



# Staff Report

PLANNING DIVISION  
COMMUNITY & NEIGHBORHOODS

**To:** Salt Lake City Planning Commission  
**From:** Kristina Gilmore, Principal Planner  
801-535-7780, [kristina.gilmore@slcgov.com](mailto:kristina.gilmore@slcgov.com)  
**Date:** Published July 26, 2019  
**Re:** PLNPCM2019-00428 – 1538 S 700 E Over-height Fence

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## Special Exception

**PROPERTY ADDRESS:** 1538 S 700 E Over-height Fence  
**PARCEL ID:** 16-17-151-005-0000  
**MASTER PLAN:** Central Community  
**ZONING DISTRICT:** R-1-5,000 Single Family Residential

### REQUEST:

Heidi Kramer and Walter Kazmarzyk, the owners of the property at 1538 S 700 E, are requesting approval for a proposed over-height fence. Front yard walls and fences are permitted up to four feet, but extra height can be approved through a Special Exception. The proposed five feet eleven inch (5'-11") gabion wall would be installed parallel to the front property line and span the width of the lot to provide screening from noise and pollution, and to provide security, and privacy on the site. 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 recommendation that the Planning Commission deny the request for an over-height fence as proposed.

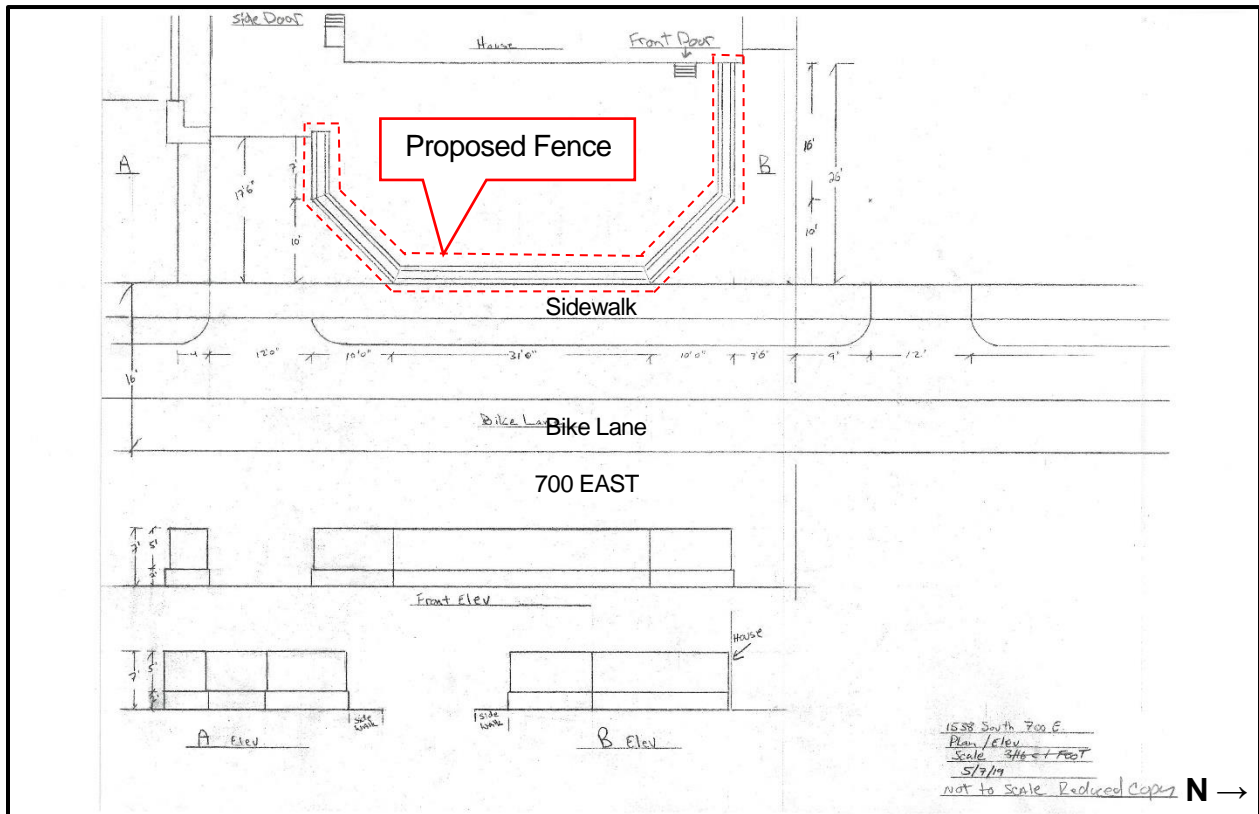
**Recommended Motion:** Based on the information contained in the staff report, and comments received, I move that the Planning Commission deny Special Exception request PLNPCM2019-00428 for an over-height fence in the front yard.

### ATTACHMENTS:

- A. [Vicinity Maps](#)
- B. [Applicant Materials](#)
- C. [Site Photographs](#)
- D. [Zoning Standards](#)
- E. [Analysis of Standards](#)
- F. [Public Process and Comments](#)
- G. [Motions](#)

## PROJECT DESCRIPTION:

This is a Special Exception request for an over-height fence located in the front yard of the subject property. The applicant has proposed to install a 5'-11" gabion wall parallel to the front property line spanning the width of the front yard approximately 51 feet. The fence would run along the property line, just behind the existing sidewalk. The fence would end at the driveway, turning west toward the residence. The property is an up-down duplex, and one unit's primary entrance and yard faces 700 East. A gabion wall is typically designed as a wire cage filled with rocks.



Site Plan

Walls and fences are limited to 4 feet in height in front yards (up to the front façade of the building) and 6 feet in side and rear yards in all residential districts. The subject property is zoned R-1-5,000. All adjacent and abutting properties are also zoned R-1-5,000. The surrounding land uses are a mix of single-family and two-family buildings.

Additional height for fences and walls may be requested through the Special Exception process. The Special Exception may only be approved if the proposal meets the General Standards and Considerations for Special Exceptions (21a.52.060) and if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. In this instance, the applicant is requesting the additional wall and fence height for the screening of noise and pollution, and to provide security, and privacy. As explained in their project description attached, they report there have been issues with trespassing on the site, as well as difficulty renting the unit out.

## KEY ISSUES:

The key issues listed below have been identified through the analysis of the project.

**Issue 1:** The fence does not meet all of the specific standards for an over-height fence request.

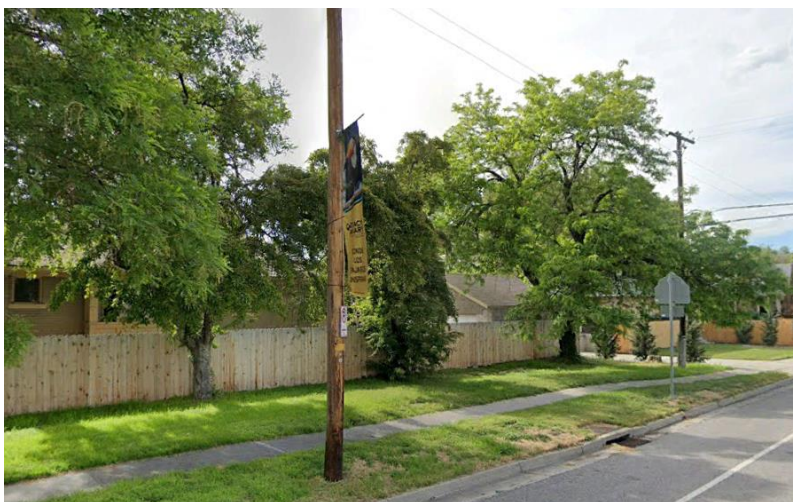
**Issue 2:** The proposal does not comply with standard “f”

**Issue 3:** The proposal does not comply with standard “g”

**Issue 1: The fence does not meet all the specific standards for an over-height fence request**

Section 21A.52.040(5)(b) of the Salt Lake City Municipal Code states that: *“The planning director or the planning director's designee may refer any application to the planning commission due to the complexity of the application, the significance in change to the property or the surrounding area.”*

This application has been elevated to a Planning Commission hearing as the proposal does not meet all of the specific standards for over-height wall requests as well as the general standards for Special Exceptions as described in “Attachment E” of this report. In addition, the property is not located in a traditional residential neighborhood and has challenges unique to its location along 700 East. The property, as well as the four parcels to the north, is also unique compared to nearby homes in that it does not have a greenspace buffer adjacent to 700 East as many other homes along 700 East.



*Greenspace buffer one parcel to the south of the subject property*

Planning Division staff initially mailed a “notice of application” letter to abutting residents and property owners to announce the petition and invite public comment. Staff received two telephone calls and two emails that expressed concerns with the fence (see Attachment F – Public Comment).

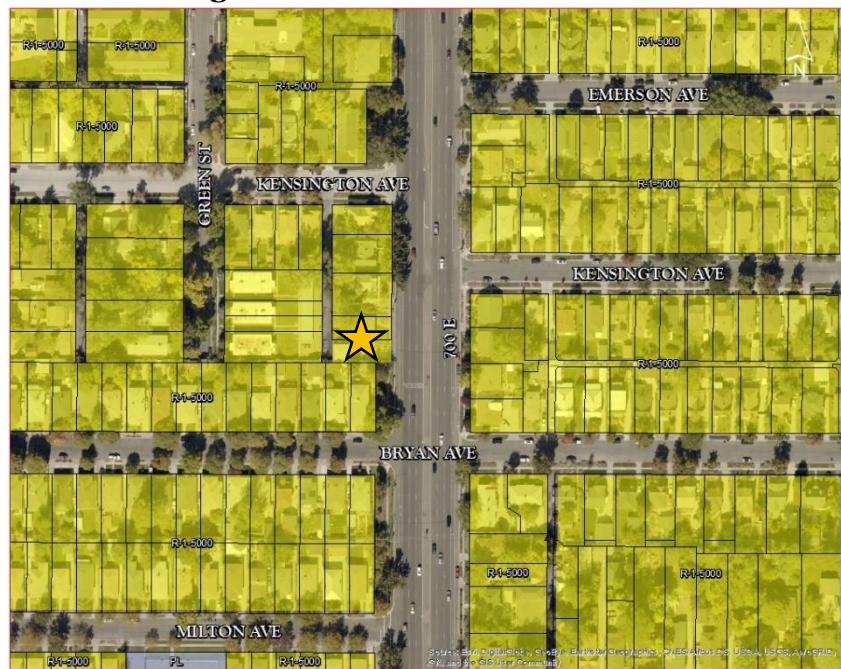
Staff met with the applicant on site on May 21, 2019, and the applicant met planning staff at the City & County Building on June 3, 2019 to discuss the proposal, the process moving forward, and modifications that may be more appropriate to the fence. After some time studying the issues further, the applicant decided to reduce the initial requested height of the fence from 7’ to 5’-11” to avoid engineering required by Building Services. Planning Division staff informed the applicant that due to (1) reasonable public comment concerned with the proposal, and (2) lack of compliance with applicable special exception standards, staff was unable to recommend approval of the existing proposed fence.



## Issue 2: Standard “f” Character of the Neighborhood – Not Resolved

The subject property, as well as the majority of the properties within this city block, are zoned R-1-5,000 Single Family Residential as depicted by the zoning map on this page.

The residential character on this block is not anticipated to change as the Central Community Master Plan calls for single family density residential in the area. As such, it is important to encourage the maintenance of a safe and comfortable place to live and play. The proposed over-height, front-yard fence generally does not promote this goal.



Residential fences are restricted to four feet in front yards by the Zoning Ordinance. Anything taller tends to block views of front yards and homes on the block – all things that contribute to the character and safety of a neighborhood.

Transparency of fences is important. The proposed 5’-11” gabion wall would create a walled-in effect for which the ordinance standards specifically aim to prevent. The proposed wall is uncharacteristically tall and opaque and not conducive to the neighborhood aesthetic on the street. In addition, on this portion of 700 East, the sidewalk and park strip are narrow. Generally, pedestrians do not feel comfortable walking along walls when bordered by high traffic roadways. The omission of transparency into the front yard can result in an undesirable effect and can reduce the desire to walk along the sidewalk. Planning staff has encouraged the applicant to consider a more transparent fencing material such as wrought iron to combat any adverse impacts on surrounding residential properties and avoid a walled-in effect. The applicant has indicated that the wall intends to screen for noise and pollution, which a transparent fence would not do.

700 East is a major transportation corridor in Salt Lake City, and staff recognizes the issues the applicant would like to mitigate. Traffic, as well as the corresponding effects of noise and pollution, are significant. However, there are many homes along 700 East with front yards facing the street and they are experiencing the same conditions as this subject property. Staff is concerned that allowing one property to build an over-height fence would encourage others to do the same, further reducing the neighborhood character, walkability and pedestrian comfort along 700 East.

Of note, there are examples of homes on 700 East that have potentially over-height fences parallel to 700 East. Planning Staff conducted a dashboard review of 700 East near the subject property and it appears that most of these fences have been constructed in the side or rear yards of the property. Fences are allowed to be 6 feet tall in the side or rear yards.

## Issue 3: Standard “g” Avoiding a Walled-In Effect – not resolved

The applicant is proposing an over-height fence on the property due to noise, pollution, safety, and security issues. In the applicant’s project description (attached), the applicant notes problems



with theft and trespassing on the site, as well as noise, traffic, and safety. Section 21A.52.030(A)(3) of the Special Exception chapter states:

*“Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:*

*e. Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics;”*

*g. Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property.*

In addition, Section 21A.52.060 (General Standards and Considerations for Special Exceptions) states:

*“No application for a special exception shall be approved unless the planning commission or the planning director determines that the proposed special exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain special exceptions...”* (See “Attachment E” for standards).

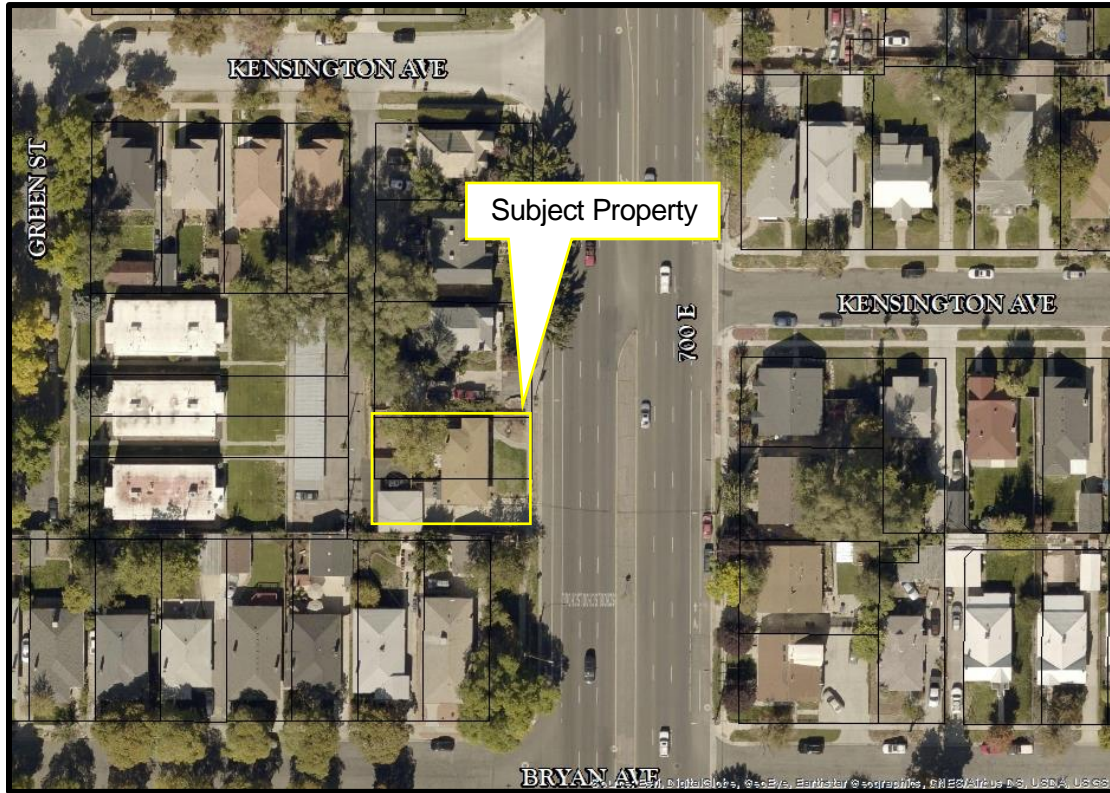
The applicant’s proposal is certainly meeting standard “e” regarding encroachments to noise, pollution, safety and security, but the proposal may also have undue adverse effects on the character of the area. Staff does not feel the proposal meets standards “g” regarding avoiding a walled-in effect.

The applicant has selected a gabion wall which is designed to be an aesthetically pleasing alternative to a typical sound wall. Gabion walls are traditionally made of rocks stacked inside wire cages. Gabion walls are a more cost-efficient alternative to buffering noise and pollution than a sound wall and are more design friendly than solid concrete. Although the proposed gabion wall design is aesthetically pleasing and several examples of gabion walls can be found throughout Salt Lake City, staff does not feel that the enhanced design mitigates *standard “g” avoiding a walled-in effect.*

*Examples of Gabion Walls:*



# ATTACHMENT A: VICINITY MAPS



## **ATTACHMENT B: APPLICANT MATERIALS**

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## Project Description

1538 South 700 East Salt Lake City, UT 84105

Purpose: Obtain special exception to build 7' gabion wall/fence in front and sides of property to mitigate sound, pollution, privacy, safety and basic use of the front yard.

Property is located on 700 East and faces six lanes of 40 mph or better traffic. The property is an up-down duplex. The lower unit faces and is accessed by the rear alley and has its own distinct rear yard. The front unit faces and is accessed by 700 East and the yard is unusable due to road noise, the pollution of idling cars, safety and a complete lack of privacy. When traffic is excessive conversation in the front yard is impossible due to road noise. We are requesting to install a 7' gabion fence to address these concerns. Current new residential construction around the valley on same and similar arteries are built with sound walls in place.

The four houses on our side of the block are the only ones with front yards facing 700 E. between 1300 S. and 1700 S. All other houses are behind a buffer zone (set back?) and then they have installed 6' fences. The negative impact of traffic, its noise and pollution could only be alleviated by a sound wall. We have received bids to erect one in the \$17,000 plus range. As this is not financially feasible, our solution is a gabion fence. It addresses the sound, pollution, safety and privacy issues. This fence will incorporate cobble stone which is in keeping with the Sugarhouse area which is replete with cobblestone details. This will allow us the ability to enjoy the front yard and gain full potential of the duplex as it was designed for in 1922 for two yards. Most likely the house would not be sited toward 700 E today had it been known what a major traffic artery 700 E would become.

We are calling the buffer zone the space between the road and houses, see pics. It is a space that begins at the south side of the house and continues to 2100 S. Then it skips the four houses on our block and continues north past 1300 S. The purpose of this buffer zone or ownership is unknown to us Also why are the four houses on our block without it? That buffer provides lots of room for noise and pollution to be reduced before the houses are impacted. The three houses next to us have a very small frontage, mere feet from the road. Our property is set back twenty six feet from the road.

The above reasons impact our rental income potential. Without a safe and useable yard space we are seriously limited in the rent we can collect. This property was purchased for our retirement. People are aware of the negative consequences of living next to a busy road such as the stress of hearing road sounds, negative health effects of pollution, and the safety of living so close to an unfenced and traffic dense road. The gabion fence offers an affordable, attractive and effective solution to the myriad of problems discussed above. We have included documentation to validate the noise and pollution claims from THE LANCET, the EPA and several infographics from various sources.

Description and proposal of Gabion wall. The bottom 2'x2' square gabion continuous cage with 2"x4" openings will contain 3" plus contrasting stone to the upper section. The remaining 1' wide upper portion of the wall with 2"x4" openings will contain 3" plus local cobblestone. The upper section will be centered on the lower section creating a 6" ledge on each side. This difference in thickness and color will break up the mass effect to create an even more attractive wall.



Following is a list of items that address the Sterling Codifiers sheet we were given to meet the Special Exception we are seeking.

**Height:** The wall needs to be wide and high enough to prevent sound from going through or over the wall. Asking for 7' height exemption to address noise and pollution. See infographic.

**Sound:** This is our most serious complaint from renters and makes the property difficult to rent. Because we do not have access to noise recording equipment or road noise studies of 700 E. in SLC we are requesting an onsite meeting for the impact to be experienced in person. It seems a reasonable expectation that people could carry on a conversation in their front yard.

**Privacy:** On the same side of the street a couple of blocks down is Hawthorne Elementary School. When the reduced speed lights come on twice daily, the cars stack up and idle in front of the property. This also occurs during rush hour five days a week. There are wall to wall cars sitting in front of the property. Fishbowl.

**Pollution:** Three times a day we are directly sitting in stagnant pool of pollution from cars idling, rush hour and twice daily Hawthorne Elementary reduced speed lights. The effects of car engines idling and the resulting pollution is well known. Again when the reduced speed lights for the school come on we are left in emissions. We should be able to expect some mitigation of this, and a gabion fence will help to deflect the impact of hundreds of cars idling cars twice daily during the school session. Daily rush hour compounds the school idle effect.

**Security:** Place a chair, a table, bike, bbq or potted plant in the front yard and it will be stolen. We experienced a \$20,000 loss when our trailer was stolen out of the driveway last year. We have no access to traffic studies, but how many cars and trucks daily pass by our property? Its seems reasonable to have these things in your front yard to enjoy it without them being stolen.

**Avoiding a walled in effect:** How can you do that and address the above issues is unknown to us. Also not sure what is wrong with that in a residential area on a major highway. Examples of new construction shows they are built with walls in place. Our residence in Sugarhouse would look ridiculous with a soundwall in front of it and it would have no legitimate purpose. It is not a duplex, not on a highway and does not have the above issues. Gabions are good looking and trending in design as fences that address a multitude of problems.

**Safety hazard:** The property besides itself has only has one other adjoining house with a driveway and following the line of sight rules would address that hazard. The house on the other side of our property faces south on an interior street.. Its side yard is next to us and also has the buffer strip where it begins again and a 6' fence. Traffic access in front flows one way, only a right hand turn can be made from the driveway when entering or exiting.



## **ATTACHMENT C: SITE PHOTOGRAPHS**

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*Looking northwest facing the property*

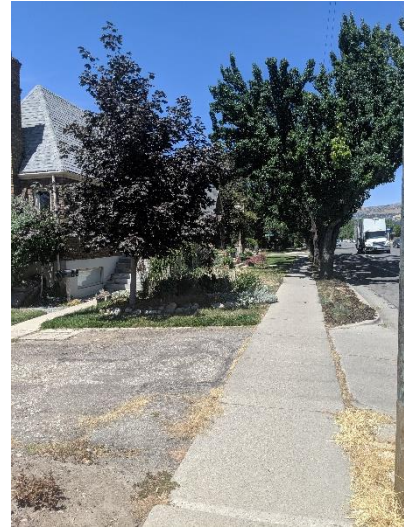


*Looking north from the south property line*





*Adjacent property to the north*



*Adjacent property to the south*



*Across the street facing east*

## **ATTACHMENT D: ZONING STANDARD FOR FENCE HEIGHT**

### **21a.40.120: Regulation of Fences, Walls, and Hedges**

#### **Zoning Standards for Wall/Fence Height:**

The zoning ordinance regulates wall and fence height. For front yards, walls and fences are allowed up to 4 feet in height.

<b>Regulation</b>	<b>Zone Regulation</b>	<b>Proposal</b>	<b>Complies</b>
Front Yard Wall/Fence Height	4 feet (4')	5 feet 11 inches (5'-11")	No; Special Exception requested



## **ATTACHMENT E: ANALYSIS OF STANDARDS**

### **21A.52.030: Special Exceptions Authorized**

**(A)(3)** Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:

Sections a through h of this section list the instances where an over-height fence may be approved. Only one of these instances needs to be applicable to request an over-height fence.

<b>Standard</b>	<b>Finding</b>	<b>Rationale</b>
21A.52.030: Special Exceptions Authorized <b>(A)(3)</b> Additional height for fences, walls or similar structures may be granted to exceed the height limits established for fences and walls in chapter 21A.40 of this title if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety. Approval of fences, walls and other similar structures may be granted under the following circumstances subject to compliance with other applicable requirements:	Does Not Comply	As the wall is proposed in the front yard along the entire front property line of the site, it does have a large impact on the streetscape and character of the neighborhood. Tall, opaque fences create a walled-in effect and typically do not support a sense of community.
<b>a.</b> Exceeding the allowable height limits; provided, that the fence, wall or structure is constructed of wrought iron, tubular steel or other similar material, and that the open, spatial and nonstructural area of the fence, wall or other similar structure constitutes at least eighty percent (80%) of its total area.	N/A	This standard is not applicable.
<b>b.</b> Exceeding the allowable height limits within thirty feet (30') of the intersection of front property lines on any corner lot; unless the city's traffic engineer determines that permitting the additional height would cause an unsafe traffic condition.	N/A	This standard is not applicable.
<b>c.</b> Incorporation of ornamental features or architectural embellishments which extend above the allowable height limits.	N/A	This standard is not applicable.
<b>d.</b> Exceeding the allowable height limits, when erected around schools and approved recreational uses which require special height considerations	N/A	This standard is not applicable.  Note: The property is located within .12 mile or approximately 600 feet of Hawthorne Elementary School.
<b>e.</b> Exceeding the allowable height limits, in cases where it is determined that a negative impact occurs because of levels of <b>noise, pollution, light or other encroachments on the rights to privacy, safety, security and aesthetics</b>	Complies	The applicant has explained that the use of the property is limited because of the open front yard abutting 700 East. As a busy transportation corridor, 700 East creates traffic, noise, and pollution impacts at the subject property. They have recently dealt with trespassing, theft and feel that a taller fence would



		increase security, overall safety, and enjoyment of the property.
<b>f.</b> Keeping within the character of the neighborhood and urban design of the city	Does Not Comply	Tall, solid fences are not typical in front yards of residential <i>or</i> commercial properties in Salt Lake City. Though the City welcomes modern design, an opaque wall would not meet the standard as it blocks the view of the property and hinders interaction with pedestrians on the street.
<b>g.</b> Avoiding a walled-in effect in the front yard of any property in a residential district where the clear character of the neighborhood in front yard areas is one of open spaces from property to property	Does Not Comply	The proposed wall does tend to create a walled-in effect as it spans the width of the front yard and is uncharacteristically tall and opaque.
<b>h.</b> Posing a safety hazard when there is a driveway on the petitioner's property or neighbor's property adjacent to the proposed fence, wall or similar structure.	Complies	The proposed wall meets 10' site distance requirement.

**21a.52.060: General Standards and Considerations for Special Exceptions:** No application for a Special Exception shall be approved unless the planning commission or the planning director determines that the proposed Special Exception is appropriate in the location proposed based upon its consideration of the general standards set forth below and, where applicable, the specific conditions for certain Special Exceptions.

Standard	Finding	Rationale
<b>A.</b> 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.	Does Not Comply	The purpose statement for fences (21A.40.120) recognizes a balance between the concerns for private concerns for privacy and the visual impact on the public. In this case, the proposed wall may buffer and secure the private property from trespassers, but would also have a considerable negative impact on the public realm as the proposed location is highly visible from the street and is not in harmony with the R-1-5,000 district and surrounding residential neighborhood. It would also negatively impact the perception of safety for pedestrians.
<b>B.</b> No Substantial Impairment of Property Value: The proposed use and development will not substantially diminish or impair <b>the value of the property</b> within the neighborhood in which it is located.	Complies	The home directly north property on 700 East may be impacted the most as the wall will be in their direct line of vision from their front yard, create a walled-in effect, and is not characteristic of the residential neighborhood; however, there is no evidence that there will be a <i>substantial</i> impact on the property value of the subject site.
<b>C.</b> No Undue Adverse Impact: The proposed use and development will not have a <b>material adverse effect upon the character of the</b>	Does Not Comply	As the wall/fence is impactful to views on a residential street, it will have an adverse effect on the character of the residential area and creates a walled-in effect.

<p><b>area</b> or the public health, safety and general welfare.</p>		
<p><b>D. Compatible with Surrounding Development:</b> 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.</p>	<p>Does Not Comply</p>	<p>The proposal is not compatible with surrounding uses and development or neighboring properties nor in accordance with the purpose of the R-1-5,000 zoning district.</p> <p>Although there are other tall opaque fences along 700 East, they are not directly adjacent to the property, and may have been constructed without permits. Alternatively, they could be located in the side yard, which is allowed.</p>
<p><b>E. No Destruction of Significant Features:</b> The proposed use and development will not result in the destruction, loss or damage of natural, scenic or historic features of significant importance.</p>	<p>Complies</p>	<p>The proposal will not result in the destruction of significant features.</p>
<p><b>F. No Material Pollution of Environment:</b> The proposed use and development will not cause material air, water, soil or noise pollution or other types of pollution.</p>	<p>Complies</p>	<p>The proposal will not create any pollution.</p>
<p><b>G. Compliance with Standards:</b> The proposed use and development complies with all additional standards imposed on it pursuant to this chapter.</p>	<p>Does Not Comply</p>	<p>In addition to the general Special Exception standards, the fence must comply with the standards in section 21A.52.030.A.3. See analysis above.</p>

## **ATTACHMENT F: PUBLIC PROCESS AND COMMENTS**

### **Public Process:**

- Public hearing notice mailed on July 18, 2019
- Public hearing sign posted on the property on July 22, 2019
- Agenda posted on the Planning Division and Utah Public Meeting Notice websites on July 18, 2019

### **Staff Comments:**

City Department/Division comments regarding the Special Exception can be found below:

**Transportation** – Michael Barry

It appears that the wall complies with the 10-foot sight distance requirement.

### **Public Comments:**

Public comments regarding the Special Exception can be found below.



**From:** [Milli Pichardo](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** Public Hearing Case # PLNCPM2019-00428  
**Date:** Thursday, July 25, 2019 12:58:49 PM  
**Attachments:** [Airbnb images.docx](#)  
[Images on 700 East.docx](#)

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Kristina,

I am following up with an email with images and comments for the planning commission making this decision.

- The notice explains that they would like the fence in order to screen from noise, as you can see, they've already built such a fence closer to the structure.
- The notice also says that they would like the fence in order to provide security, what about our security, that house is not a home. They rent it as an Airbnb full time as you can see in the images that I have attached. The rest of us then have strangers coming in and out all the time into our neighborhood.
- They have a sign that says they have CCTV going on, one of the Airbnb clients left a review that said they were being monitored the entire time, sounds like pretty good security.
- The fence does not go with the aesthetic of the neighborhood.
- I hear a lot about how terrible living on 700 East is. I live on 700 East, and have for 9 years, the homes are well taken care of. The neighbors are kind and friendly. We appreciate our homes as much as others do. They obviously thought as much themselves when purchasing the property.
- Building a wall, it certainly does not look like a fence, makes it so that the rest of us lose the charm of our street. (yes even 700 East has charm, check out the view of the mountains we have in the attached pictures)

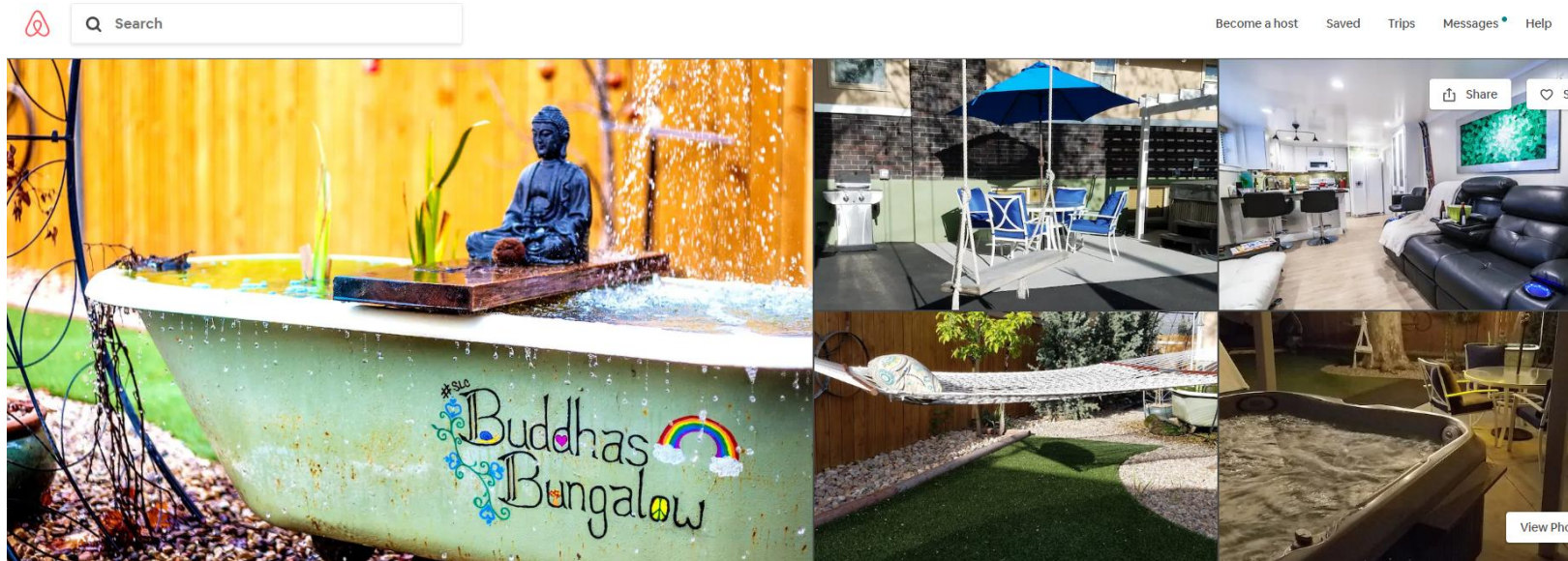
I don't know if this will have any influence on what you decide, but I want to make sure a full picture is being painted. Hopefully that adds to some of the information already submitted for or against the proposed fence (wall).

Here is the link for the Airbnb listing if curious:

[https://www.airbnb.com/rooms/30998780?source\\_impression\\_id=p3\\_1564081039\\_Uz%2Bi%2BgICzESaYjg3](https://www.airbnb.com/rooms/30998780?source_impression_id=p3_1564081039_Uz%2Bi%2BgICzESaYjg3)

Thank you for reading this and looking at the pictures.

Images attached in Milli Pichardo's email dated 7/25/2019



## SugarHouse♥ NEW\* Plushy\* 2B2B\* Hot Tub\* Fire Pit

Salt Lake City

🏠 Entire bungalow  
5 guests 2 bedrooms 3 beds 2 baths

🔑 Self check-in



Buddhas

\$126 per night  
★★★★★ 32

Dates

07/28/2019 → 07/30/2019

Guests



 Superhost

 32 reviews

#### Buddhas provided

Email address

Phone number

# Hi, I'm Buddhas

Joined in 2017



Buddhas Bungalow is the reflection of the hospitality we have been blessed to receive. It is a private **compound** designed for the travelers rest and the adventurers nest. Many blessings :)

 Lives in Salt Lake City, UT

 Work: Hospitality

 Connected account

## Buddhas's listing



ENTIRE BUNGALOW · 3 BEDS


SugarHouse♥NEW\* Plushy\* 2B2B\* Hot Tub\*  
Fire Pit

★★★★★ 32 · Superhost

## Hosted by Buddhas

Salt Lake City, UT · Joined in February 2017

★ 32 Reviews  Verified

**Buddhas is a Superhost** · Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests. 

Buddhas Bungalow is the reflection of the hospitality we have been blessed to receive. It is a private compound designed for the travelers rest and the adventurers nest. Many blessings :)

### Interaction with guests

If there is anything you need we are as close as your app, please contact us thru the airbnb platform. We are happy to help you, thanks!

### Buddhas supports the Living Wage Pledge

People who clean this host's listing are paid a living wage. [Learn more](#)

Response rate: **100%**

Response time: **within an hour**

Contact host





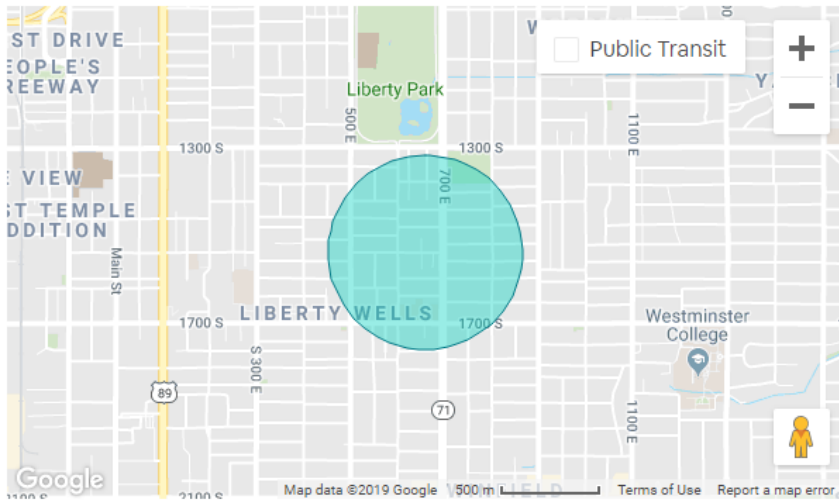
## The neighborhood

Buddhas's place is located in Salt Lake City, Utah, United States.

The property is set in an urban neighborhood by a metro expressway. Great place to leap off from for any destination or adventure. The area consists of mostly young families. Favored by Utah millennial's for its affordability and accessibility to the city. Walking distance to popular Liberty Park, the Park and Amour Cafes.

[Read more about the neighborhood](#) ▾

[See guidebook](#)



Exact location information is provided after a booking is confirmed.

**\$121** per night

★★★★★ 32

Dates

Check-in



Checkout

Guests

1 guest



**Continue**

You won't be charged yet


This place is getting a lot of attention.

It's been viewed 84 times in the past week.



[Report this listing](#)

 Kitchen

 Free parking on premises

 Hot tub

 Wifi

[Show all 39 amenities](#)



#### Entire place



You'll have the space to yourself and will only share it with those you're traveling with.

#### Sleeping arrangements



**Bedroom 1**  
1 king bed



**Bedroom 2**  
2 single beds

#### Accessibility

Step-free access to the bedroom

Extra space around bed

[Show all](#)

#### Availability

2 night minimum stay

[Clear dates](#)

**\$126** per night

★★★★★ 32

#### Dates

07/28/2019 → 07/30/2019

#### Guests

1 guest

\$126 x 2 nights \$252

Cleaning fee ⓘ \$50

Service fee ⓘ \$39

Occupancy taxes and fees ⓘ \$42

**Total** \$383

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You won't be charged yet

#### Great price

This place is \$27 less than its average nightly price.



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Existing structure, which they call a “compound” on Airbnb, as it is now after they cut down the 3 pine trees that had been recently planted.



View of the houses just to the north of the “compound”.



Homes east of the “compound”.



**From:** [Nate Cornwell](#)  
**To:** [Mendenhall, Erin](#); [Gilmore, Kristina](#)  
**Subject:** Fence hearing  
**Date:** Saturday, July 20, 2019 4:09:10 PM  
**Attachments:** [IMG\\_2108.jpg](#)  
[ATT00001.txt](#)

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I support Hedi and Walter on this . They live in right on 7th and should be allowed the exemption . IMHO.

Nate Cornwell  
655 Kensington Ave

**From:** [Stephen Poulsen](#)  
**To:** [Mendenhall, Erin](#)  
**Cc:** [Gilmore, Kristina](#)  
**Subject:** Is 700 East to become a walled tunnel?  
**Date:** Saturday, July 20, 2019 11:47:47 AM

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Dear Council woman Mendenhall,

I feel compelled to be sure you are aware that if allowed (Case No. PLNPCM2019-00428) 700 East through Salt Lake City will become a walled in street to the detriment of all citizens except the ones living behind the wall. I plan to attend the hearing on July 31st. The city's ordinance states:

“...if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety...”

All of these would be violated if the Special Exception is allowed. Thank you for all you do for the citizens Salt Lake City.

Sincerely,

Stephen Poulsen  
665 E Bryan Avenue  
Salt Lake Cty, 84105

**From:** [Jordan Horrocks](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** Proposed 7" Fence  
**Date:** Sunday, May 19, 2019 8:41:21 PM

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Ms. Gilmore,

We spoke on the phone Thursday about my neighbor wanting to build a 7 foot fence in their front yard. I live at 1530 S 700 E in salt lake and the neighboring property is 1538 S.

Our neighbors bought their property a few years ago and began remodeling the home starting with the basement. Recently we started noticing other people coming over so thought they might have completed the basement and are renting it out. We realized after a bit that they were listing their basement on AirBnb. Here's the link [https://www.airbnb.com/rooms/30998780?location=Salt%20Lake%20City%2C%20UT%2C%20United%20States&adults=1&guests=1&toddlers=0&check\\_in=2019-06-11&check\\_out=2019-06-13&source\\_impression\\_id=p3\\_1558319037\\_HZt44YMSacwBwBxt&s=boBusq2j](https://www.airbnb.com/rooms/30998780?location=Salt%20Lake%20City%2C%20UT%2C%20United%20States&adults=1&guests=1&toddlers=0&check_in=2019-06-11&check_out=2019-06-13&source_impression_id=p3_1558319037_HZt44YMSacwBwBxt&s=boBusq2j)

As I understand that is legal, however, they put a 6 foot fence in front of their front basement windows which we were very confused as to why. After seeing their request for the fence I'm quite positive they are trying to close off the front yard to have that space for an upstairs unit and have the backyard for the downstairs unit. As I understand that is not legal to rent out two spaces in a home as AirBnb rentals. Even if the home is a legal duplex which i don't believe this home is either.

We are worried that as we pull out of our driveway a gabion rock wall would completely obstruct our view of pedestrians and endanger people using the sidewalk. Also, another concern is the safety of our two young children, that as the neighbors have 2 Airbnb units being rented out every night there will be a high turnover of strangers we don't know that could be potentially dangerous. Lastly a 7 foot gabion rock wall will be incredibly out of place in our neighborhood and not fit in at all with the aesthetics of the local area and have the possibility of decreasing property values.

Thank you for hearing out my concerns. If you have any questions for me, you can give me a call at 385.319.3281

Thanks,

Jordan Horrocks



**From:** [Stephen Poulsen](#)  
**To:** [Gilmore, Kristina](#)  
**Subject:** NOA PLNPCM2019-00428  
**Date:** Friday, May 17, 2019 10:02:43 AM

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Dear Ms. Gilmore,

I received the subject application notice to install a 7' foot fence along the property line that abuts 700 East at 1538 South. If allowed to install a 7' fence at this location, a prudent observer would conclude that within short order, 700 East will become a 7' fence tunnel on both sides. The changes to the local area are many, but to name a few: a graffiti artist's dream, reflective vehicle noise to adjacent properties and the eyesore effect to all observers (except the homeowner at 1538 South).

The notification includes 21A.52.030: SPECIAL EXCEPTIONS AUTHORIZED, which states:

"...if it is determined that there will be no negative impacts upon the established character of the affected neighborhood and streetscape, maintenance of public and private views, and matters of public safety..."

That rules out the request for a 7' fence along the Eastside of the property in question. The issues I listed earlier would be joined by additional costs to the City through damage done to the fence by UDOT snowplows, unknown issues regarding shadow effect during winter freeze, line of sight issues with vehicles making right turns onto Bryan Avenue etc.

I am in total agreement to allow the property owner to install a normal 4' fence with all the state of the art noise cancelling technology available. I disagree completely with allowing any such fence along 700 East. This is nothing more than a property owner that purchased a property along a major artery and now wants to be first to start a corridor of patchwork noise/sound walls along 700 East. YOU CAN'T BE SERIOUS!

I have owned and lived at 665 Bryan Avenue since 1983. Please let me know any updates or public hearings scheduled for this zoning variance at your earliest awareness, thank you.

Sincerely

Stephen Poulsen  
655 Bryan Avenue  
Salt Lake City, UT 84105