
Elders Joseph T	3192	0012	466-8494
Ellison David J	3192	0012	465-5672
Evans Charles	3192	0012	468-3439
Garner Frank G	3192	0012	468-1957
Gerstner John J	3192	0012	468-9948
Graham A Lloyd	3192	0012	467-5285
Hite Carol	3192	0012	467-8550
Jacobsen Grant	3192	0012	466-9387
Josephs Abe	3192	0012	467-0500
Mazuran Paul M	3192	0012	465-6027
Merrill Taylor H	3192	0012	484-0539
Roberts William M	3192	0012	465-4194
Robinson Loren B	3192	0012	467-6006
Schrab James L	3192	0012	466-7931
Sheya I	3192	0012	484-3548
Strong Arthur H	3192	0012	467-4034
Tanner E Kjar	3192	0012	484-0616
Walkingshaw F J	3192	0012	484-0709
Wilson L R	3192	0012	467-8550
Lyngle Charles Kent	3147	0012	467-2664
Aposhian Steven	3147	0012	467-1511
Dixon Richard A	3147	0012	487-2811
Richards Jack W	3147	0012	466-5456
Taylor Spencer	3176	0012	467-1738
Wienisky P	3176	0012	487-9493
Day Victor Louis	3176	0012	487-5737
Tran Tuoi	3147	0012	467-1716
Daud Charles	3147	0012	488-3212

## Highland Dr (SALT LAKE CITY) (cont'd)

Address	Zip+4	Carr	Phone
Widner Bud	3316	0015	467-3945
Bagley Sandra W	3375	0015	466-9944
France Randall D	3375	0015	468-4500
Gerth Randy C	3375	0015	468-6992
Haslam Mark S	3375	0015	468-6991
Haslam Ronald W	3375	0015	468-6990
Stojack James	3316	0015	484-5782
Porter Patrick A	3357	0015	484-3506
Dayoung Rulon F	3357	0015	487-4142
McCallie Aaron	3357	0015	466-4017
Ash Kenneth W	3365	0015	484-5511
Loveless Dan	3365	0015	484-2259
Eliason Edla R	3358	0015	484-1152
Stover Walter	3210	0015	468-8470
Shurway Andy G	3211	0015	484-4234
Wilson Kent E	3211	0015	485-4511
Knutson Cheryl	3211	0015	485-4511
Karpov Victoria	3211	0015	487-6135
Raleigh Dianna	3278	0015	467-9054
King Jim	3278	0015	467-4814
Lillywhite Joel	3278	0015	485-1194
Evans L Cory	3213	0015	278-9911
Shover Bill	3213	0015	278-9911
Bird Zachary	3204	019	272-2548
Bishop E R	3204	019	277-5838
Brown M	3204	019	277-5838
Chase Jinx	3204	019	272-3115
Despain James	3204	019	277-4608
Fitches S	3204	019	273-0724
Gibson J	3204	019	278-8414
Gilbes S	3204	019	278-8414
Godard Michael M	3204	019	278-8414
Gutierrez Angel W	3204	019	277-3217
Haddock Mike	3204	019	278-1154
Juarez Paul	3204	019	272-3653
McClure Julianne	3204	019	278-3292
Mendoza Olelia	3204	019	277-6757
Rider Derek	3204	019	272-4070
Rojas Elvira	3204	019	273-0510
Rosado Geithel	3204	019	278-2529
Shackelford Chris G	3204	019	278-7701
Singletary B	3204	019	278-1154
Terrell C H	3204	019	277-3070
Warner John	3204	019	277-5274
Welly K L	3204	019	277-8322
Wilson Bryon	3204	019	278-3881
Binstock Ronald	3233	0019	277-4915
Carter E O	3233	0019	278-9109
Colquhoun Jason	3233	0019	278-2482
Cystal J R	3233	0019	272-4784
Davidson L	3233	0019	277-5824
Ford Janel	3233	0019	272-7188
Irvin Aaron	3233	0019	278-5087
McCarthy M	3233	0019	273-0971
Milligan M M	3233	0019	272-9806
Moja Joe	3233	0019	278-4946
Morse Kevin	3233	0019	277-7801
Racka Dana	3233	0019	278-9253
Rudd Paul	3233	0019	277-5840
Thornock Karine	3233	0019	278-5310
Walton A J	3233	0019	278-2919
Wozab Tammy	3233	0019	278-3793
Austin Arthur	3270	019	278-3512
Beck Ida	3270	019	278-3610
Bernecker A	3270	019	272-4459
Bourquin R H	3270	019	277-7418
Bow D M	3270	019	278-0066
Carpenter W Milton	3270	019	278-9054
Caudle Baxter B	3270	019	277-0087
Christensen E Rush	3270	019	272-9013
Fjelstad Margaret B	3270	019	277-4039
Gundersen Valoise	3270	019	272-3424
Hansen H	3270	019	272-1531
Horne M P	3270	019	272-9413
Ingersoll Betty L	3270	019	277-7713
Israel Muriel	3270	019	278-0705
Keith John R	3270	019	273-0134
Lambert Marinda	3270	019	277-5646
Marks M	3270	019	277-6943
Marsden K C	3270	019	272-8202
McDonald H B	3270	019	272-4312
McMullen Elizabeth	3270	019	277-7802
Morris Arvilla	3270	019	278-4978
Niederhand Frank	3270	019	277-4364
Nichols A W	3270	019	278-0652
Ogden Ileen N	3270	019	278-2013
Pace Frank	3270	019	277-5371
Patrick M N	3270	019	278-1181
Phipps Lucille S	3270	019	277-6234
Ray Bryon A	3270	019	272-8448
Reed S	3270	019	278-6853
Rich S E	3270	019	278-1615
Robbins A H	3270	019	277-7302
Rosa Clarence	3270	019	272-5528
Rose Martha	3270	019	272-6755
Sorrels Leonard C	3270	019	278-6925
Starkey E L	3270	019	278-7852
Strandberg Marcella	3270	019	277-5776
Talbot Edith E	3270	019	277-3404
Tate Pearl D	3270	019	272-6475
Thatcher Grant	3270	019	272-6475
Webster	3270	019	272-2658
Thompson V M	3270	019	278-4808
Tolley Wallace	3270	019	278-4808
Weller Margaret	3270	019	272-1644
Wilde L	3270	019	278-7204
Wilson M I	3270	019	272-9923
Woods Merle L	3270	019	272-9810
Woolley Janet	3270	019	273-3958
Baker Merlin	4208	0019	273-3329
Benton Steve	4208	0019	273-3957
Bills Kelly F	4208	0019	273-3957
Bills Victor R	4208	0019	273-3957
Bunnell Randall	4208	0019	273-3957
Bushman Rex	4208	0019	273-3345
England Les F	4208	0019	278-7755
Fasy Edward L	4208	0019	273-3357
Flint Edward D	4208	0019	273-3353

## Highland Dr (SALT LAKE CITY) (cont'd)

Address	Zip+4	Carr	Phone
Teran Bruce	4206	0019	273-3955
Udall Bruce	4206	0019	273-3365
Warrick Bob W	4206	0019	278-2313
Wilkinson Jeffrey W	4206	0019	273-3959
Hunt Gary	4206	0019	278-3914
Sussman D	4209	0019	278-3814
Gregory Lee	4209	0019	278-7770
Pugmire Brian J	4209	0019	272-8401
Means L H	4209	0019	277-5046
McKay Johnson	4209	0019	278-4601

ZIP CODE	84124			
3927	Perry Ron	-1614	0039	278-6612
4072	Abbott A L	-1671	0039	277-4566
4072	Brijs Edward C	-1671	0039	277-4091
4072	Cantrell C	-1671	0039	272-4616
4072	Gross Todd	-1671	0039	272-7705
4072	Hovess Jeff	-1671	0039	272-4238
4072	Ollison Jared	-1671	0039	272-4347
4080	Peterson William H	-1617	0039	272-0669
4099	Gatherum Sherman E	-1664	0039	277-2724
4109	Bales Jackie	-2841	0026	273-0755
4109	Egelund D	-2841	0026	277-8564
4109	Kane Earl	-2841	0026	272-8280
4109	Poulton G	-2841	0026	278-4918
4123	Johnson Raymond P	-2801	0026	277-5326
4141	Richmond Bryan J	-2842	0026	278-9817
4160	Day James	-2833	0026	277-6820
4163	Brayton Kathy	-2828	0026	272-0921
4163	Clawson Mike	-2828	0026	278-5264
4163	Cochrane Kurt	-2828	0026	272-2763
4163	Eastland Laura	-2828	0026	278-5063
4163	Jardine Jennifer	-2828	0026	272-3023
4163	Kaspar Michelle	-2828	0026	277-8760
4163	Mason E	-2828	0026	278-2720
4163	Osilph P Mark	-2828	0026	273-0928
4163	Provard Michael R	-2828	0026	273-0347
4163	Rich M	-2828</		



# 1999 Salt Lake City Suburban Utah (POLK)

HIGHLAND DR

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**HIGHLAND DR (S L C)**

165 Not Verified  
 170 Aldrich Michael L ☐  
 182 Aslie Sid L ☐  
 200 Schmitt Robert E ☐  
 200 SPANISH VILLA APT apmnt  
 bldg oprtrs 798-1440  
 SUN SIGNS signs advt spcltie  
 273-7446  
 150160 Claramitaro Damon C ☐  
 150-200 Not Verified  
 PRODUCTIONS FOR YOUR HAIR  
 beauty shops 466-0172  
 2150 Not Verified  
 2152 Gabrioli Marco ☐  
 JACKS DRUM & GUITAR SHOP  
 musical instrmt str 467-7982  
 2154 Peacock Janet T ☐  
 RAY VANS JANS wchc clck jwry  
 rpr 483-1919  
 2155 GUILD HALL furniture stores  
 404-6655  
 MCCANN DISTRIBUTORS furniture  
 404-5858  
 U S P S SUGARHOUSE  
 govt o/c 530-5911  
 2157 Naylor Russell L ☐  
 Willis Lee A ☐  
 100 NICHOLS NAYLER  
 ARCHITECTS architectural  
 svcs 487-3300  
 200 Johansen Armand D ☐  
 200 JOHANSEN THACKERAY &  
 COMPANY nrsdnt bldg oprs  
 487-6670  
 2160 ALPHA OMEGA ENTERPRISES  
 Indus prsl svcs ppr 466-2222  
 2162 ARLEN'S SGRHS BARBER &  
 STYLING SALON barber shops  
 467-2815  
 2164 Reilly Ryan E ☐  
 2165 STORY CUPBOARD cltg ml-order  
 hses 484-9105  
 2166 Scott Dawn N  
 2168 TAP ROOM drinking places  
 466-0974  
 2174 LEISURE LIVING furniture  
 stores 466-0974  
 2186 C & S DESIGN & CONSTRUCTION  
 sngl-fam hsgn cnstr 467-1264  
 CONNELLY & CO ARCHITECTS  
 architectural svcs 466-7727  
 ROBINSON J W ARCHITECTS PC  
 architectural svcs 466-7777  
 2188 Beall Burtch W Jr 508-1304  
 Kay Gary ☐ 487-4431  
 Kay Royal S 487-4431  
 KAY GARY ins agts/svcs  
 Vo Vinh V ☐ 487-4431  
 Webster Cory M ☐ 466-1820  
 102 WEBSTER & CO INC PC  
 acting auding bkp 466-1820  
 200 Braithwaite Bruce ☐ 487-4431  
 203 Free Louise W ☐  
 203 Free Ray D  
 203 HYGIEA PARTNERSHIP rsl est  
 invlsmnt lrs 485-7842  
 207 MANITOU PRODUCTIONS  
 svcs allid mlt pnt 474-0244  
 208 BEALL BURTCH ARCHITECT  
 architectural svcs 466-1304  
 2190 STANDARD OPTICAL COMPANY  
 optical gds stores 487-4138  
 2198 NINETEENTH CENTURY  
 FURNITURE furniture stores  
 485-3606  
 Haskell Kevin L ☐  
 + WILMINGTON AVE INTERSECTS  
 2200 ZIONS FIRST NATIONAL BANK  
 natl commrc banks 524-2204  
 CARPET MAX SUGARHOUSE floor  
 coverings 467-4656  
 PETER PIPER PIZZA eating places  
 487-6800  
 2209 AUDITION AUDIO electronics  
 467-5918  
 Giolas Michelle A ☐  
 + SUGARMONT DR ENDS  
 2217 Not Verified  
 2223 OMNISERVE CELLULAR misc rlt  
 str 463-7580  
 STRING BEADS hobby toy shop  
 487-1110  
 2227 CINEMARK U S A movie theater  
 466-3797  
 2233 CHICAGO RED HOT'S eating places  
 463-3667  
 2262 Daniels Steven D ☐  
 WASHINGTON FEDERAL  
 SAVINGS fdrl savngs instns  
 467-7058  
 2263 KLEAN MACHINE LAUNDROMAT  
 cn-oprd lndrs cln 466-0419  
 2265 SUGARHOUSE MUSIC COMPANY  
 musical instrmt str 486-7521  
 2273 Sugarhouse Mortgage 487-8068  
 2A INTERNATIONAL UNION  
 ELEVATOR CONSTRUCTOR  
 LOCAL 38 labor orgs  
 467-1051  
 2D SIERRA CLUB civic social  
 assns 467-9294  
 200 Schreyer Stanford L ☐  
 200 Schreyer Jennifer

**HIGHLAND DR**

Hogle Hugh H ☐  
 2299 Hansen Monto ☐  
 KEYBANK NATIONAL  
 ASSOCIATION state  
 commrc banks 535-1015  
 Scott Bruce L ☐  
 Thornton Grace L ☐  
 200 COST CONTROL  
 ADVOCATES mgmt cnslng  
 svcs 485-4359  
 200 Kennard Lon H Jr  
 KANE ENTERPRISES employment  
 agencies 487-2076  
 2309 LONDON HAIR CO beauty shops  
 486-9281  
 2311 RICKS COINS STAMPS & GIFTS  
 misc rlt str 487-9502  
 2313 Not Verified  
 2314 ZIGS MINI MART grocery stores  
 487-7061  
 2315 CASKET OUTLET furnerl svcs crmlrie  
 483-3030  
 2319 BLAIR ERICSON optmtrst  
 485-1371  
 Bogus William J ☐  
 + ASHTON AVE INTERSECTS  
 + DRIGGS AVE INTERSECTS  
 2425 E & H ENTERPRISES furniture  
 stores 467-1005  
 2431 Blesinger Elaine F ☐  
 KOZY KIT CATERING LETS  
 LUNCH eating places  
 487-1382  
 2435 Not Verified  
 2436 Scott Andrew M ☐  
 2437 APPRAISAL EQUITY real est  
 agts/mgrs 466-9457  
 Boggess Reid L ☐ 466-5689  
 Boggess Prns J ☐ 466-5689  
 2438 Pflizer Joseph B  
 2439 Brooks David L ☐ 474-0793  
 Lloyd Nida L  
 McCabe Jan L ☐  
 B Not Verified  
 Adams N M  
 2444 Nielson Lori B ☐ 467-2744  
 Nielson Tony L 467-2744  
 + E PARKWAY AVE INTERSECTS  
 2461 Gonzales J 484-5696  
 Morrow Lisa C 467-1624  
 2466 Stelich Nicholas A ☐ 467-6610  
 2468 Bludworth Winford C 466-7444  
 2470 Gae Teri L 483-2421  
 M J S ARCHITECTURE  
 architectural svcs 647-5776  
 Stoker Mike 483-2421  
 STOKER MICHAEL JAMES AIA  
 architectural svcs 328-2141  
 2473 Karlsonakis Antonia O ☐  
 484-2627  
 Karlsonakis Edward 484-2627  
 2474 Blaney S 487-9633  
 2479 Not Verified  
 2480 Sim Shane 463-3840  
 2481 Ramsay Andrew M ☐ 486-6663  
 2482 Holbrook Mary C ☐ 467-7554  
 2485 Day Marjean D ☐ 466-1221  
 2488 Smith Marc 463-2647  
 + WARNOCK AVE INTERSECTS  
 2500 Parral R 466-0445  
 Workman Scott D ☐  
 Workman Debra A  
 B Not Verified  
 2505 Hayes Deanna V ☐  
 2509 Johnson Heath R ☐  
 2510 Lindajo T R ☐  
 Robinson Linda J  
 2514 Rowe Michael C  
 Rowe Gary L  
 2515 Dinerstein Nelson T ☐ 485-4719  
 Dinerstein Kayn B 485-4719  
 2518 Elorreaaga Katherine R ☐  
 Elorreaaga Nancy D  
 2523 Hopkinson Margaret J ☐ 466-1167  
 2524 Hone Shellee L ☐  
 TIMBERLAND WATER misc rlt str  
 467-4670  
 2528 Lane Anold 466-8146  
 2529 Brown Erick W ☐ 484-6690  
 + WHITLOCK AVE INTERSECTS  
 2541 Coleman Kina M ☐  
 2543 Andrews Bruce F ☐  
 Andrews Dennis F  
 2544 Hadcmister Lynn A  
 2546 Hill George H 463-6970  
 2547 Campbell Susan J & Jonathon ☐  
 474-3720  
 2550 Nelson Don ☐  
 Nelson David B  
 Obrien Evelyn L ☐  
 2550 Peace Wayne D  
 Peace Sherry L  
 2551 Fehr Jacob 467-5739  
 Caspers Jammie C ☐  
 C Not Verified  
 2552 Eccles Cheri M ☐  
 Escobido Valeria M 484-6142  
 Jackson William H ☐  
 2554 Fugitt Robyn R  
 2555 Robbins Michael T & Candica ☐  
 485-8156  
 2561 Not Verified  
 2562 Austin Robert A ☐  
 2566 Curtz Renee M ☐  
 + STRATFORD AVE INTERSECTS

**HIGHLAND DR**

2623 Beigholt Joy 466-1527  
 2626 Hardy Mary 463-7842  
 2636 Klemens Dabra D ☐  
 + E CRYSTAL AVE INTERSECTS  
 2641 Hoffman Lauri A  
 2644 Gailther Matthew J ☐ 485-6439  
 Gailther Janis S 485-6439  
 2648 Kenyon Amy M ☐  
 2653 Ferguson Susan L ☐ 484-7524  
 Ferguson Jasmine L 484-7524  
 2654 Evans Alan R ☐  
 2655 Varoz Jerad J ☐  
 2680 Bellissperry Anna G ☐  
 2685 Adamst Troy 466-5903  
 Barnes Chesley J  
 Barnes Nicole F  
 Eckenfelder Todd 485-2614  
 Gibbs James C ☐ 484-6893  
 Gibbs Janae 484-6893  
 B Not Verified  
 Brown Michelle R ☐ 486-5325  
 + CATON WAY INTERSECTS  
 2669 G P Not Verified  
 F Hornman Russell L  
 F Hornman Susan R  
 G-H Not Verified (2 Apts)  
 + MALVERN AVE INTERSECTS  
 2685 Kearby Linzy L 463-1944  
 2687 Lifsey Donna K ☐  
 Lifsey Ridley P  
 2689 Terranova Dennis J ☐ 487-8231  
 2690 G P STUDIOS photo studios print  
 466-9510  
 Karahalios George P ☐  
 Karahalios Paul P  
 S Bergakis William M ☐ 467-6018  
 B BERGAKIS WILLIAM M ofcs cnls  
 of dnst 467-6018  
 2691 Lindberg Anita J ☐  
 2694 FAUNTELLE beauty shops  
 466-3276  
 2695 Williams Byron L & Angie ☐  
 B Not Verified 484-0934  
 2696 OLD DUTCH STORE gllt shop  
 467-5052  
 2697 Matthews Melissa ☐  
 2698 Backyard Birds 467-7222  
 + E 2700 S INTERSECTS  
 2700 Bartholomew Thomas D ☐  
 487-3128  
 Bartholomew Bessie L 487-3128  
 Orillos K 467-6402  
 Earl W P 487-9361  
 1 Kramer Steve ☐ 486-9113  
 2 Smith Douglas A ☐  
 467-2969  
 3 Carlsson Vicki C ☐  
 4D Not Verified  
 4 DESIGNS BY LOUISE furniture  
 stores 487-3565  
 4 Parker Earl W ☐  
 5 Brim Katherine Ann ☐ 467-6402  
 5 Brim Raymond E 467-6402  
 7 Eakle Lee ☐ 467-5432  
 8 Miller Kathryn M ☐ 466-3553  
 10 Curtis Bruce R & Joyce ☐  
 487-6686  
 11 Not Verified  
 12 Harrison Myrleen E ☐  
 484-0372  
 2710 Badger A J ☐ 467-7195  
 Brown Thomas G & Catherine ☐  
 474-1823  
 Cassidy Anne W & Howard ☐  
 485-2730  
 Hatch Marvin L ☐ 466-5519  
 Hatch Ada C 466-5519  
 Pralt Annette O ☐ 484-4060  
 Pralt Robert C 484-4060  
 Provost Sterling R & Beverly ☐  
 467-6955  
 Sauter Leroy J ☐ 484-1949  
 Sauter Ardlth M 484-1949  
 Shields Darrell O 467-9395  
 B Not Verified  
 9 Mitchell Elaine ☐  
 2713 Brown Richard A & Mary ☐  
 2715 Orr Ruth K 466-1197  
 R & R PRODUCTIONS 466-1197  
 2718 Cassidy A 485-2730  
 Hatch Marvin L 466-5519  
 Sauter Leroy J 484-1949  
 2725 Bryner David J ☐  
 2728 Cooper Richard J ☐ 467-0542  
 Cooper Sherman J 467-0542  
 Ferguson Matthew J ☐ 483-2730  
 Gentry James L & Colleen ☐  
 484-3572  
 Meaders William A Sr & Louise ☐  
 483-2450  
 Stimpson Richard 485-5747  
 Weiss Suzanne M 486-1534  
 2 Moyle James L  
 3 McKean Ellen B ☐  
 487-8701  
 4 Not Verified  
 5 Stimson Richard L ☐  
 485-5747  
 6 Chapman Richard R Jr ☐

**HIGHLAND DR**

1 England Kern 487-3324  
 3 Not Verified  
 4 McGary Lawrence W  
 5 Corless Michelle H ☐  
 5 Corless Stephanie M  
 5 Weipert Tiwa H  
 2733 Laursen Eric R & Carolyn ☐  
 467-6833  
 467-0542  
 Gentry James L 484-3572  
 Mitchell Dorothy H 483-2730  
 2739 2 Not Verified  
 2745 Beaumont Geraldine S  
 Beaumont Ursula  
 Dourado Robson R 474-0165  
 Dourado Heather S 474-0165  
 Pena Trista R ☐ 474-2164  
 Pena Jorge J 474-2164  
 Soaver Jayne 463-7946  
 Shakespare Mavis J ☐  
 D Not Verified  
 2750 Taylor M W ☐  
 2751 Not Verified  
 2760 Christianson Irene K ☐  
 467-9154  
 Christianson Rolf 467-9154  
 Graham Pauline R ☐  
 467-5265  
 Heyman Walter A 463-7981  
 Maiben D 474-1899  
 Roberts William M 466-4194  
 Wilson L R 467-8550  
 2 Evans Wilbert C ☐  
 486-3439  
 2 Evans Eleanor R 486-3439  
 3 Josephs Judy S ☐ 487-0500  
 4 Meik Kathryn G ☐  
 5 Not Verified  
 8 Robinson Loren B ☐  
 487-1511  
 9 Hile Carol W ☐ 467-8550  
 10 Not Verified  
 11 Garner Marjorie B ☐  
 486-1957  
 11 Garner Frank G 486-1957  
 12 Anderson Emily M ☐  
 467-9998  
 13 Jacobson Grant & Thelma ☐  
 466-9387  
 14 McMullin Louise M ☐  
 487-4121  
 16 Ranquist Diane M ☐  
 17 Tanner Elaine K ☐  
 484-0616  
 18 Ellison David J ☐ 485-5672  
 19 Easton Ellen M ☐  
 486-0571  
 20 Not Verified  
 22 Mazuram Evelyn B ☐  
 485-6027  
 24 Schwab James L ☐  
 466-7931  
 24 Schwab Barbara H 466-7931  
 65 Not Verified  
 2761 Armaou Yannis G ☐  
 YANNIS GREEK EXPRESS eating  
 places 466-6525  
 + E CHARLTON AVE INTERSECTS  
 2015 ORIGINAL COPY commrc prntg lith  
 487-2963  
 Robinson Donald L ☐  
 Robinson Hilarie A  
 2 GOLD RIVER MORTGAGE mtg  
 bkrs corrspndt 463-9926  
 2 Rawlings David B ☐  
 2816 Not Verified  
 2818 Newman Harold T ☐  
 + ATKIN AVE INTERSECTS  
 2834 Striefel Janet L ☐ 466-7278  
 2837 Denos Fred W ☐  
 Denos Ruby L  
 2840 Richards Phyllis H ☐ 466-5456  
 2845 Owens Shane 484-7342  
 2855 WHITE DOG TRADING CO CAMPO  
 furniture stores 474-1240  
 2858 Not Verified  
 2872 Delisser Michael 487-7392  
 Deprizio Raymond J ☐  
 Deprizio Michelle L  
 Olsen June 484-8451  
 I Not Verified  
 + CRANDALL AVE INTERSECTS  
 2876 FULLER O'BRIEN PAINT pnt gls  
 wlp str 466-8731  
 2884 Hindley Harold D & Elizabeth ☐  
 2888 Allen David T ☐ 474-0742  
 DESERET COMPUTER CO complr  
 software str 272-4448  
 2892 SPECIALTY FURNITURE furniture  
 stores 487-2595  
 2896 Olsen Anna K ☐  
 + ZENITH AVE INTERSECTS  
 - ZIP CODE 84105 CAR-RT C015  
 2903 WICKER AND WILLOW furniture  
 stores 486-9307  
 2910 INKLEYS photo studios print  
 484-4397  
 Oraneshaw Stefan V ☐

**HIGHLAND DR**

200 PROCTOR CRANE  
 2955 FORSEY PACESETTER  
 stores  
 2960 CHUCKA RAMA BUFF  
 places  
 2965 Eakin Fred M Jr  
 2970 SAN FRANCISCO  
 Walman Andrew  
 2977 Forsay Robert W  
 FORSEY'S FURNITURE  
 furniture  
 + E 3000 S BEGINS  
 3000 LUMPY'S drinking places  
 Santi Albert L ☐  
 WARSHAW'S ENERGY  
 DESIGN plumb-hg  
 2 DERRICK ROO  
 3001 BRADSHAW AUTO  
 home sppl str  
 3003 CERTIFIED FLOORS  
 Delahny Alan C ☐  
 3006 MADSEN DEBBIE  
 Phillips Mary L ☐  
 Phillips David H  
 Pierco David H ☐  
 2 Not Verified  
 200 FIVE M INVEST  
 bldg oprs  
 202 SALON 202 beauty  
 3007 RUSTICA furniture stores  
 + ELGIN AVE ENDS  
 + E 3010 S BEGINS  
 + E 3010 S BEGINS  
 BANK ONE UTAH NA  
 banks  
 3020 Goodman Mark W ☐  
 HYLAND SCHWIM  
 spnt gds bkte  
 3048 PEHRSON COTTONWOOD  
 rel nrsn gdn str  
 PEHRSON'S POWER  
 rel nrsn gdn str  
 3068 Not Verified  
 3069 1 WYNN COMPANY  
 crl instl  
 3096 APPLE YARD ART  
 Valentine Susan H  
 3098 Allison Christy  
 ALTERNATIVE HEALTH  
 misc prnt svcs  
 Arndt Jennifer  
 Jolley Allen M  
 Kruger Michelle  
 Lambert Rick  
 Lucas Sean P  
 MARSHALL JAMES  
 NIELSON STANLEY  
 PHILLIPS JUNIOR  
 colleges/univ  
 Rigtrup Kenneth A  
 Smith D R  
 UNIVERSAL LANG  
 svcs  
 255 FAIRWAYS MARK  
 periodicals  
 305 AFFILIATED  
 PSYCHOTHERAPY  
 family svcs  
 316 LONDON TRAN  
 AGENCY frgt  
 323 MODEROTT  
 ASSOC ins agt  
 354 HOWARD LEV  
 PETERSEN legal  
 355 UNICOR FURN  
 corrspndt  
 363 Not Verified  
 365 ANDERSEN CE  
 STAFFING  
 agencies  
 365 ENCORE ENV  
 commrc prntg  
 375 Anderson  
 375 MULTI M  
 comp rtd svcs  
 395 ACORN REAL  
 GROUP real est  
 397 S SQUARE  
 prepackaged  
 399 ARBITRATION  
 SERVICE UTAH





200 (201) (201)

LAKE CITY

Table listing real estate listings in Lake City, including addresses, prices, and agent information.

HIGHLAND DR

Table listing real estate listings on Highland Drive, including addresses, prices, and agent information.

Main table of real estate listings, organized by street name (e.g., SALT LAKE CITY, SIMPSON AVE INTS, ASHTON AVE INTS, etc.).

Table of real estate listings, including addresses, prices, and agent information.

Table of real estate listings, including addresses, prices, and agent information.

ADDRESS

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***Attachment B***  
Board of Adjustment Minutes

Mr. Maxfield explained that the Sugar House Community Council met on July 5, 1995, to discuss the proposed legalization. The Council tabled their decision until they visited the property. On August 2, 1995, the Council voted to approve the legalization; however, Mr. Maxfield has not received written documentation stating this. Mr. Maxfield is agreeable to hard-surfacing the rear area for off-street parking. Mr. Maxfield has owned the property for 1 1/2 years.

There were no neighborhood or Community Council comments.

From the evidence and testimony presented, the Board finds that the proposed legalization meets the standards of Section 26-9.5 of the Zoning Ordinance.

THEREFORE, Mr. Fenn made a motion to allow three dwelling units contingent on written approval from the Sugar House Community Council. In addition, all off-street parking requirements must be met. Ms. Taufer seconded the motion, all voted aye, the motion passed.

**Case #2212-B by Antonio Martin and Kim Rast at 943 South 900 East for a special exception to allow a grade change in excess of two feet for a single family dwelling in an R-1/5000 Zone.**

This case was held at the Petitioner's request until the meeting scheduled for August 28, 1995.

**Case #2214-B by Alexandra Wright at 2551 South Highland Drive for a special exception to legalize two dwelling units in an R-1/5000 Zone.**

Alexandra "Sandy" Wright (Owner) and Kathy Fehr (Tenant) were present to represent the case.

Mr. Nelson explained that Polk Directory research shows the subject property as a duplex only in the year 1941 and the Petitioner has evidence that shows it has been used continuously as a duplex since 1979. Mr. Nelson further explained that there is adequate space for off-street parking in the rear (east) and it may be accessed by an alley abutting the east property line.

Ms. Wright explained that the second unit was roughed in when she purchased the property and she finished it. Ms. Wright presented letters confirming that the second unit existed since December 1979 and income tax return forms showing income from that unit. Ms. Wright said that she has been working with the enforcement officer and some housing code requirements were mitigated and approved by the Housing Advisory and Appeals Board.

Ms. Fehr added that there are several multi-family dwellings in this area, Ms. Wright has made major improvements to the property, and it is an asset to the neighborhood.

There were no neighborhood or Community Council comments.

Mr. Chambless read the Traffic Engineer Report that states a hard-surfaced parking area is required.

From the evidence and testimony presented, the Board finds that the proposed legalization meets the standards of Section 26-9.5 of the Zoning Ordinance.



August 7, 1995

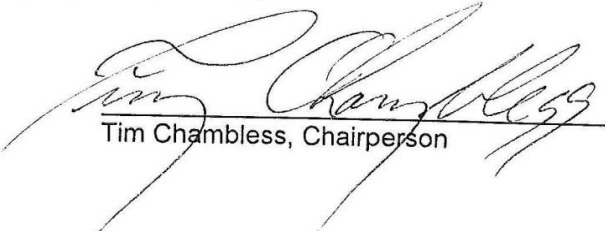
THEREFORE, Mr. Hafey made a motion to grant the special exception for a duplex as presented provided all housing code and parking requirements are met. Mr. Fenn seconded the motion, all voted aye, the motion passed.

**Approval of the minutes for the meeting held July 17, 1995.**

Mr. Hafey made a motion to approve the minutes as written. Mr. Fenn seconded the motion, all voted aye, the motion passed.

There being no further business, the meeting adjourned at 6:40 p.m.

  
Deborah Kraft, Secretary

  
Tim Chambless, Chairperson

***Attachment C***  
Abstract of Findings and Order August 1995

ABSTRACT OF FINDINGS AND ORDER

I, Deborah Kraft, being duly sworn, deposed, and say that I am the Secretary of the Salt Lake City Board of Adjustment, and that on the 7th day of August, 1995, case number 2214-B by Alexandra Wright (Applicant) was heard by the Board. The Applicant requested on the property at 2551 South Highland Drive a special exception to legalize two dwelling units in an R-1/5000 Zone.

The legal description of the property being as follows:

LOT 101, HIGHLAND PARK PLAT A

Parcel Number: 16-20-435-004

It was moved, seconded, and passed to grant the special exception for a duplex as presented provided all housing code and parking requirements are met.

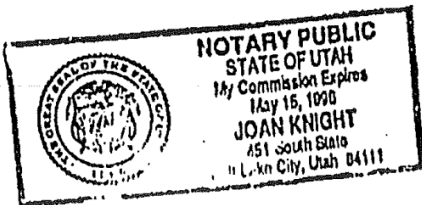
IF REQUIRED PERMITS ARE NOT OBTAINED WITHIN 6 MONTHS OF August 7, 1995, THIS ORDER SHALL BE NULL AND VOID.

*Deborah Kraft*  
Deborah Kraft, Secretary

State of Utah            )  
                                  )ss  
County of Salt Lake    )

The foregoing Instrument was acknowledged before me this 29<sup>th</sup> day of August, 1995, by Deborah Kraft, Secretary to the Board of Adjustment.

*Joan Knight*  
NOTARY PUBLIC, residing in Salt Lake  
County, Utah



6154506  
08/30/95 1:49 PM \*\*\*NO FEE\*\*  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY BOARD OF ADJUSTMENT  
REC BY: B GRAY                   , DEPUTY - WI

8/30/95 1:49 PM

***Attachment D***  
Zoning Certificate 1996

# ZONING CERTIFICATE

Certificate # 960618

Date of Issue: 06/19/1996

New  Amended

## SALT LAKE CITY CORPORATION BUILDING SERVICES AND LICENSING

### THIS CERTIFICATE HAS BEEN ISSUED PURSUANT TO:

- |                                     |                                |                         |
|-------------------------------------|--------------------------------|-------------------------|
| <input type="checkbox"/>            | Building Permit # _____        | Date: _____             |
| <input type="checkbox"/>            | Change of Use application      | Date: _____             |
| <input type="checkbox"/>            | Temporary Use Application      | Date: _____             |
| <input type="checkbox"/>            | Nonconforming Use Application  | Date: _____             |
| <input type="checkbox"/>            | Site Development Permit: _____ | Date: _____             |
| <input type="checkbox"/>            | Administrative Interpretation  | Date: _____             |
| <input checked="" type="checkbox"/> | Unit Legalization              | Date: <u>06/14/1995</u> |

This document certifies that the property

Locate At: 2551 S HIGHLAND DR

Is Zoned: R - 1 - 5000

The authorize use is:

legal conforming duplex

Specific conditions associated with this site:

\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_  
\_\_\_\_\_

Signed this: 19th day of June, 1996

\_\_\_\_\_  
Zoning Administrator

***Attachment E***  
Abstract of Findings and Order May 1995

SALT LAKE CITY CORPORATION  
Building Services and Licensing  
451 South State Street, Room 406  
Salt Lake City, Utah 84111

6089886  
05/30/95 11:17 AM \*\*\*NO FEE\*\*  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY BLDG SERVICE & LICENSE  
REC BY: R ZITO , DEPUTY - WJ

**ABSTRACT OF FINDINGS AND ORDER**


I, Pamela Thomas, being first duly sworn, depose, and say that I am the Secretary for the Salt Lake City Housing Advisory and Appeals Board and that on the 10th day of May, 1995, case number H-13-95 by Sandi Wright was heard by the Board. The appellant requested on the property at 2551 South Highland Drive, Salt Lake City, Utah, a hearing to seek an appeal for the ruse and run of exterior stairway, stair headroom, minimum ceiling height and sill height for egress window.

The legal description of the property is as follows:

LOT 101, HIGHLAND PARK PLAT A.

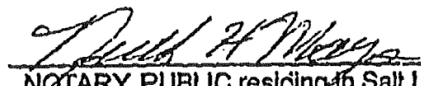
Sidwell number: 16-20-435-004

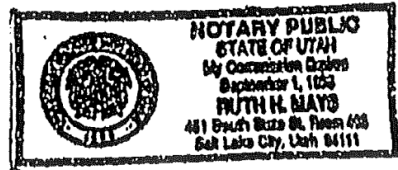
It was moved and seconded that the appeal for minimum ceiling height be granted with the recommendation that a warning be placed at the top of the stairs and it be fluorescent, indicating low ceiling height, the stairs be reconfigured at the bottom to meet code for rise and run and the appeal for the top stair be granted. A permanent platform is to be built to meet the sill height requirement and the skylight be changed to meet code for size and it be installed with spring hinges to aid in egress. The skylight is to be only allowed with spring hinges to open 90 degrees, not lockable.

  
Pamela Thomas, Secretary

STATE OF UTAH                    )  
  )ss  
County of Salt Lake            )

On this the 31 day of May, 1995, personally appeared before me, Pamela Thomas, the signer of the foregoing instrument, who duly acknowledged to me that she executed the same.

  
NOTARY PUBLIC residing in Salt Lake County, Utah





***Attachment F***  
Certificate of Present Condition 2000

Salt Lake City Corporation  
Housing and Neighborhood Development  
451 South State Street, Room 406  
Salt Lake City, Utah 84111

7723708  
09/22/2000 09:13 AM NO FEE  
Book - 8389 Pg - 2399  
NANCY WORKMAN  
RECORDER, SALT LAKE COUNTY, UTAH  
SL CITY HOUSING & NEIGHBORHOOD  
DEVELOPMENT  
BY: KCC, DEPUTY - WI 1 P.

7723708

**CERTIFICATE OF PRESENT CONDITION**

BE IT KNOW BY THESE PRESENTS:

1. That I, Sherrie B. Reich, the undersigned Housing/Zoning Officer of Housing and Neighborhood Development, have either inspected, or have caused to be inspected, the property within the City of Salt Lake, County of Salt Lake, State of Utah, known by the street address of 2551 South Highland Drive Salt Lake City, Utah said property being more particularly described as:

LOT 101, HIGHLAND PARK PLAT A

Sidwell Number: 16-20-435-004

Owner: Alexandra M Wright

2. That the present conditions at the above referenced property are:  
This structure is deemed as a legal duplex by Salt Lake City Records. Basement area to be used as storage only.

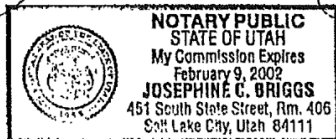
IN WITNESS WHEREOF, this Certificate was duly signed this 14th day of September, 2000.

Sherrie B Reich  
Sherrie B. Reich, Housing/Zoning Officer

STATE OF UTAH            )  
  )ss  
COUNTY OF SALT LAKE    )

On this 14th day of September, 2000, personally appeared before me, Sherrie B. Reich, Housing/Zoning Officer of Salt Lake City, who acknowledged she signed the above certificate and that the statements contained therein are true.

Josephine C. Briggs  
NOTARY PUBLIC, Residing at Salt Lake City, Utah



BK8389PG2399



ORION GOFF  
BUILDING OFFICIAL

**SALT LAKE CITY CORPORATION**  
DEPARTMENT OF COMMUNITY & ECONOMIC DEVELOPMENT  
BUILDING SERVICES AND LICENSING DIVISION

FRANK B. GRAY  
DIRECTOR

MARY DE LA MARE-SCHAEFER  
DEPUTY DIRECTOR

ROBERT FARRINGTON, JR.  
DEPUTY DIRECTOR

May 14, 2009

Ms. Sandra Clark  
2014 East 900 South  
Salt Lake City Utah 84108

Dear Ms. Clark

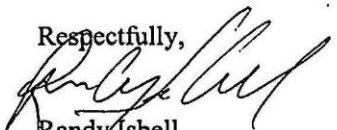
The Salt Lake City Housing Advisory and Appeals Board heard Case #HAZ2009-00826 for the property located at 2551 South Highland Drive at their meeting held yesterday. The following is their decision:

The appeal for the insufficient headroom in the basement unit was approved provided that the leading edge of the beam/mechanical duct is posted with reflective tape and that hardwired smoke detectors are installed in all habitable rooms in the basement with a ceiling height less than 7 feet 6 inches.

Please contact Wendy Madrill at 801-535-6191 for a final inspection

If you disagree with the Boards decision, an appeal must be filed with the Office of the Mayor within 14 days of the date of this decision.

Respectfully,

  
Randy Isbell  
Housing/Zoning Specialist

451 SOUTH STATE STREET, ROOM 406, P.O. BOX 145481, SALT LAKE CITY, UTAH 84114-5481

TELEPHONE: 801-535-7902 FAX: 801-535-6131

WWW.SLCGOV.COM



***Attachment H***  
Site Photographs

## Front View of Subject Property





## Rear View of Subject Property





## Rear Parking of Subject Property





***Attachment I***  
Citizen Comments

## Concerned Neighbor E-mail Comment

Housing and Zoning,

This is in regards to the letter from the owner on the property on 2551 South Highlands drive, Salt Lake City, Utah.

There are several items in that letter that are incorrect.

We have been living next door to this house for 20 years and have known that the home at 2551 South Highland drive was used as a duplex for many years, then as a triplex.

We have not contacted the City until this year only because the people that have been living in the property at 2551 have not all been good neighbors. They have not all been amazing tenants. Some of them have been very rude and have yelled and said many bad words to us. In past years we have had to deal with two Rock and Roll bands practicing until 3 to 4 am, pot parties, trash being thrown into our yard and put behind our garage behind our fence, they have also dragged their trash cans up and down our grass hill ripping it up, cigarette butts thrown onto our trailer covers and burning holes in them. Someone crashed into our fence and knocked down a cinderblock wall into our garage. In past years motorcycles have been driven up and down our front grass. (The current renter with the motorcycle has been very good).

Also in the last few year the tenants put their bush and tree trimmings pushed up onto the side of our home damaging our new siding.

Because of the tenants parking in front of our home quite frequently, the letter from the owner is not correct in that the 4-plex people who live across the street have not been parking in front of our place. We know what vehicles the tenants own and have seen the people get in and out of those cars and come and go into the property of 2551 South Highland Drive, Salt Lake City, Utah. There are only 4 places to park in the back not 6, there may have been 6 before they but a lawn in the back two years ago. A lot of the time there are open spots in the back and front of their place and they still park in front of our place. In the last couple of years, there have been as many as 8 cars that belong to the people living at 2551 South Highland Drive, Salt Lake City, Utah. There are 6 cars and one motorcycle at this time parking there. Some were parked in front of our place for over a week and many times 3 to 5 days. This has made it difficult to put our trash cans out in front of our place and have our family and friends park in front.

Also we have never been contacted by the owners of the property at 2551 South Highland Drive, Salt Lake City, Utah.

We feel that there are not adequate parking spaces to have this house be considered for a triplex, we also understand that there should be a separate gas and electric meter for every unit and we only see one meter on the entire house.

In the past couple of years the owners did take out the lawn and put all rock in front of the home, mostly it grows two and three foot weeds, except for the once a year when the owners hire a company to clean it up, which was done about two weeks ago.

Sincerely,

Concerned neighbor

## E-mail from Grace Sperry

**From:** Isellre111@aol.com [mailto:Isellre111@aol.com]  
**Sent:** Tuesday, September 17, 2013 9:58 AM  
**To:** Maloy, Michael  
**Subject:** Clark Unit Legalization at approximately 2551 S Highland Drive

I live at 2660 So. Highland Drive & I have no problem with this exception.

Grace Sperry

**Anna Grace Bellis Sperry, Broker Associate,  
CRS-Certified Residential Specialist,  
C.I.P.S.-Certified International Property Specialist,  
Prudential Utah Real Estate, Parley's Office  
2735 E. Parley's Way, Ste 203  
Salt Lake City, UT 84109**

**[isellre111@aol.com](mailto:isellre111@aol.com)**

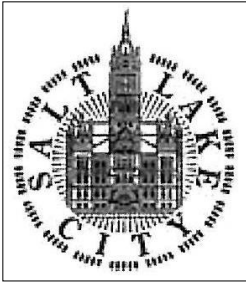
**801-824-5019 (CELL)**

**801-428-2889 (OFFICE)**

**801-428-2828 (FAX)**



***Attachment J***  
City Department comments



# Department Comments

## 2551 S Highland Drive

### PLNPCM2013-00336

6/10/2013	Transportation Staff Review	Complete	Walsh, Barry	There are four parking stalls in the rear yard and bus route 213 is on Highland Drive.
6/27/2013	Planning Staff Review	Additional Information	Maloy, Michael	06/11/2013 - Received telephone call from an anonymous neighbor who claims that only 4 cars are able to park in the rear yard, not 6. 06/13/2013 - Received anonymous letter that opposes approval of petition based on lack of parking, excessive noise, poor maintenance, and rude tenant behavior. 06/25/2013 - Conducted site visit with Planning Intern Brendan Willig. 06/27/2013 - Obtained copy of 1996 Zoning Certificate that recognized the property as a duplex. E-mailed applicant and requested response to parking issue and zoning certificate.
7/11/2013	Planning Staff Review	In Progress	Maloy, Michael	07/10/2013 - After reviewing petition with Planning Manager Joel Paterson, determined petition needs to be reviewed by Planning Commission.