

EXHIBIT

A

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

NOTICE AND ORDER WEEDS

June 18, 2026

Tupak A G Renteria & Stephanie Barber Renteria
2074 East Laird Drive
Salt Lake City UT 84108

Dear Property Owner,

Weeds removal at: 2074 East Laird Drive, Salt Lake City Utah 84108 - AKA: 1200 South 2100 East
Parcel No.: 16-10-352-029-0000 Case No.: HAZ2026-02466
USPS Tracking No.: 9114 9999 4431 3828 5911 08

NOTICE

Pursuant to Utah Code §§ 10-11-1 et. al. and Chapter 9.16 of the Salt Lake City Code, notice is hereby given that the property located at the above referenced address is in violation of section 9.16.040 of the Salt Lake City Code. Section 9.16.040 of the Salt Lake City Code states that weeds shall be maintained at a height of not more than six (6) inches at all times and the cuttings and landscape debris shall be promptly cleared and removed as well as any solid waste, unsightly or deleterious objects. The control of low growing weeds such as puncturevine, poison ivy, and bindweed must be implemented by eradication.

ORDER

NOTE: You are hereby ordered to cut and remove the weeds between the sidewalk and the fence, along 2100 East, up to Laird Avenue. Description of debris: Overgrown weeds.

Failure to complete the removal of weeds and all required articles **on or before June 28, 2026**, will result in this office causing the weeds to be cut and cleared and articles removed. An administrative cost of \$129.00 will be added to the cost of the hired contractor. Failure to make timely payment of these expenses when demanded could result in a Lien on your property and collection by the Salt Lake County Treasurer at the time of the payment of general taxes, as permitted by Utah Code §§ 10.11-3 & 4.

You may need to cut the weeds on your property several times to maintain the height at the six (6) inch maximum.

We appreciate your cooperation. If you have any questions, please contact me Tuesday through Friday, between 7:00 a.m. to 5:00 p.m. at **801-535-7965 (Office), 801-502-2951 (Cell) or by email Margrethe.Russell@slc.gov.**

IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) THE FOLLOWING INFORMATION IS PROVIDED; FAX NUMBER (801) 535-6174, TDD NUMBER 711.

Respectfully,

Margrethe Russell (Jun 18, 2026 09:37:19 MDT)
Margrethe Russell
Civil Enforcement Officer, 801-535-7965

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

NOTICE AND ORDER WEEDS

June 24, 2026

Tupakk A G Renteria & Stephanie Barber Reneria
2074 East Laird Drive
Salt Lake City UT 84108

Dear Property Owner,

Weeds removal at 2074 East Laird Drive, Salt Lake City UT
Parcel No.: 16-10-352-029 Case No.: HAZ2026-02466
USPS Tracking No.: 9114 9022 0078 9711 6829 95

NOTICE

Pursuant to Utah Code §§ 10-11-1 et. al. and Chapter 9.16 of the Salt Lake City Code, notice is hereby given that the property located at the above referenced address is in violation of section 9.16.040 of the Salt Lake City Code. Section 9.16.040 of the Salt Lake City Code states that weeds shall be maintained at a height of not more than six (6) inches at all times and the cuttings and landscape debris shall be promptly cleared and removed as well as any solid waste, unsightly or deleterious objects. The control of low growing weeds such as puncturevine, poison ivy, and bindweed must be implemented by eradication.

ORDER

NOTE: You are hereby ordered to cut and remove the weeds in the adjacent park strips and area on the opposite side of the sidewalk. Description of debris: Overgrown weeds

Failure to complete the removal of weeds and all required articles **on or before July 4, 2026**, will result in this office causing the weeds to be cut and cleared and articles removed. An administrative cost of \$129.00 will be added to the cost of the hired contractor. Failure to make timely payment of these expenses when demanded could result in a Lien on your property and collection by the Salt Lake County Treasurer at the time of the payment of general taxes, as permitted by Utah Code §§ 10.11-3 & 4.

You may need to cut the weeds on your property several times to maintain the height at the six (6) inch maximum.

We appreciate your cooperation. If you have any questions, please contact me Tuesday through Friday, between 7:00 a.m. to 5:00 p.m. at **801-535-7965 (Office), 801-502-2951 (Cell) or by email Margrethe.Russell@slc.gov.**

IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) THE FOLLOWING INFORMATION IS PROVIDED; FAX NUMBER (801) 535-6174, TDD NUMBER 711.

Respectfully,

Margrethe Russell (Jun 23, 2026 16:24:09 MDT)

Margrethe Russell
Civil Enforcement Officer, 801-535-7965

EXHIBIT

B



EXHIBIT

C

1234

1234

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1234

1234

Prowswood

Prowswood, Ltd. • 4895 South 900 East
Salt Lake City, Utah 84117 • Telephone (801) 262-4637

August 11, 1987

Vern Jorgenson
Salt Lake Planning and Zoning Commission
414 City County Building
Salt Lake City, Utah 84111

Re: Harvard Park Planned Unit Development

Dear Vern:

This letter is to request that the attached drawings on Harvard Park be substituted for original drawings of record for final plat approval.

Because of the extreme slope of the hillside on Immigration Creek, Building #4 was moved to the east to allow for the installation of the foundation.

This, in turn, affected the location of Building #2, and initiated the rotation of the building as shown on the revised attached plat.

We respectfully request that these revised drawings be accepted, and final plat approval be given.

Sincerely,

PROSWOOD, LTD.

Marlin Bigler

Marlin Bigler
Contract Administrator

MB/vs

Attachment

December 10, 1986

Prowswood for D.P. Lloyd
4885 South 900 East
Salt Lake City, UT 84117

RE: Landscape Conditions B.A. Case 319-B
Harvard Park, 1250 South 2100 East

Dear Gentlemen:

Our review comments are as follows:

1. In reference to the stream and existing vegetation/hillside area, the following conditions will apply:
 - A. All existing trees and shrubs are to remain supplemented with additional materials where bare and eroded areas exist. Native grasses, ground covers and/or boulders shall also be applied to all bare and eroded areas creating as 'natural' a hillside as possible.
 - B. Prune and remove dead wood from all existing trees within this area and remove all trash and debris.
 - C. Privacy and/or security fences or walls shall not be constructed within this area. Any proposed fences or walls shall be adjacent this vegetation/hillside area and receive approval.
2. Install curb, gutter and sidewalk from the existing service station property to Laird Drive according to Salt Lake Cities Specifications.
3. Landscape, irrigate and provide street trees within the 2100 East Street parking strip. To maintain streetscape continuity, Norway Maples planted at 30' O.C. (2" cal. min.) shall be the street tree specie selection.
4. Provide a complete landscaping plan and irrigation plan illustrating all the details of such installations. Plans are to include the existing vegetation/hillside area, all developed areas, parking strip and entire strip between existing stream concrete conduit and Laird Drive.
5. The identification sign "Harvard Park" may not be installed on the entrance fence/wall as proposed but may be located flat against the building.

Your consideration of these matters will be very much appreciated.

Respectfully,

Vernon F. Jorgensen
Planning Director

VFJ:grh

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4334603

no
fee

SALT LAKE CITY
BOARD OF ADJUSTMENT
Jill Hogenack
JED BOENSCHUTZ

OCT 20 3 50 PM '86

KATHLEEN L. DIXON
REGISTRAR
SALT LAKE COUNTY,
UTAH

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (414 City & County Building), and that on the 2nd day of September, 1986, Case No. 319-B by Prowswood for Donald P. Lloyd was heard by the Board with action being taken on the 15th day of September, 1986. The applicant requested a special exception to the ordinance on the property at 1250 South 2100 East Street to permit a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District, the legal description of said property being as follows:

BEGINNING at a point North 140.99 feet and North 89°57'20" East 1.10 feet from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, according to the Salt Lake City Engineer's Plats, and running thence North 0°27' East 712.49 feet, more or less, to the center line of Emigration Creek as originally located, thence along said center line of creek as follows: South 62° West 15.90 feet; thence South 33° West 4.10 feet; thence South 9°52' West 44.90 feet; thence South 7°19' East 78.20 feet; thence South 1°15' West 14.00 feet; thence South 6°15' West 67 feet; thence South 24°57' West 180.04 feet; thence South 29°48' West 50.00 feet; thence South 49°23' West 122.00 feet; thence South 17°28' West 70.42 feet; thence South 89°57'20" West 10.85 feet; thence South 22°30' West 26.83 feet; thence South 20°28' West 65.51 feet; thence South 22°30' West 64.95 feet; thence leaving said creek North 89°57'20" East 299.45 feet, more or less, to the point of BEGINNING.

It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit the construction of a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard, subject to the following conditions:

1. Committee of the Board approval of the final plan including the landscaping plan;

Lot 1, Block 27

BOOK 5829 PAGE 2374

Abstract of Findings and Order on Case No. 319-B

Page 2--

2. approval of the plan including the grade change adjacent to the creek;
3. the fences and walls also be approved;
4. the curb, gutter and sidewalk be installed from the service station property to Laird Drive; also if additional land is needed for the widening of 1200 East Street, the developer must dedicate the land so that the curb, gutter and sidewalk are located on City property;
5. if the developer proposes to sell these units individually, he must have approval as a planned unit development or subdivision or as a condominium;
6. and that a copy of the finally approved plan be filed in the case.

If a permit has not been taken out in six months, the variance will expire.

Mildred G. Linder

Subscribed and sworn to before me this 20th day of October, 1986.



David H. Maggi
Notary Public
Residing at Salt Lake City, Utah

My commission expires SEP. 28 1988.

BOOK 5829 PAGE 2375

VERNON F. JORGENSEN
PLANNING DIRECTOR
MILDRED G. SNIDER
SECRETARY

SALT LAKE CITY CORPORATION

DEPARTMENT OF DEVELOPMENT SERVICES
Board of Adjustment on Zoning
324 SOUTH STATE STREET ROOM 200
SALT LAKE CITY, UTAH 84111
535-7757

MEMBERS:
NANCY K. FACE, CHAIRMAN
ROBERT LEWIS
LEE MARTINEZ
DOROTHY PLESHE
DAVID M. WATSON
ALTERNATES:
W. KENT MONEY
I. J. WAGNER

August 31, 1987

Prowswood for D.P. Lloyd
4885 South 900 East Street
Salt Lake City, UT 84117

Dear Mr. Lloyd:

Enclosed are the Findings and Order for the Modification to Case
No. 319-B before the Board of Adjustment on Zoning.

The Board granted the modification to the original variance. However,
please note the provisions by which this modification was granted.

Sincerely,

BOARD OF ADJUSTMENT



Becky Williams
Acting Secretary

bw

Enclosure

BEFORE THE BOARD OF ADJUSTMENT, SALT LAKE CITY, UTAH

FINDINGS AND ORDER, CASE NO. 319-B

REPORT OF THE COMMISSION:

This is an appeal by Prowswood for Donald P. Lloyd at 1250 South 2100 East Street for a special exception to the ordinance to permit a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District.

Mr. Hafey explained the history of the case. Mr. Hafey explained that the petitioners had not placed the buildings as presented on the original plan particularly along the south property line. This has caused the applicant to adjust the positioning of the two remaining buildings in the southeast corner of the property. They would like those buildings built to be legalized and to be able to build the others as the plans have been revised. In the original plan, the masonry wall was jogged, not in a straight line. The wall is under construction and placed upon the east property line and the jogs have been eliminated. Mr. Hafey also stated that the applicant would like to sell the triangular property to the north to the abutting property owners. Also, when the street improvements were installed, there is an area near the north end of the project where the grade adjacent to the sidewalk is very steep on the applicant's property. The applicant has presented a plan to mitigate the safety aspect of this grade change, but the proposal is to use landscaping instead of a fence. The staff feels the fence is the proper solution to the problem. The Board was concerned that none of the land be sold from the project. The Board felt that the Petitioner should provide an explanation of why they created this hardship for themselves.

From the evidence before it, the Board is of the opinion that the petitioner would suffer an unnecessary hardship from a denial of the variance; that the spirit and intent of the Zoning Ordinance will be upheld and substantial justice done in the granting of the variance.

IT IS THEREFORE ORDERED that the modification be granted provided:

1. None of the land is sold off so long as this is part of a cohesive development however the petitioner is given a strong reprimand for not coming before the Board and explaining the problem before the buildings were constructed.
2. If a fence is necessary to solve the safety problems on the area of the property where the grade change occurred, the applicant or the owners of the project will have to install a fence.
3. The fence is subject to Committee of the Board approval.

Provided these restrictions are complied with, the decision of the Building Inspector is reversed and said officer directed to issue the

required permits in accordance with the order and decision of the Board provided the construction plans show conformity to the requirements of the Uniform Building Code and all other city Ordinances applicable thereto; and provided such reduction or addition does not conflict with any private covenants or easements which may be attached to or apply to the property, all conditions of the Board to be fully complied with before the Building Inspector can give a Certificate of Occupancy or final inspection, said order to expire within six months from the dating of this order. This variance expires if work has not been started within six months.

THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS VARIANCE SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE VARIANCE HAVING BEEN DENIED.

Action taken by the Board Of Adjustment at its meeting held August 17, 1987.

Dated at Salt Lake City, Utah this 31st day of August, 1987.


Chairman *NW*


Acting Secretary

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4334603

no
fee

WILL HOGENSEN
JED BOEENSCHUTZ

SALT LAKE CITY
BOARD OF ADJUSTMENT

OCT 20 3 50 PM '86

KATHLEEN DIXON
REGISTRAR
SALT LAKE COUNTY
UTAH

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (414 City & County Building), and that on the 2nd day of September, 1986, Case No. 319-B by Prowswood for Donald P. Lloyd was heard by the Board with action being taken on the 15th day of September, 1986. The applicant requested a special exception to the ordinance on the property at 1250 South 2100 East Street to permit a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District, the legal description of said property being as follows:

BEGINNING at a point North 140.99 feet and North 89°57'20" East 1.10 feet from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, according to the Salt Lake City Engineer's Plats, and running thence North 0°27' East 712.49 feet, more or less, to the center line of Emigration Creek as originally located, thence along said center line of creek as follows: South 62° West 15.90 feet; thence South 33° West 4.10 feet; thence South 9°52' West 44.90 feet; thence South 7°19' East 78.20 feet; thence South 1°15' West 14.00 feet; thence South 6°15' West 67 feet; thence South 24°57' West 180.04 feet; thence South 29°48' West 50.00 feet; thence South 49°23' West 122.00 feet; thence South 17°28' West 70.42 feet; thence South 89°57'20" West 10.85 feet; thence South 22°30' West 26.83 feet; thence South 20°28' West 65.51 feet; thence South 22°30' West 64.95 feet; thence leaving said creek North 89°57'20" East 299.45 feet, more or less, to the point of BEGINNING.

It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit the construction of a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard, subject to the following conditions:

1. Committee of the Board approval of the final plan including the landscaping plan;

BOOK 5829 PAGE 237A

Lot 1 + 20

Abstract of Findings and Order on Case No. 319-B

Page 2--

2. approval of the plan including the grade change adjacent to the creek;
3. the fences and walls also be approved;
4. the curb, gutter and sidewalk be installed from the service station property to Laird Drive; also if additional land is needed for the widening of 1200 East Street, the developer must dedicate the land so that the curb, gutter and sidewalk are located on City property;
5. if the developer proposes to sell these units individually, he must have approval as a planned unit development or subdivision or as a condominium;
6. and that a copy of the finally approved plan be filed in the case.

If a permit has not been taken out in six months, the variance will expire.

Mildred G. Linder

Subscribed and sworn to before me this 20th day of October, 1986.



David H. Maggs
Notary Public
Residing at Salt Lake City, Utah

My commission expires SEP. 28 1989.

BOOK 5829 PAGE 2375

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (414 City & County Building), and that on the 2nd day of September, 1986, Case No. 319-B by Prowswood for Donald P. Lloyd was heard by the Board with action being taken on the 15th day of September, 1986. The applicant requested a special exception to the ordinance on the property at 1250 South 2100 East Street to permit a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District, the legal description of said property being as follows:

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It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit the construction of a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard, subject to the following conditions:

1. Committee of the Board approval of the final plan including the landscaping plan;

2. approval of the plan including the grade change adjacent to the creek;
3. the fences and walls also be approved;
4. the curb, gutter and sidewalk be installed from the service station property to Laird Drive; also if additional land is needed for the widening of 1200 ^{South} East Street, the developer must dedicate the land so that the curb, gutter and sidewalk are located on City property;
5. if the developer proposes to sell these units individually, he must have approval as a planned unit development or subdivision or as a condominium;
6. and that a copy of the finally approved plan be filed in the case.

If a permit has not been taken out in six months, the variance will expire.

Subscribed and sworn to before me this 20th day of October, 1986.

Notary Public
Residing at Salt Lake City, Utah

My commission expires _____.

September 29, 1986

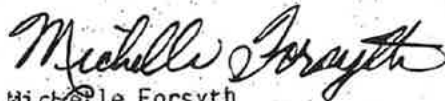
Prowswood for D.P. Lloyd
4885 South 900 East Street
Salt Lake City UT 84117

Dear Mr. Lloyd:

Enclosed are the Findings and Order in Case No. 319-B before the Board of Adjustment.

Please note that said order is to expire six months from the dating of this order, and also the provisions by which your variance was granted.

Sincerely,

A handwritten signature in cursive script that reads "Michelle Forsyth".

Michelle Forsyth
Acting Secretary

Enclosure

BEFORE THE BOARD OF ADJUSTMENT, SALT LAKE CITY, UTAH

FINDINGS AND ORDER, CASE NO. 319-B

REPORT OF THE COMMISSION:

This is an appeal by Prowswood for Donald P. Lloyd from the refusal of the Building Inspector of Salt Lake City, Utah, to issue a special exception to the ordinance to permit a planned unit development at 1250 South 2100 East Street consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District.

on Sept 5, 1986

Dan Lofgren, authorized representative and Don and Helen Lloyd were present. Kimball Young, 2049 Herbert Avenue was also present. Mr. Hafey explained that the proposed site is a vacant lot under two acres in size and is located on the west side of 2100 East Street between 1300 South Street and Laird Drive and backing into Emigration Creek to the west. The applicant is planning to construct 10 detached single-family dwellings in a planned unit development with a primary access off of 2100 East Street. He noted that according to the ordinance it is required that the dwellings be 20 feet apart with 12 foot side yards; however, in some instances the proposed dwellings are as close as 8 feet and in three instances the proposed decks are within 6 feet of the south property line. According to the ordinance a planned unit development that is larger than an acre and has 10 or more units requires a public hearing in the Residential "R-3A" District. He noted that this hearing by the Board would be considered the required public hearing. Mr. Hafey noted that other planned unit developments have been proposed for this site by other applicants; however, they have never been constructed. Mr. Hafey also noted this proposal must have a recommendation from the Planning Commission.

Mr. Lofgren explained that the proposed project will provide a very exclusive condominium development with the 10 detached dwellings each with a private outdoor area (deck or enclosed patios). He noted that the ground under the dwelling, the dwelling with a small private outdoor area will be owned by the owner and the balance will be owned in common and maintained through a owners' association. He noted that there will be one primary entrance off of 2100 East Street. He noted that there are two floor plans proposed for the project; one having two bedrooms and two bathrooms and three bedrooms 2-1/2 baths. The units will range from \$165,000 to \$180,000. He noted that the existing stream bank will be left as natural as possible. If retention is necessary boulders will be used. The remainder of the site will be enclosed with a solid visual barrier except along 2100 South where an open wrought iron, brick fence will be constructed to give an open look. He presented to the Board a photograph of a similar Prowswood project in Dallas, Texas. Mr. Hafey explained that if the dwellings plus the land under the buildings are to be owned by the

occupants rather than just a condominium arrangement, it will be necessary for the applicant to process this project through the planned unit development subdivision process. Mr. Lofgren presented to the Board renderings of the proposed dwellings pointing out that they will be constructed of brick and designed to allow them to blend into the dwellings that already exist in the neighborhood. The Board questioned the separate parking in the front yard area that is proposed. Mr. Lofgren explained that this area is guest parking and that each dwelling has an 18 foot parking area on the driveway leading to the attached garage which would allow for 4 car parking area; however, if necessary the guest parking area is proposed. He noted that the brick and architecture of each dwelling will vary but the floor plan will be essentially the same. He explained that Mr. Lloyd, property owner, is a home owner in the area and that he purchased this property in an attempt to preserve the residential quality of the neighborhood; therefore, he is proposing this project in an attempt to retain the residential quality of the area. He noted that the residents in the area are in favor of the proposed project.

Kimball Young, representative of the Foothill Community Council, explained that the Council is in favor of the proposed project and pointed out that it was understood that a sidewalk will be installed on the west side of 2100 East Street from the existing service station to Laird Drive. It was pointed out that the ordinance would require that all street improvements would be required if the project is approved and built.

There were no protests. Later in the meeting the various aspects of the case were reviewed. The Board noted that even though the buildings are close at one point that most of the side yards open up and become wider as they distance increases; also, that on the south side where the patio or deck project the side yard is adjacent to the rear yards of the abutting properties.

After considerable discussion, it was moved that this case be held over for a recommendation from the Planning Commission.

On September 15, 1986, Mr. Harey explained that the Planning Commission has recommended conceptual approval of this plan subject to Committee of the Board approval of the final plan including the landscaping plan, the proposed grade change adjacent to the creek and the final plan showing the proposed fencing.

From the evidence before it, the Board is of the opinion that the petitioner would suffer an unnecessary hardship from a denial of the variance; that the spirit and intent of the Zoning Ordinance will be upheld and substantial justice done in the granting of the variance.

IT IS THEREFORE ORDERED that the variance be granted to permit the construction of a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard subject to:

1. Committee of the Board approval of the final plan including the landscaping plan;
2. approval of the plan including the grade change adjacent to the creek;
3. the fences and walls also be approved.

4. the curb, gutter and sidewalk be installed from the service station property to Laird Drive, also, if additional land is needed for the widening of 2100 East Street the developer must dedicate the land so that the curb gutter and sidewalk are located on city property;
5. if the developer proposed to sell these units individually he must have approval as a planned unit development or subdivision or as a condominium;
6. and that a copy of the finally approved plan be filed in the case. Provided these restrictions are complied with, the decision of the Building Inspector is reversed and said officer directed to issue the required permits in accordance with the order and decision of the Board provided the construction plans show conformity to the requirements of the Uniform Building Code and all other City Ordinances applicable thereto; and provided such reduction or addition does not conflict with any private covenants or easements which may be attached to or apply to the property, all conditions of the Board to be fully complied with before the Building Inspector can give a certificate of occupancy or final inspection, said order to expire within six months from the dating of this order. This variance expires if work has not been started within six months.

THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS VARIANCE SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE VARIANCE HAVING BEEN DENIED.

Action taken by the Board of Adjustment at its meeting held Tuesday, September 2, 1986.

Dated at Salt Lake City, Utah, this 15th day of September, 1986.

Nancy K. Packer
Chairman

Michelle Forsyth
Acting Secretary

File in B&A case
319-B



LEROY W. HOOTON, JR.
DIRECTOR

JOSEPH S. FENTON
SUPERINTENDENT, WATER RECLAMATION

WENDELL E. EVENSEN, P.E.
SUPERINTENDENT
WATER SUPPLY & WATERWORKS

PALMER DEPAULIS
MAYOR

January 15, 1987

Doug Wheelwright
City Planning & Zoning
324 South State Street
Salt Lake City, Utah 84111

RE: Harvard Park Condominiums

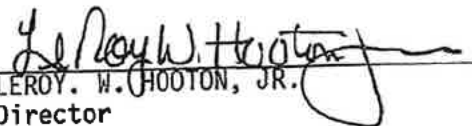
Dear Mr. Wheelwright:

The Department of Public Utilities can provide water and sewer service to the above noted project.

The developer will have to make application for these services in our permit office at 1530 South West Temple.

If you have any questions, please call Mr. Vince Houtz of this office at 483-6725.

Very truly yours,


LEROY W. HOOTON, JR.
Director

ETD/srb
40-1

PALMER DEPAULIS
MAYOR



JOSEPH R. ANDERSON
PUBLIC WORKS DIRECTOR

December 2, 1986

Doug Wheelwright
Planning and Zoning
CFS Building

Check BA Case

RE: Harvard Park Condominiums 1200 South - 2100 East

Dear Doug:

Our review comments are as follows:

Sheet #1

1 - Revise property description to reflect proper right of way for 2100 East street

Sheet #2 and #3

2 - No comment

Sheet #4

3 - Maximum driveway width is 30 ft.

4 - Show curb and gutter alignment from station 4 + 50 to northward to align with existing intersection at Laird Drive. Curb to be 32 ft. west of Monument Line.

Sheet #5

5 - Turn around shown at entry is not acceptable.

a) 28 ft. radius is the minimum (standard) passenger vehicle outside wheel radius.

b) The proximity of the turn around to the sidewalk establishes a 40 ft. wide vehicle conflict with pedestrians.

c) To establish a more notable entry drive we recommend a split entry exit drive system.

Doug Wheelwright
Page 2

RE: Harvard Park Condominiums 1200 So. - 2100 East

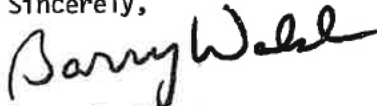
Sheet #6 and #7

6 - No comment

In the review plans you showed me last week there was a site plan that indicated a decorative brick and iron fence along 2100 East. Has this been eliminated? If not, please request resubmitted with new driveway design.

Comments are indicated in green on review plans.

Sincerely,



Barry D. Walsh

BW/kr

Plans Returned — Prowswood
12-4-86

SALT LAKE CITY PLANNING COMMISSION

DOUG WHEELWRIGHT

12-1, 1986

From

To Gary H.

Subject ~~Harvard~~ Park Condo - Bob A Case

please review Landscaping plan & respond w/
comments ASAP

Thank you

December 10, 1986

Prowswood for D.P. Lloyd
4885 South 900 East
Salt Lake City, UT 84117

RE: Landscape Conditions B.A. Case 319-B
Harvard Park, 1250 South 2100 East

Dear Gentlemen:

Our review comments are as follows:

1. In reference to the stream and existing vegetation/hillside area, the following conditions will apply:
 - A. All existing trees and shrubs are to remain supplemented with additional materials where bare and eroded areas exist. Native grasses, ground covers and/or boulders shall also be applied to all bare and eroded areas creating as 'natural' a hillside as possible.
 - B. Prune and remove dead wood from all existing trees within this area and remove all trash and debris.
 - C. Privacy and/or security fences or walls shall not be constructed within this area. Any proposed fences or walls shall be adjacent this vegetation/hillside area and receive approval.
2. Install curb, gutter and sidewalk from the existing service station property to Laird Drive according to Salt Lake Cities Specifications.
3. Landscape, irrigate and provide street trees within the 2100 East Street parking strip. To maintain streetscape continuity, Norway Maples planted at 30' O.C. (2" cal. min.) shall be the street tree specie selection.
4. Provide a complete landscaping plan and irrigation plan illustrating all the details of such installations. Plans are to include the existing vegetation/hillside area, all developed areas, parking strip and entire strip between existing stream concrete conduit and Laird Drive.
5. The identification sign "Harvard Park" may not be installed on the entrance fence/wall as proposed but may be located flat against the building.

Your consideration of these matters will be very much appreciated.

Respectfully,

Vernon F. Jorgensen
Planning Director

VFJ:grh

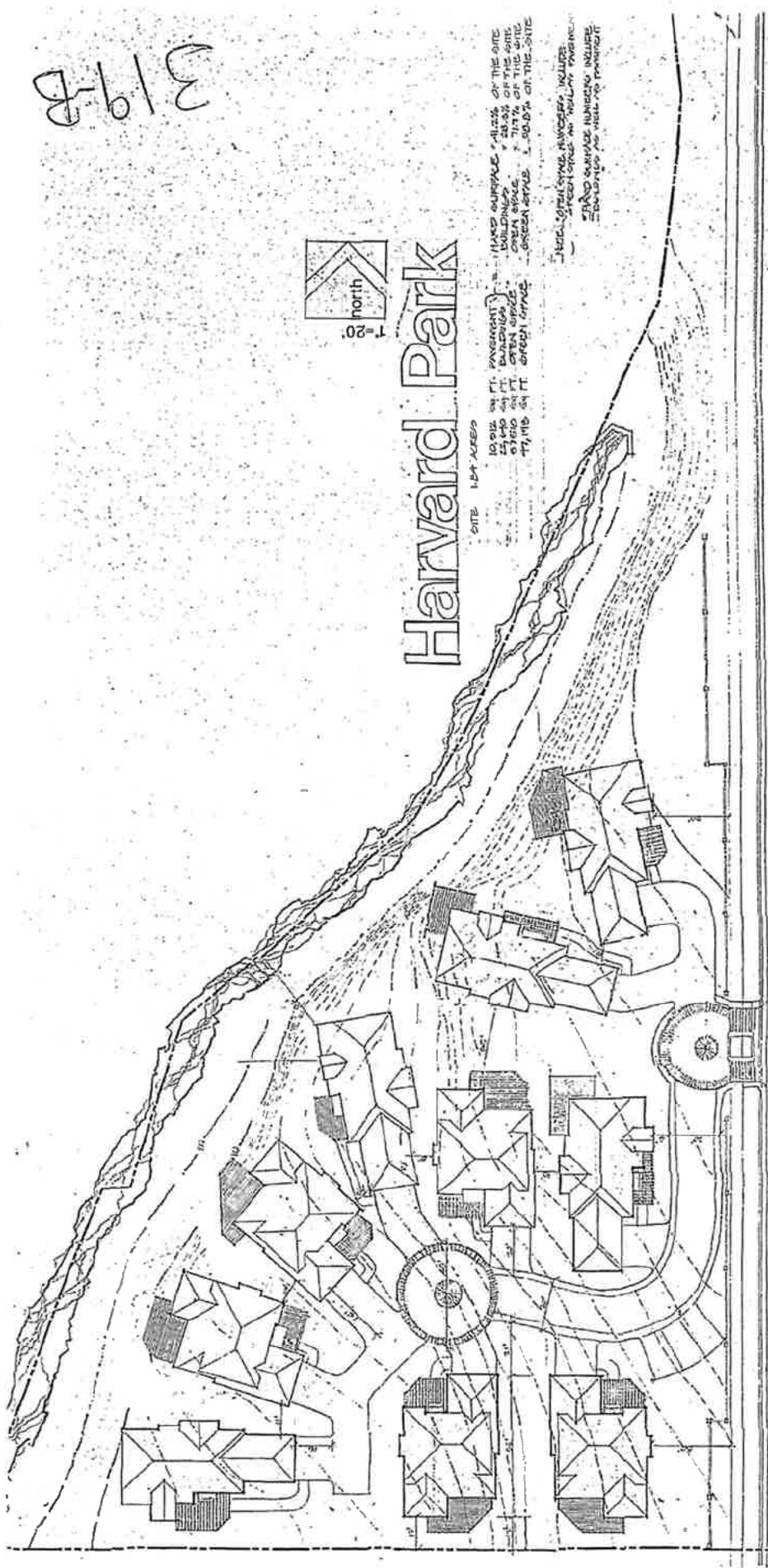


Harvard Park

SITE 1.24 AKES

PERCENTAGE	10.012	24.04	34.04	44.04	54.04	64.04	74.04	84.04	94.04	100.04
PAVEMENT	10.012	24.04	34.04	44.04	54.04	64.04	74.04	84.04	94.04	100.04
BUILDINGS	24.04	34.04	44.04	54.04	64.04	74.04	84.04	94.04	100.04	
OPEN SPACE	34.04	44.04	54.04	64.04	74.04	84.04	94.04	100.04		
GREEN SPACE	44.04	54.04	64.04	74.04	84.04	94.04	100.04			
WATER	54.04	64.04	74.04	84.04	94.04	100.04				
ROADS	64.04	74.04	84.04	94.04	100.04					
UTILITIES	74.04	84.04	94.04	100.04						
OTHER	84.04	94.04	100.04							
TOTAL	94.04	100.04								

1. THE OPENING NUMBER IN THE
 2. STORY OF THE "WELL OF KNOWLEDGE"
 3. THE OPENING NUMBER IN THE
 4. STORY OF THE "WELL OF KNOWLEDGE"



2100	East	5th
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WILSON

178116V 204E



2100 EAST STREET

PROPERTY LINE ADJACENT TO

NORTH

IRRIGATION PLAN

Ploverwood

3/18

1-1

EXHIBIT

C-1

December 10, 1986

Prowswood for D.P. Lloyd
4885 South 900 East
Salt Lake City, UT 84117

RE: Landscape Conditions B.A. Case 319-B
Harvard Park, 1250 South 2100 East

Dear Gentlemen:

Our review comments are as follows:

1. In reference to the stream and existing vegetation/hillside area, the following conditions will apply:
 - A. All existing trees and shrubs are to remain supplemented with additional materials where bare and eroded areas exist. Native grasses, ground covers and/or boulders shall also be applied to all bare and eroded areas creating as 'natural' a hillside as possible.
 - B. Prune and remove dead wood from all existing trees within this area and remove all trash and debris.
 - C. Privacy and/or security fences or walls shall not be constructed within this area. Any proposed fences or walls shall be adjacent this vegetation/hillside area and receive approval.
2. Install curb, gutter and sidewalk from the existing service station property to Laird Drive according to Salt Lake Cities Specifications.
3. Landscape, irrigate and provide street trees within the 2100 East Street parking strip. To maintain streetscape continuity, Norway Maples planted at 30' O.C. (2" cal. min.) shall be the street tree specie selection.
4. Provide a complete landscaping plan and irrigation plan illustrating all the details of such installations. Plans are to include the existing vegetation/hillside area, all developed areas, parking strip and entire strip between existing stream concrete conduit and Laird Drive.
5. The identification sign "Harvard Park" may not be installed on the entrance fence/wall as proposed but may be located flat against the building.

Your consideration of these matters will be very much appreciated.

Respectfully,

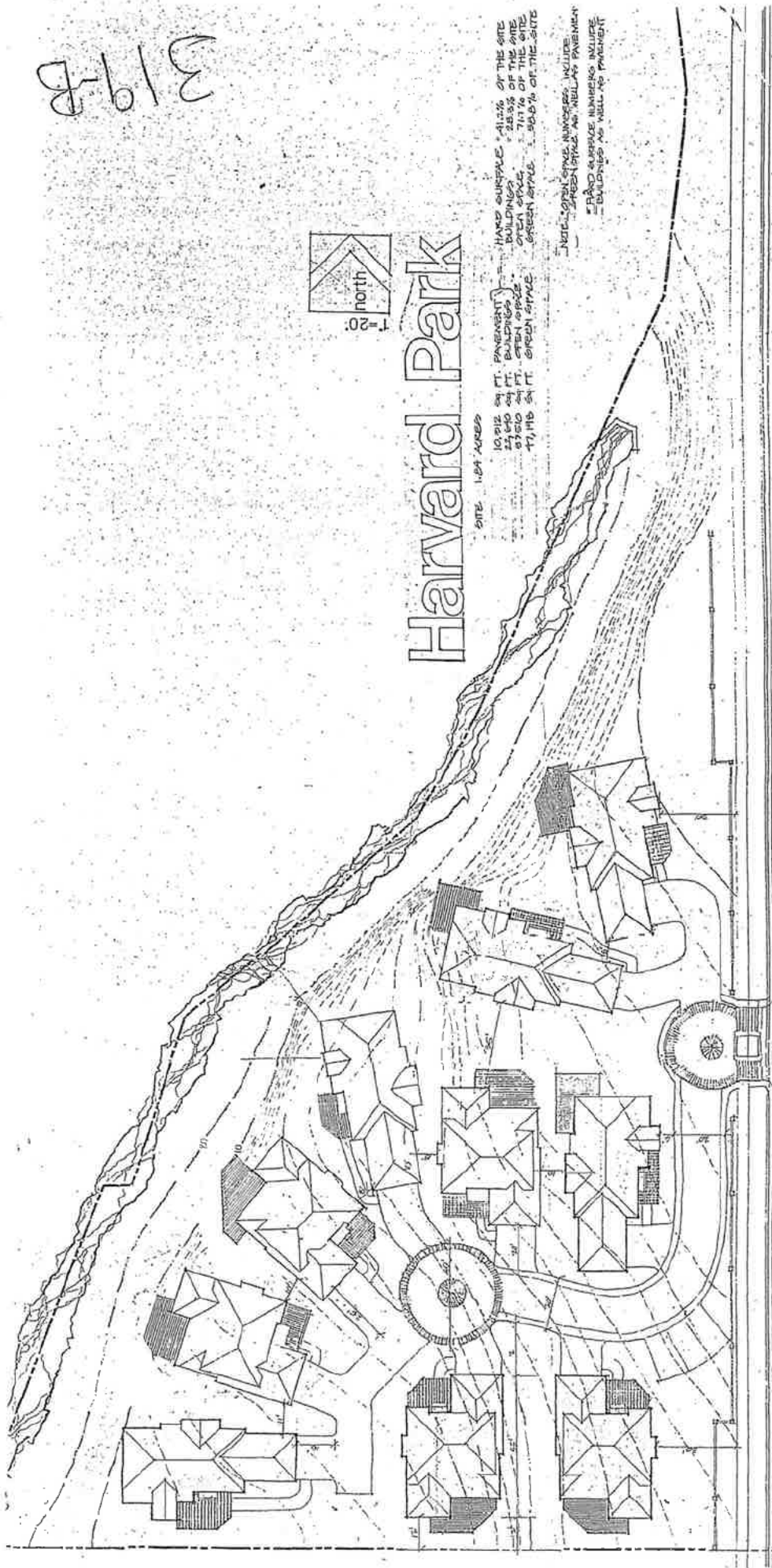
Vernon F. Jorgensen
Planning Director

VEJ:grh

EXHIBIT

C-2

319-B



Harvard Park

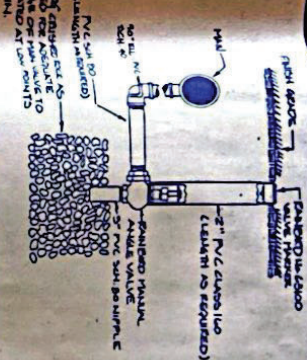
SITE 1.04 ACRES

2100 East St.

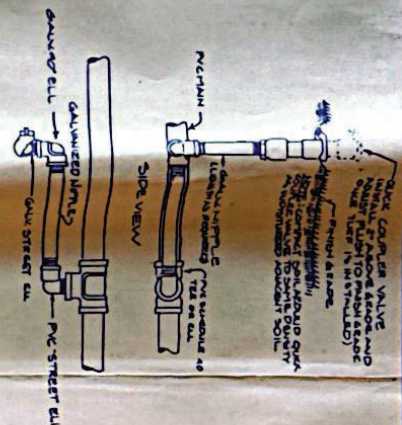
EXHIBIT C-3

EXHIBIT C-4

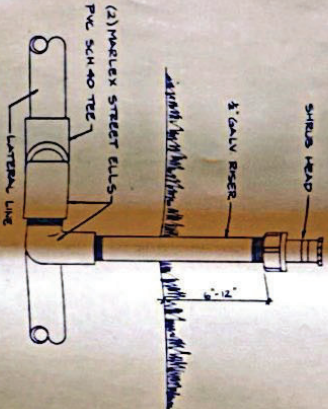
MANUAL DRAIN VALVE ASSEMBLY DETAIL
NOT TO SCALE



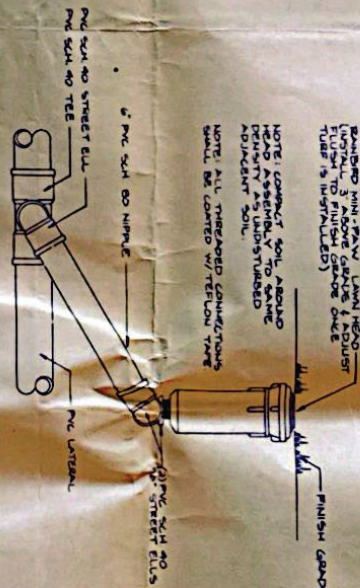
QUICK COUPLER VALVE DETAIL
NOT TO SCALE



SHRUB RISER DETAIL
NOT TO SCALE



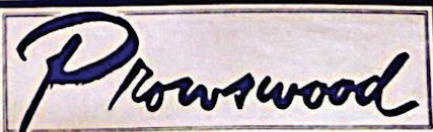
SWING JOINT RISER ASSEMBLY DETAIL
NOT TO SCALE



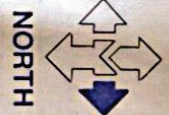
SPRINKLING NOTES

1. Sprinkler riser shall be installed as shown on plan and elevation. Sprinkler riser shall be installed as shown on plan and elevation. Sprinkler riser shall be installed as shown on plan and elevation.
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16. Sprinkler riser shall be installed as shown on plan and elevation. Sprinkler riser shall be installed as shown on plan and elevation. Sprinkler riser shall be installed as shown on plan and elevation.
17. Sprinkler riser shall be installed as shown on plan and elevation. Sprinkler riser shall be installed as shown on plan and elevation. Sprinkler riser shall be installed as shown on plan and elevation.

IRRIGATION PLAN



Design Division
1000 East 1000 East
Salt Lake City, Utah 84117
Telephone (801) 262-4637



2100 EAST STREET

LAIRD DRIVE

319B

I-1

Dec 1986

EXHIBIT C-5

BEFORE THE BOARD OF ADJUSTMENT, SALT LAKE CITY, UTAH

FINDINGS AND ORDER, CASE NO. 319-B

REPORT OF THE COMMISSION:

This is an appeal by Prowswood for Donald P. Lloyd from the refusal of the Building Inspector of Salt Lake City, Utah, to issue a special exception to the ordinance to permit a planned unit development at 1250 South 2100 East Street consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District.

on Sept 5, 1986

A Dan Lofgren, authorized representative and Don and Helen Lloyd were present. Kimball Young, 2049 Herbert Avenue was also present. Mr. Hafey explained that the proposed site is a vacant lot under two acres in size and is located on the west side of 2100 East Street between 1300 South Street and Laird Drive and backing into Emigration Creek to the west. The applicant is planning to construct 10 detached single-family dwellings in a planned unit development with a primary access off of 2100 East Street. He noted that according to the ordinance it is required that the dwellings be 20 feet apart with 12 foot side yards; however, in some instances the proposed dwellings are as close as 8 feet and in three instances the proposed decks are within 6 feet of the south property line. According to the ordinance a planned unit development that is larger than an acre and has 10 or more units requires a public hearing in the Residential "R-3A" District. He noted that this hearing by the Board would be considered the required public hearing. Mr. Hafey noted that other planned unit developments have been proposed for this site by other applicants; however, they have never been constructed. Mr. Hafey also noted this proposal must have a recommendation from the Planning Commission.

Mr. Lofgren explained that the proposed project will provide a very exclusive condominium development with the 10 detached dwellings each with a private outdoor area (deck or enclosed patios). He noted that the ground under the dwelling, the dwelling with a small private outdoor area will be owned by the owner and the balance will be owned in common and maintained through a owners' association. He noted that there will be one primary entrance off of 2100 East Street. He noted that there are two floor plans proposed for the project; one having two bedrooms and two bathrooms and three bedrooms 2-1/2 baths. The units will range from \$165,000 to \$180,000. He noted that the existing stream bank will be left as natural as possible. If retention is necessary boulders will be used. The remainder of the site will be enclosed with a solid visual barrier except along 2100 South where an open wrought iron, brick fence will be constructed to give an open look. He presented to the Board a photograph of a similar Prowswood project in Dallas, Texas. Mr. Hafey explained that if the dwellings plus the land under the buildings are to be owned by the

occupants rather than just a condominium arrangement, it will be necessary for the applicant to process this project through the planned unit development subdivision process. Mr. Lofgren presented to the Board renderings of the proposed dwellings pointing out that they will be constructed of brick and designed to allow them to blend into the dwellings that already exist in the neighborhood. The Board questioned the separate parking in the front yard area that is proposed. Mr. Lofgren explained that this area is guest parking and that each dwelling has an 18 foot parking area on the driveway leading to the attached garage which would allow for 4 car parking area; however, if necessary the guest parking area is proposed. He noted that the brick and architecture of each dwelling will vary but the floor plan will be essentially the same. He explained that Mr. Lloyd, property owner, is a home owner in the area and that he purchased this property in an attempt to preserve the residential quality of the neighborhood; therefore, he is proposing this project in an attempt to retain the residential quality of the area. He noted that the residents in the area are in favor of the proposed project.

Kimball Young, representative of the Foothill Community Council, explained that the Council is in favor of the proposed project and pointed out that it was understood that a sidewalk will be installed on the west side of 2100 East Street from the existing service station to Laird Drive. It was pointed out that the ordinance would require that all street improvements would be required if the project is approved and built.

There were no protests. Later in the meeting the various aspects of the case were reviewed. The Board noted that even though the buildings are close at one point that most of the side yards open up and become wider as they distance increases; also, that on the south side where the patio or deck project the side yard is adjacent to the rear yards of the abutting properties.

After considerable discussion, it was moved that this case be held over for a recommendation from the Planning Commission.

On September 15, 1986, Mr. Hafey explained that the Planning Commission has recommended conceptual approval of this plan subject to Committee of the Board approval of the final plan including the landscaping plan, the proposed grade change adjacent to the creek and the final plan showing the proposed fencing.

From the evidence before it, the Board is of the opinion that the petitioner would suffer an unnecessary hardship from a denial of the variance; that the spirit and intent of the Zoning Ordinance will be upheld and substantial justice done in the granting of the variance.

IT IS THEREFORE ORDERED that the variance be granted to permit the construction of a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard subject to:

1. Committee of the Board approval of the final plan including the landscaping plan;
2. approval of the plan including the grade change adjacent to the creek;
3. the fences and walls also be approved.

4. the curb, gutter and sidewalk be installed from the service station property to Laird Drive, also, if additional land is needed for the widening of 2100 East Street the developer must dedicate the land so that the curb gutter and sidewalk are located on city property;
5. if the developer proposed to sell these units individually he must have approval as a planned unit development or subdivision or as a condominium;
6. and that a copy of the finally approved plan be filed in the case. Provided these restrictions are complied with, the decision of the Building Inspector is reversed and said officer directed to issue the required permits in accordance with the order and decision of the Board provided the construction plans show conformity to the requirements of the Uniform Building Code and all other City Ordinances applicable thereto; and provided such reduction or addition does not conflict with any private covenants or easements which may be attached to or apply to the property, all conditions of the Board to be fully complied with before the Building Inspector can give a certificate of occupancy or final inspection, said order to expire within six months from the dating of this order. This variance expires if work has not been started within six months.

THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS VARIANCE SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE VARIANCE HAVING BEEN DENIED.

Action taken by the Board of Adjustment at its meeting held Tuesday, September 2, 1986.

Dated at Salt Lake City, Utah, this 15th day of September, 1986.


Chairman


Acting Secretary

EXHIBIT C-6

16
9
42

4334603

no fee

SALT LAKE CITY
BOARD OF ADJUSTMENT
JED BOEENSCHUTZ

OCT 20 3 50 PM '86

KATHLEEN DIXON
RECORDER
SALT LAKE COUNTY,
UTAH

ABSTRACT OF FINDINGS AND ORDER

I, Mildred G. Snider, being first duly sworn, depose and say that I am the Secretary of the Salt Lake City Board of Adjustment (414 City & County Building), and that on the 2nd day of September, 1986, Case No. 319-B by Prowswood for Donald P. Lloyd was heard by the Board with action being taken on the 15th day of September, 1986. The applicant requested a special exception to the ordinance on the property at 1250 South 2100 East Street to permit a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District, the legal description of said property being as follows:

BEGINNING at a point North 140.99 feet and North 89°57'20" East 1.10 feet from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, according to the Salt Lake City Engineer's Plats, and running thence North 0°27' East 712.49 feet, more or less, to the center line of Emigration Creek as originally located, thence along said center line of creek as follows: South 62° West 15.90 feet; thence South 33° West 4.10 feet; thence South 9°52' West 44.90 feet; thence South 7°19' East 78.20 feet; thence South 1°15' West 14.00 feet; thence South 6°15' West 67 feet; thence South 24°57' West 180.04 feet; thence South 29°48' West 50.00 feet; thence South 49°23' West 122.00 feet; thence South 17°28' West 70.42 feet; thence South 89°57'20" West 10.85 feet; thence South 22°30' West 26.83 feet; thence South 20°28' West 65.51 feet; thence South 22°30' West 64.95 feet; thence leaving said creek North 89°57'20" East 299.45 feet, more or less, to the point of BEGINNING.

It was moved, seconded and unanimously passed that a special exception to the ordinance be granted to permit the construction of a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard, subject to the following conditions:

1. Committee of the Board approval of the final plan including the landscaping plan;

Lot 1, Block 27

BOOK 5828 PAGE 2374

Abstract of Findings and Order on Case No. 319-B

Page 2--

2. approval of the plan including the grade change adjacent to the creek;
 3. the fences and walls also be approved;
 4. the curb, gutter and sidewalk be installed from the service station property to Laird Drive; also if additional land is needed for the widening of 1200 East Street, the developer must dedicate the land so that the curb, gutter and sidewalk are located on City property;
 5. if the developer proposes to sell these units individually, he must have approval as a planned unit development or subdivision or as a condominium;
 6. and that a copy of the finally approved plan be filed in the case.
- If a permit has not been taken out in six months, the variance will expire.

Mildred G. Lucier

Subscribed and sworn to before me this 20th day of October, 1986.



David H. Maggi
Notary Public
Residing at Salt Lake City, Utah

My commission expires SEP. 28 1988

BOOK 5829 PAGE 2375

EXHIBIT C-7

BEFORE THE BOARD OF ADJUSTMENT, SALT LAKE CITY, UTAH

FINDINGS AND ORDER, CASE NO. 319-B

REPORT OF THE COMMISSION:

This is an appeal by Prowswood for Donald P. Lloyd at 1250 South 2100 East Street for a special exception to the ordinance to permit a planned unit development consisting of ten single-family dwelling units without the required spacing between buildings and without the required side yard in a Residential "R-3A" District.

Mr. Hafey explained the history of the case. Mr. Hafey explained that the petitioners had not placed the buildings as presented on the original plan particularly along the south property line. This has caused the applicant to adjust the positioning of the two remaining buildings in the southeast corner of the property. They would like those buildings built to be legalized and to be able to build the others as the plans have been revised. In the original plan, the masonry wall was jogged, not in a straight line. The wall is under construction and placed upon the east property line and the jogs have been eliminated. Mr. Hafey also stated that the applicant would like to sell the triangular property to the north to the abutting property owners. Also, when the street improvements were installed, there is an area near the north end of the project where the grade adjacent to the sidewalk is very steep on the applicant's property. The applicant has presented a plan to mitigate the safety aspect of this grade change, but the proposal is to use landscaping instead of a fence. The staff feels the fence is the proper solution to the problem. The Board was concerned that none of the land be sold from the project. The Board felt that the Petitioner should provide an explanation of why they created this hardship for themselves.

From the evidence before it, the Board is of the opinion that the petitioner would suffer an unnecessary hardship from a denial of the variance; that the spirit and intent of the Zoning Ordinance will be upheld and substantial justice done in the granting of the variance.

IT IS THEREFORE ORDERED that the modification be granted provided:

1. None of the land is sold off so long as this is part of a cohesive development however the petitioner is given a strong reprimand for not coming before the Board and explaining the problem before the buildings were constructed.
2. If a fence is necessary to solve the safety problems on the area of the property where the grade change occurred, the applicant or the owners of the project will have to install a fence.
3. The fence is subject to Committee of the Board approval.

Provided these restrictions are complied with, the decision of the Building Inspector is reversed and said officer directed to issue the

required permits in accordance with the order and decision of the Board provided the construction plans show conformity to the requirements of the Uniform Building Code and all other city Ordinances applicable thereto; and provided such reduction or addition does not conflict with any private covenants or easements which may be attached to or apply to the property, all conditions of the Board to be fully complied with before the Building Inspector can give a Certificate of Occupancy or final inspection, said order to expire within six months from the dating of this order. This variance expires if work has not been started within six months.

THE FAILURE OF THE APPLICANT TO ABIDE BY THE CONDITIONS OF THIS VARIANCE SHALL CAUSE IT TO BECOME NULL AND VOID, WHICH IN EFFECT IS THE SAME AS THE VARIANCE HAVING BEEN DENIED.

Action taken by the Board Of Adjustment at its meeting held August 17, 1987.

Dated at Salt Lake City, Utah this 31st day of August, 1987.


Chairman


Acting Secretary

EXHIBIT

D



ERIN MENDENHALL
MAYOR

DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
PLANNING DIVISION

NICK NORRIS
PLANNING DIRECTOR

September 24, 2025

Harvard Park Homeowners Association
2082 E Harvard Oaks Circle
Salt Lake City, UT 84108

RE: Harvard Park Planned Development Park Strip Maintenance

To Whom It May Concern:

The Planning Division received an inquiry from the owners of property at 1200 S 2100 East (Parcel ID 16-10-352-029-0000) regarding the maintenance of the park strip abutting that property along 2100 East. That owner's property, as well as your association's properties at 2091 E Harvard Oak Circle (Parcels 16-10-352-031 to -041), were part of a City Board of Adjustment approved Planned Development in 1986, known as Harvard Park Planned Development.

We have researched the associated approval materials and determined that the current owners of the Harvard Park Planned Development are responsible for complying with the conditions of the planned development, including irrigating and maintaining the vegetation in the park strip.

The following summarizes the relevant materials and our determination. For your reference, the associated case file materials can be found by going to www.slcpemits.com, selecting the Planning tab, and searching for petition number PLN1986-49816.

The Harvard Park Planned Development (Case 319-B) was approved by the Salt Lake City Board of Adjustment on September 15, 1986, with the following conditions:

1. Committee of the Board approval of the final plan including the landscaping plan;
2. Approval of the plan including the grade change adjacent to the creek;
3. The fences and walls also be approved;
4. The curb, gutter, and sidewalk be installed from the service station property to Laird Drive; also if additional land is needed for the widening of 1200 East (*editorial: this is a typo in the original document and should say 2100 East*), the developer must dedicate the land so that the curb, gutter, and sidewalk are located on City property;
5. If the developer proposes to sell these units individually, he must have approval as a planned development or subdivision or as a condominium;
6. And that a copy of the finally approved plan be filed in the case.

The landscaping plan associated with the approval is dated "16 Dec 1986" and includes a stamp titled "Committee Approval" and references Board of Adjustment Case 319-B. There is a

signature indicating approval with the date "12-19-86." This indicates that the Committee of the Board approved the plans. The plans include handwritten notes stating "Note: landscaping (sod), irrigation system, curb/gutter and sidewalk and street trees must continue to Laird Drive."

The landscaping plan includes an irrigation plan that shows an irrigation system that is connected to the rest of the irrigation system for the Harvard Park planned development. A letter from the Planning Director dated December 10, 1986, to Proswood (the developer) includes a statement that reads "3. Landscape, irrigate, and provide street trees within the 2100 East Street parking strip." City code that existed at the time required the installation of a sprinkler system when landscaping was required. (See Salt Lake City Ordinance 1978/1987, Sections 51-5-16 and 51-5-19) Because the planned development was required to install this landscaping, the director rightfully required the sprinkler system to be installed.

The approved planned development did require the park strip to be landscaped and an irrigation system to be installed as indicated on the approved plans and based on the review comments provided by the City. Because the applicant at the time agreed to the conditions of approval by submitting plans that complied with the park strip requirements, the condition for landscaping and irrigation approved by the Committee of the Board runs with the planned development and is assumed by all future owners of the planned development.

The owners may seek a modification to the planned development to modify the specific situation, but until (and if) a modification is approved, the current owners of the Harvard Park planned development are responsible for complying with the conditions of the planned development, including irrigating and maintaining the vegetation in the park strip as approved.

Sincerely,



Nick Norris
Planning Director

EXHIBIT

E



SALT LAKE CITY CORPORATION

PARKING AND CIVIL UNIT 451 S STATE ST ROOM 145, SALT LAKE CITY, UT 84111

In compliance with Americans with Disabilities Act (ADA), the following information is provided:
Tel 801-535-6116, TDD 801-535-6021

Initial Determination Hearing Request Form

Please complete all sections of this form to request an initial determination regarding an administrative citation.

1. Administrative Citation Number or Case File Number:

2. Contact Information of Requestor:

Full Name: Tupak Kenteria

Physical Address: 2074 E. Laird Dr. SLC, 84108

Telephone Number: [REDACTED]

Email Address: [REDACTED]

3. Statement of Grounds for Challenge:

Please describe the grounds supporting your challenge to the administrative citation.

Include every theory of relief that will be presented to the hearing officer.

Agg. 9.00 am
7/1/2026

4. Evidence for Initial Determination:

Attach or describe any evidence you wish to submit for consideration during the initial determination.

Signature

[Signature]

Date

6/26/2026

EXHIBIT

F

From: Tupakk Renteria [REDACTED]

Date: June 26, 2026 at 6:17:36 PM MDT

To: Stephanie Barber-Renteria [REDACTED]

Subject: Fw: Land Use Appeal

Reply-To: Tupakk Renteria [REDACTED]

----- Forwarded Message -----

From: Weinheimer, Craig <craig.weinheimer@slc.gov>

To: [REDACTED]

Cc: Russell, Margrethe <margrethe.russell@slc.gov>

Sent: Friday, June 26, 2026 at 02:49:20 PM MDT

Subject: Land Use Appeal

Hello Mr. Renteria,

Thank you for speaking with me on the phone about the land use appeal pathway for parcel 29 and the abutting parkstrip.

Please submit the application "Appeal a Decision" and reference the recent zoning administrator decision concerning land use and landscape maintenance of 1200 e 2100 s and the abutting parking strip. The origin of th

Please use the following link and click on "step by step guide" to get started.

<https://www.slc.gov/planning/applications/>

Thank You

EXHIBIT

G

Recorded at Request of Donald P. Lloyd

at M. Fee Paid \$

by Dep. Book Page Ref.:

Mail tax notice to Donald P. Lloyd Address 2045 East 1300 South SLC Ut 84108

4346571 QUIT-CLAIM DEED

DONALD P. LLOYD

of Salt Lake City, County of Salt Lake, State of Utah, hereby
QUIT-CLAIM to

HARVARD PARK CORPORATION

of Salt Lake City, Utah, grantee
for the sum of Ten DOLLARS,

and other good and valuable consideration
the following described tract of land in Salt Lake County,
State of Utah:

Beginning at a point North 140.99 feet and North 89°57'20" East 1.10 feet from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, according to the Salt Lake City Engineer's Plats, and running thence North 0°27' East 712.49 feet, more or less, to the Centerline of Emigration Creek as originally located, thence along said centerline of creek as follows: South 62° West 15.90 feet; thence South 33° West 4.10 feet; thence South 9°52' West 44.90 feet; thence South 7°19' East 78.20 feet; thence South 1°15' West 14.00 feet; thence South 6°15' West 67 feet; thence South 24°57' West 180.04 feet; thence South 29°48' West 50.00 feet; thence South 49°23' West 122.00 feet; thence South 17°28' West 70.42 feet; thence South 89°57'20" West 10.85 feet; thence South 22°30' West 26.83 feet; thence South 20°28' West 65.51 feet; thence South 22°30' West 64.95 feet; thence leaving said creek North 89°57'20" East 299.45 feet, more or less, to the point of BEGINNING.

EXCLUDING:

Beginning at a point North 140.99 feet and North 89°57'20" East 1.10 feet and North 0°27'00" East 712.49 feet more or less from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, according to the Salt Lake City Engineer's Plats, said point also being the centerline of Emigration Creek as originally located, and running thence along said centerline of Creek the following courses: South 62°00'00" West 15.90 feet, South 33°00'00" West 4.10 feet, South 9°52'00" West 44.90 feet, South 7°19'00" East 78.20 feet, South 1°15'00" West 14.00 feet, and South 6°15'00" West 18.66 feet; thence South 80°00'00" East 15.26 feet; thence North 0°27'00" East 167.90 feet to the point of BEGINNING. Contains 2,862 square feet.

Witness the hand of said grantor, this sixteenth day of
September, A. D. one thousand nine hundred and eighty-six

Signed in the presence of

Donald P. Lloyd
DONALD P. LLOYD

STATE OF UTAH,

County of Salt Lake

On the 16th day of September, A. D. one
thousand nine hundred and eighty-six, personally appeared before me

DONALD P. LLOYD

the signer of the foregoing instrument, who duly acknowledge to me that he executed the same.

My commission expires 12-3-86

Shirley A. Stevenson Notary Public.
Address: Salt Lake County, Utah

100:5838 PAST 885

KATIE L. DIXON
REORDER
SALT LAKE COUNTY,
UTAH

NOV 10 10 38 AM '86

Chante

REQ OF _____
DEP _____

259
JEDD SORENSEN
JEDD SORENSEN

EXHIBIT

H

ATC-SL-C-52334-28-CC

GRANTEE'S ADDRESS

731 east 10th Avenue

Salt Lake City, Utah 84103

500

Edward H. Hira

ASSOCIATED TITLE
DEP

OCT 30 11 50 AM '86

KATIE L. NIXON
RECORD
SALT LAKE COUNTY
UTAH

4340504

WARRANTY DEED

HELEN C. LLOYD and DONALD P. LLOYD

of Salt Lake City

County of Salt Lake

State of Utah, hereby

CONVEY and WARRANT to

grantee

DAVID E. PACK

of Salt Lake City

County of Salt Lake

State of Utah

for the sum of TEN DOLLARS and other good and valuable considerations

DOLLARS

the following described tract of land in

Salt Lake

County,

State of Utah, to-wit:

BEGINNING AT A POINT NORTH 140.99 FEET AND NORTH 89 DEGREES 57 MINUTES 20 SECONDS EAST 1.10 FEET AND NORTH 0 DEGREES 27 MINUTES 00 SECONDS EAST 712.49 FEET, MORE OR LESS, FROM THE SOUTHEAST CORNER OF LOT 1, BLOCK 27, FIVE ACRE PLAT "C", BIG FIELD SURVEY, ACCORDING TO THE SALT LAKE CITY ENGINEER'S PLATS, SAID POINT ALSO BEING THE CENTERLINE OF EMIGRATION CREEK AS ORIGINALLY LOCATED, AND RUNNING THENCE ALONG SAID CENTERLINE OF CREEK THE FOLLOWING COURSES: SOUTH 62 DEGREES 00 MINUTES 00 SECONDS WEST 15.90 FEET; SOUTH 33 DEGREES 00 MINUTES 00 SECONDS WEST 4.10 FEET; SOUTH 9 DEGREES 52 MINUTES 00 SECONDS WEST 44.90 FEET; SOUTH 7 DEGREES 19 MINUTES 00 SECONDS EAST 78.20 FEET; SOUTH 1 DEGREE 15 MINUTES 00 SECONDS WEST 14.00 FEET; AND SOUTH 6 DEGREES 15 MINUTES 00 SECONDS WEST 18.66 FEET; THENCE SOUTH 80 DEGREES 00 MINUTES 00 SECONDS EAST 15.26 FEET; THENCE NORTH 0 DEGREES 27 MINUTES 00 SECONDS EAST 167.90 FEET TO THE POINT OF BEGINNING.

SUBJECT to easements, restrictions and rights of way currently of record and general property taxes for the year 1986 and thereafter.

WITNESS the hand of said grantor, this 30th day of October A. D. 19 86

Signed in the presence of

HELEN C. LLOYD

DONALD P. LLOYD

Helen C. Lloyd
Donald P. Lloyd

STATE OF UTAH

COUNTY OF Salt Lake

{ SS.

On the 30th day of October A. D. 19 86 personally

appeared before me HELEN C. LLOYD AND DONALD P. LLOYD

the signers of the within instrument who duly acknowledged to me that they executed the same.

Notary Public

Catherine Chamberlain

Residing at

Salt Lake county, Utah

My Commission Expires

5-10-89



ASSOCIATED TITLE COMPANY

Order No.

SALT LAKE 383-0600
ATC 173

BOUNTYFUL 263-2400

OREM 223-4133

PARK CITY 532-6438

BOOK 5833 PAGE 2555

EXHIBIT

I

HARVARD PARK
A. PLANNED UNIT DEVELOPMENT SUBDIVISION
DECLARATION OF COVENANTS
CONDITIONS AND RESTRICTIONS

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APPROVED

SEP 29 1987

CITY RECORDER

DECLARATION OF
COVENANTS, CONDITIONS AND RESTRICTIONS OF
HARVARD PARK, A PLANNED UNIT DEVELOPMENT SUBDIVISION

THIS DECLARATION is made and executed this 29th day of September, 1987, by HARVARD PARK CORPORATION, a Utah corporation (hereinafter referred to as "Declarant").

I. RECITALS:

A. Declarant is the record owner of that certain tract of Property more particularly described in Article III of this Declaration. Declarant desires to create on said Property a residential development with landscaped areas, open spaces, recreational areas and facilities and other Common Areas.

B. Declarant desires to provide for preservation of the values and amenities of the Property and for maintenance of the Common Areas. To this end and for the benefit of the Property and of the Owners thereof, Declarant desires to subject the Property described in Article III of this Declaration to the covenants, restrictions, easements, charges, and liens hereinafter set forth.

C. Declarant deems it desirable, for the efficient preservation of the values and amenities of the Property, to create an entity which possesses the power to maintain and administer the Common Areas, to collect and disburse the assessments and charges hereinafter provided for, and otherwise to administer and enforce the provisions of this Declaration. For such purpose Declarant has, in conjunction with recordation of this Declaration, caused to be incorporated under the laws of the State of Utah, as a non-profit corporation, HARVARD PARK HOMEOWNERS ASSOCIATION.

NOW, THEREFORE, for the foregoing purposes, Declarant declares that the Property described in Article III of this Declaration is and shall be held, transferred, sold, conveyed, and occupied subject to the covenants, restrictions, easements, charges and liens hereinafter set forth.

II. DEFINITIONS

When used in this Declaration (including in that portion hereof headed "Recitals") the following terms shall have the meaning indicated.

1. Association shall mean and refer to HARVARD PARK HOMEOWNERS ASSOCIATION, a Utah nonprofit corporation, which will own, operate and maintain the Common Areas within the Property.

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2. Board shall mean and refer to the Board of Trustees of the Association as duly elected in accordance with the terms and conditions of the Articles of Incorporation and Bylaws of the Association.

3. Common Areas shall mean and refer to all property owned by the Association for the common use and enjoyment of the Owners, together with all improvements thereon and all easements appurtenant thereto. The initial common Areas shall consist of all property described in Article III of this Declaration, save and excepting all Lots contained therein,

4. Declarant shall mean and refer to Harvard Park Corporation, a Utah corporation, its successors and assigns.

5. Declaration shall mean this Declaration of Covenants, Conditions and Restrictions.

6. Harvard Park Planned Unit Development Subdivision or the Development, at any point in time, shall mean, refer to, and consist of the Property and all improvements thereon.

7. Limited Common Areas shall mean those Common Areas designated herein and reserved for use with a specific Lot. Driveways, walkways and fenced patios designed and originally constructed for use with a specific Living Unit on a Lot and such additional walkways and/or modifications of original driveways, walkways and fenced patios as the Board shall approve, shall be designated as Limited Common Areas.

8. Living Unit shall mean and refer to a structure which is designed and intended for use and occupancy as a single-family residence, together with all improvements located on the Lot concerned which are used in conjunction with such residence.

9. Lot shall mean and refer to one of the separately numbered and individually described plots of land within the Property: (i) which is intended to be owned individually rather than by an association of Owners or in common by Owners of different Lots; and (ii) which is intended to be used as the site of Living Units. It is intended that the exterior surface of each Living Unit corresponds to the perimeter of the Lot upon which said Living Unit is constructed, although second story decks shall be permitted to extend into the air space above Common Areas. Therefore, yards exterior to the Living Unit shall be deemed part of the Common Areas.

10. Managing Agent shall mean and refer to any person or entity appointed or employed as the manager or managing agent by the Association.

11. Member shall mean and refer to every person who holds membership in the Association.

Class B. Declarant shall be the sole Class B member. The Class B member shall be entitled to three (3) votes for each lot which it owns. The Class B membership shall automatically cease and be converted to Class A membership on the first to occur of the following events:

a. When the total number of votes held by all Class A members equals the total number of votes held by the Class B members;

b. The expiration of ten (10) years after the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

3. Multiple Ownership Interests. In the event there is more than one Owner of a particular Lot, the vote relating to such Lot shall be exercised as such Owners may determine among themselves, but in no event shall more than one Class A vote be cast with respect to any Lot. A vote cast at any Association meeting by any of such Owners, whether in person or by proxy, shall be conclusively presumed to be the entire vote attributable to the Lot concerned unless an objection is made at the meeting by another Owner of the same Lot, in which event a majority in interest of the co-owners as shown on the record of ownership maintained by the Association shall be entitled to cast the vote.

4. Record of Ownership. Every Owner shall promptly cause to be duly filed of record the conveyance document (or in the case of contract buyer, a copy of the sales contract) to him of his Lot. Each Owner shall file a copy of such conveyance document (or contract) with the secretary of the Association, who shall maintain a record of ownership of the Lots. Any Owner who mortgages his Lot or any interest therein by a mortgage which has priority over the lien of any assessment provided herein shall notify the secretary of the Association of the name and address of the Mortgagee and also of the release of such Mortgage; and the secretary of the Association shall maintain all such information in the record of ownership. Any cost incurred by the Association in obtaining the information about an Owner as specified herein which is not furnished by such Owner shall nevertheless be at the expense of such Owner and shall be reimbursed to the Association as a "Reimbursement Assessment" in accordance with the provisions of Article VI, Section 6.

V. DUTIES AND POWERS OF THE ASSOCIATION

1. Duties of the Association. Without limiting any other duties which may be imposed upon the Association by its Articles of Incorporation or this Declaration; the Association shall have the obligation and duty to do and perform each and every one of

the following for the benefit of the Owners and the maintenance and improvement of the property:

a. The Association shall accept all Owners as members of the Association.

b. The Association shall accept title to all Common Areas conveyed to it by Declarant.

c. The Association shall maintain, repair, and replace all landscaping and improvements in the Common Areas, including but not limited to the maintenance of all exterior trees, shrubs, grass, private roads, post lamps and other common area improvements. The Association shall maintain or cause to be maintained the landscaped area including the park strip (area between the back of curb and the property line) to Laird Drive as outlined in the Salt Lake City Board of Adjustment Case No. 319-B and the final landscaping plan approved by the Board. Association shall have no obligation to perform any exterior maintenance and/or repair of any part of a Living Unit, any Limited Common Area appurtenant thereto or any other landscaping installed by an Owner without the Association's express agreement to maintain such landscaping. The Association may also agree from time to time to provide snow removal for all or portions of Limited Common Areas as it shall elect.

As provided in section 9 of Article VIII, each Owner shall have the obligation to provide exterior maintenance of his Living Unit and Limited Common Areas appurtenant thereto, including but not limited to painting, repair, replacement and care of roofs, gutters, downspouts, exterior building surfaces, and landscaping, if any, installed by an Owner or his predecessor in title. Each Owner shall paint, repair, and otherwise maintain the exterior and interior of all patio walls and all landscaping within the patio yard area, and maintain all mechanical devices, including but not limited to, intercoms, and appurtenant electrical, plumbing and heating, ventilating and air conditioning systems.

In the event that the need for maintenance or repair of Common Areas as specified above is caused through the willful or negligent acts of an Owner, or through the willful or negligent acts of the family, guests or invitees of an Owner the Board may cause such repairs to be made by the Association and the cost of such exterior maintenance (and administrative expenses equal to ten (10%) percent of such costs) shall be added to and become part of the Reimbursement Assessment (as set forth in Article VI, Section 6) to which

5. Construction. Once begun, any improvements, construction, landscaping, or alterations approved by the Committee shall be diligently prosecuted to completion. If reasonably necessary to enable such improvement, construction, landscaping, or alteration, the person or persons carrying out the same shall be entitled to temporarily use and occupy unimproved portions of the Common Areas and of the Lots in the vicinity of the activity. In the event of non-compliance with the provisions of this Section, the Board may determine in accordance with the provisions of Section 1c of Article V and Section 6 of Article VI, to cause such item to be completed and the cost of the same shall become a Reimbursement Assessment upon such Lot.

6. Liability for Damages. The Committee shall not be held liable for damages by reason of any action, inaction, approval, or disapproval by it with respect to any request made pursuant to this Article IX.

7. Exception for Declarant. The foregoing provisions of this Article IX shall not apply to any improvement, construction, landscaping, or alteration which is carried out by Declarant on any Lot or on any part of the Common Areas and which occurs at any time during the ten (10) year period following the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah.

8. Declarant's obligation. Declarant hereby covenants in favor of each owner that all Living Units erected by it and all improvements of the Common Areas accomplished by it in the Development (i) shall be architecturally compatible with respect to one another; and (ii) that on or before seven (7) years from the date on which this Declaration is filed for record in the office of the County Recorder of Salt Lake County, Utah there shall be substantially completed and usable all Common Areas of the Development, all approximately in the locations shown on the Plan.

9. Governmental Approval. Owners, the Board of Trustees and the Committee acknowledge that Harvard Park Planned Unit Development Subdivision obtained approval for the Development from the Salt Lake City Board of Adjustment, Case No. 319-B and any modifications to the approved Plan are subject to the review and approval of the Board of Adjustment.

X. INSURANCE

1. Hazard Insurance. The Board shall procure and maintain from a company or companies holding a financial rating of Class VI or better from Best's Key Rating Guide, a policy or policies of hazard insurance in an amount or amounts equal to or exceeding the full replacement value (exclusive of the value of land, foundations, excavation and other items normally excluded from coverage) of the common property owned by the Association (including

CERTIFICATION

I, the undersigned, do hereby certify:

THAT I am the duly elected and acting secretary of the HARVARD PARK HOMEOWNERS ASSOCIATION, a Utah non-profit corporation, and,

THAT the foregoing Bylaws constitute the original Bylaws of said Association, as duly adopted at a meeting of the Board of Directors thereof, held on the ____ day of September, 1987.

IN WITNESS WHEREOF, I have hereunto subscribed by name and affixed the seal of said Association this ____ day of September, 1987.


Secretary

4250

4531338
01 OCTOBER 87 01:23 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
HARVARD PARK CORPORATION
REC BY: JANET WONG , DEPUTY

BOOK 5967 PAGE 655

EXHIBIT

J

5109372

Return To: CRAIG S. CHENEY/FRANCIE R. BARBER

Grantee: 2074 East Laird Drive

Salt Lake City, Utah 84108

5109372
08 AUGUST 91 04:25 PM
KATIE L. DIXON
RECORDER, SALT LAKE COUNTY, UTAH
LANDMARK TITLE
REC BY: DIANE KILPACK, DEPUTY

WARRANTY DEED

RICK LEWIS NORD and ANE MARIE NORD
of
CONVEY and WARRANT to , County of , State of Utah, hereby

CRAIG S. CHENEY, an unmarried person and FRANCIE R. BARBER,
an unmarried person, as joint tenants with full rights of
survivorship

of Salt Lake City, County of Salt Lake, State of Utah grantee
TEN DOLLARS AND OTHER GOOD AND VALUABLE CONSIDERATIONS----- for the sum of
the following described tract of land in SALT LAKE County,
State of Utah:

SEE ATTACHED EXHIBIT "A" AND BY THIS REFERENCE HEREIN MADE A PART
HEREOF

WITNESS, the hand of said grantor, this 31st day of July, A. D. 1991

Signed in the Presence of

Rick Lewis Nord
RICK LEWIS NORD

Ane Marie Nord
ANE MARIE NORD

STATE OF UTAH,

County of SALT LAKE

On the 31 day of July, A. D. 19 91
personally appeared before me RICK LEWIS NORD

the signer of the within instrument, who duly acknowledged to me that he executed the
same



My commission expires

Residing in

Salt Lake City, Utah

Notary Public.

LTC 5722

BK6344PG1844

FEDERAL REPUBLIC OF GERMANY
LAND HESSEN
CITY OF FRANKFURT AM MAIN
CONSULATE GENERAL OF THE
UNITED STATES OF AMERICA

On the day of AUG - 6 1991, A.D. 1991 personally appeared before
me ANE MARIE NORD the signer of the within instrument, who duly
acknowledged to me that she executed the same.



MOTLEY M. SCHERER
Vice Consul of the
Notary Public United States of America
My commission expires INDEFINITE Residing in AMERICAN CONSULATE GENERAL
Frankfurt am Main, Germany

DK6344PC1845

EXHIBIT "A"

PARCEL 1

BEGINNING at the Northeast corner of Lot 19, Block 27, Five Acre Plat "C", Big Field Survey, and running thence South 89°57'20" West 114.93 feet to a point on a curve to the left, being on the South line of Laird Drive, the radius point of said curve being North 7°59'00" West 100 feet; thence Southwesterly along the arc of said curve and South street line 13.865 feet, more or less, to the Northeast corner of the R. David Larson and Susan Bradshaw property, described in Warranty Deed recorded March 14, 1975 as Entry No. 2691315, in Book 3806, at Page 6 in the Official Records of the Salt Lake County Recorder's office; thence South along said East line 151.79 feet; thence South 80°30' East 130.55 feet, more or less, to the centerline of Emigration Creek as originally located, the same being the Southwest corner of the David E. Pack property as described in that certain Warranty Deed dated and recorded October 30, 1986 as Entry No. 4340504, in Book 5833, at Page 2555 of the Official Records; thence along said creek centerline the following courses and distances: North 6°15'00" East 18.66 feet; and North 1°15'00" East 14.00 feet; and North 7°19'00" West 78.20 feet; thence North 9°52'00" East 44.90 feet; thence North 33°00'00" East 4.10 feet; thence North 62°00'00" East 15.90 feet; thence North 11.42 feet, more or less, to the point of beginning.

PARCEL 2:

BEGINNING at a point North 140.99 feet and North 89°57'20" East 1.10 feet and North 0°27'00" East 712.49 feet, more or less, from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, according to the Salt Lake City's Engineer's Plats, said point also being the centerline of Emigration Creek as originally located, and running thence along said centerline of creek the following courses: South 62°00'00" West 15.90 feet; South 33°00'00" West 4.10 feet; South 9°52'00" West 44.90 feet; South 7°19'00" East 78.20 feet; South 1°15'00" West 14.00 feet; South 6°15'00" West 18.66 feet; thence South 80°00'00" East 15.26 feet; thence North 0°27'00" East 167.90 feet to the point of beginning.

+

SUBJECT TO: Current general property taxes, easements, restrictions and rights-of-way appearing of record.

EXHIBIT

K

11104178

WHEN RECORDED, MAIL TO:

Grantee
2074 East Laird Drive
Salt Lake City, UT 84108

11104178
12/27/2010 12:10:00 PM \$13.00
Book - 9892 Pg - 2839-2840
Gary W. Ott
Recorder, Salt Lake County, UT
INTEGRATED TITLE INS. SERVICES
BY: eCASH, DEPUTY - EF 2 P.

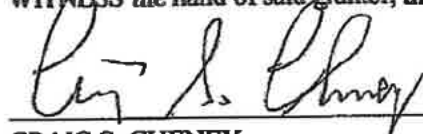
Warranty Deed

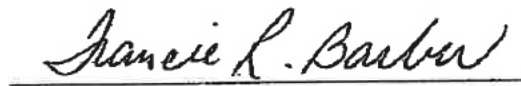
CRAIG S. CHENEY and FRANCIE R. BARBER, Grantor,
of Salt Lake City, County of Salt Lake, State of Utah,
hereby CONVEY and WARRANT to STEPHANIE E. BARBER-RENTERIA and TUPAKK G. RENTERIA, Grantee,
of Salt Lake City, County of Salt Lake, State of Utah,
for the sum of TEN AND NO/100-----DOLLARS, and other good and valuable considerations the
following described tract of land in Salt Lake County, State of Utah, to-wit:

SEE EXHIBIT "A" ATTACHED HERETO AND MADE A PART HEREOF.

Subject to current general taxes, easements, restrictions, rights of way and reservations appearing of record.

WITNESS the hand of said grantor, this 23rd day of December, 2010.


CRAIG S. CHENEY

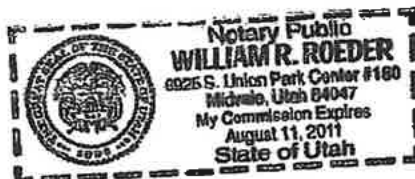

FRANCIE R. BARBER

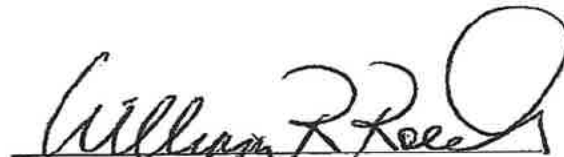
STATE OF UTAH

ss.

COUNTY OF SALT LAKE

On the 23rd day of December, 2010, personally appeared before me CRAIG S. CHENEY and FRANCIE R. BARBER, the signer(s) of the above instrument, who duly acknowledged to me that they executed the same.




Notary Public

My Commission Expires: 8/11/11
Residing at: Midvale, Utah
ITS # 52686

EXHIBIT "A"

Parcel 1:

Beginning at the Northeast corner of Lot 19, Block 27, Five Acre Plat "C", Big Field Survey, and running thence South 89°57'20" West 114.93 feet to a point on a curve to the left, being on the South line of Laird Drive, the radius point of said curve being North 7°59'00" West 100 feet; thence Southwesterly along the arc of said curve and South street line 13.865 feet more or less, to the Northeast corner of the R. David Larson and Susan Bradshaw property, described in Warranty Deed recorded March 14, 1975 as Entry No. 2691315, in Book 3806, at Page 6 in the Official Records of the Salt Lake County Recorder's office; thence South along said East line 151.79 feet; thence South 80°30' East 130.55 feet, more or less, to the centerline of Emigration Creek as originally located, the same being the Southwest corner of the David E. Pack property as described in that certain Warranty Deed dated and recorded October 30, 1986 as Entry No. 4340504, in Book 5833, at Page 2555 of the Official Records; thence along said creek centerline the following courses and distances: North 6°15'00" East 18.66 feet; and North 1°15'00" East 14.00 feet; and North 7°19'00" West 78.20 feet; thence North 9°52'00" East 44.90 feet; thence North 33°00'00" East 4.10 feet; thence North 62°00'00" East 15.90 feet; thence North 11.42 feet, more or less, to the point of beginning.

Parcel Identification Number 16-10-352-018.

Parcel 2:

Beginning at a point North 140.99 feet and North 89°57'20" East 1.10 feet and North 0°27'00" East 712.49 feet, more or less, from the Southeast corner of Lot 1, Block 27, Five Acre Plat "C", Big Field Survey, according to the Salt Lake City's Engineer's Plats, said point also being the centerline of Emigration Creek as originally located and running thence along said centerline of creek the following courses: South 62°00'00" West 15.90 feet; South 33°00'00" West 4.10 feet; South 9°52'00" West 44.90 feet; South 7°19'00" East 78.20 feet; South 1°15'00" West 14.00 feet; South 6°15'00" West 18.66 feet; thence South 80°00'00" East 15.26 feet; thence North 0°27'00" East 167.90 feet to the point of beginning.

Parcel Identification Number 16-10-352-029

ITS#52686

EXHIBIT

L

HARVARD PARK, HOA

2082 E HARVARD OAKS CIRCLE

SALT LAKE CITY, UT 84108

Tupakk Amaaru Gustavo Renteria &
Stephanie Elizabeth Baraber Renteria
2074 Laird Drive
Salt Lake City, UT 84108

Dated: March 31, 2025

Re: Maintenance & Watering of Parking Strip,

Dear Renterias,

Harvard Park HOA has been maintaining and watering the park strip adjacent to your property along 2100 East for several years. With the rising costs of maintenance and water, our homeowners have raised concerns regarding our HOA's obligation as it relates to the parking strip adjacent to your property. In light of these concerns, we set out to learn if Harvard Park, HOA has been maintaining and watering this strip out of neighborly kindness, or out of some legal obligation.

We have reviewed our historical and governing documents, (i.e., Articles of Incorporation, Bylaws and the Declaration of Covenants, Conditions and Restrictions). We found no condition or requirement to maintain and water the strip. We have also checked with the Salt Lake County Recorder's Office and several offices of Salt Lake City Corporation, which include Zoning, Engineering, Surveyors, Forestry, Streets and Planning Division. None of these offices has any record that would support an obligation of Harvard Park, HOA to maintain and water the strip. We were informed of the following:

"The responsibility of maintaining the park strip would fall onto whomever owns the abutting property to the park strip. In this case, it appears the owner that abuts the park strip mentioned would not be Harvard Park HOA, and is 'Tupakk Amaaru Gustavo Renteria & Stephanie Elizabeth Baraber Renteria.'"

With this information we hereby inform you that it is our intention to cease and desist from continuing our maintenance and watering of the park strip adjacent to your property. However,

before such action is taken, we want to extend to you a period of time to provide legal documentation that you may have or are able to find that would satisfy us that the obligation to maintain and water the strip lies with Harvard Park, HOA. We will give you until May 1, 2025, to provide us with legal documentation of our responsibility or, on that date, we will cease providing for its maintenance and the responsibility will fall upon you. We would be happy to provide you with contact information for our irrigation contractor who can help you connect the existing irrigation line to your home's water supply.

Sincerely,

Harvard Park, HOA Board of Directors
Benjamin Hamilton
Scott Narus
Donald Saxon

EXHIBIT

M

Tupakk and Stephanie Renteria
2074 Laird Drive
Salt Lake City, Utah 84108

April 9, 2025

Benjamin Hamilton
Scott Narus
Donald Saxon
Harvard Park Homeowners Association
Board of Directors
2082 E. Harvard Oaks Circle
Salt Lake City, Utah 84108

Sent via Certified Mail

Re: Maintenance Agreement

Dear Board Members:

Thank you for your letter dated March 31, 2025, and the opportunity to address the concerns you raise regarding the obligation of the Harvard Park Homeowners' Association (HOA) to water and maintain the portion of our property, Parcel No. 16-10-352-029-000, located on the east side of our fence and the parking strip next to 2100 East (the "Property").

Our search of the Salt Lake County Recorder's records disclosed the Amendments to the Declarations of Covenants, Conditions and Restrictions of Harvard Pak, a Planned Unit Subdivision, dated September 29, 1987, recorded August 29, 2002, as Entry 8335951 (the "CC&Rs"), which memorialize the HOA's duty to maintain the Property. Specifically, page 6 of the CC&Rs states, "The Association shall maintain or cause to be maintained the landscaped area including the park strip (area between the back of curb and the property line) to Laird Drive as outlined in the Salt Lake City Board of Adjustment Case No. 319-B and the final landscaping plan approved by the Board."

While we have not researched the referenced case and are not privy to the final landscaping plan approved by the HOA, the duty to maintain a landscaped area described in the CC&Rs as being between the HOA's property line and Laird Drive plainly refers to the Property. This is consistent with the decades-long course of conduct by the HOA in maintaining the Property, as well as the fact that the sprinkler system for the Property was installed by the HOA, is wholly controlled by the HOA, and is completely inaccessible to us.

Based on the foregoing, we submit it would be a breach of the CC&Rs for the HOA to cease providing watering and maintenance for the Property. Should you nevertheless choose this course of action, we will be forced to pursue enforcement of the CC&Rs in court.

As a separate but related matter, we respectfully request that you provide us with any and all information and documentation the HOA has regarding the installation of the bus stop park bench on the Property. Despite being owners of the Property, we did not grant permission, nor were we consulted in any manner regarding the installation of the park bench. During construction, we were informed that the HOA had given its consent. We ask that you provide us with any documentation or information regarding the HOA's discussions with the Utah Transit Authority (UTA) by May 1, 2025, as we have opened a claim with UTA regarding the matter.

We can be reached at [REDACTED] for Tupakk and [REDACTED] for Stephanie.

Sincerely,

A handwritten signature in blue ink, appearing to read "Stephanie Barber-Renteria".

Stephanie Barber- Renteria

EXHIBIT

N

HARVARD PARK, HOA

2082 E HARVARD OAKS CIRCLE

SALT LAKE CITY, UT 84108

Tupakk Amaaru Gustavo Renteria &
Stephanie Elizabeth Baraber Renteria
2074 Laird Drive
Salt Lake City, UT 84108

Dated: June 23, 2025

Re: Maintenance & Watering of Parking Strip.

Dear Renterias,

Thank you for your letter postmarked April 9, 2025, and for directing us to our CC&R's. We agree with your assessment that it would be a breach of our CC&R's (as they were) to discontinue providing the watering and maintenance of the park strip that abuts your property. In light of that, we have amended our CC&R's and removed that self-imposed obligation. (See the Amendment included with this letter). We have checked with multiple Salt Lake City departments, and it is the universal opinion that Salt Lake City Ordinance § 21A.48.040(C) controls this situation. It states that "[t]he owner of the property abutting the park strip shall be responsible for the correct installation, maintenance, repair, or replacement of all landscaping and obtain permits as required by the provisions of this chapter." Our amended CC&Rs reflect our agreement to follow this ordinance. Therefore, we do not consider the park strip in question to be our responsibility.

We hereby again inform you that it is our intention to cease and desist our maintenance and watering of the park strip adjacent to your property. We will cut off our services of the park strip abutting your property on July 11, 2025. That should give you sufficient time to make arrangements to tap into the existing sprinkler system from your water supply on or shortly after that date.

Sincerely,

Harvard Park, HOA Board of Directors
Benjamin Hamilton
Scott Narus
Donald Saxon

14390195 B: 11574 P: 5355 Total Pages: 2
05/28/2025 02:28 PM By: EMehandovic Fees: \$40.00
Rashelle Hobbs Recorder, Salt Lake County, Utah
Return To: BEN HAMILTON
2002 E HARVARD OAKS CIRCLE SALT LAKE CITY, UT 84108

AMENDMENTS TO
THE DECLARATION OF COVENANTS, CONDITIONS
AND RESTRICTIONS OF HARVARD PARK HOMEOWNERS ASSOCIATION
DATED 29 SEPTEMBER 1987

Document # 4531388

Book # 5967 Page 619

1. Amendment

On page 6 of the existing Declaration of Covenants, Conditions and Restrictions of Harvard Park, dated 29 September 1987, replace the second sentence in Article V, Section 1(c) with the following sentence:

The Association shall maintain or cause to be maintained the landscaped area including the park strip (area between the back of curb and the property line) as required by Salt Lake City Ordinance § 21A.48.040(C).

2. Property Description

Page: 1 Document Name: untitled

RXLP HARVARD PARK PUD		BLK, LOT-QUAR			
B FLG	BLK/BLDG	IND FLG	LOT/QUAR	PARCEL NUMBER	OBSOLETE
			1	16-10-352-037-0000	NO
			2	16-10-352-039-0000	NO
			3	16-10-352-041-0000	NO
			4	16-10-352-040-0000	NO
			5	16-10-352-038-0000	NO
			6	16-10-352-036-0000	NO
			7	16-10-352-035-0000	NO
			8	16-10-352-034-0000	NO
			9	16-10-352-033-0000	NO
			10	16-10-352-032-0000	NO
			AREA	16-10-352-031-0000	NO

3. Effective Date

This Amendment to the Declaration of Covenants, Conditions and Restrictions shall take effect upon being filed and recorded in the Office of the County Recorder of Salt Lake County, Utah.

Benjamin Hamilton (President) does hereby certify that this Amendment has been duly adopted by the affirmative vote of a majority of the homeowners of Harvard Park Homeowners' Association.

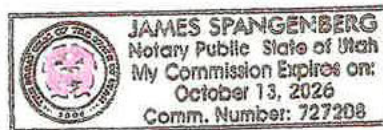

Benjamin Hamilton (President)

5/28/25
Date

State of Utah)

:

County of Salt Lake)



On this 28 day of May, 2025, before me James Spangenberg, a notary public, personally appeared, Benjamin Hamilton, proved on the basis of satisfactory evidence to be the person whose name is subscribed to this instrument, and acknowledged he executed the same.

Witness my hand and official seal.



EXHIBIT

O

Stephanie Barber-Renteria
2074 Laird Drive
Salt Lake City, Utah 84108

July 1, 2025

Benjamin Hamilton
Scott Narus
Donald Saxon
Harvard Park Homeowners Association
Board of Directors
2082 E. Harvard Oaks Circle
Salt Lake City, Utah 84108
Via certified mail and email to [REDACTED]

Re: Salt Lake City Board of Adjustment Case No. 319-B and Landscaping Plan

Dear Board Members:

I am writing in response to your letter dated June 23, 2025, and the most recent statement by the Harvard Park Homeowners Association (HOA) that it plans to discontinue fulfilling its obligation to maintain the "landscaped area including the park strip (area between the back of curb and the property line) to Laird Drive as outlined in the Salt Lake City Board of Adjustment Case No. 319-B and the final landscaping plan approved by the Board" (hereinafter the "Property"), starting on July 11, 2025.

At the time of my previous letter, I had not had the opportunity to research Case No. 319-B and the final landscaping plan, which were incorporated into Harvard Park's CC&Rs. I now enclose for your review Case No. 319-B, as well as photos I took of the landscaping and irrigation plans.

The case memorializes Salt Lake City's approval of Prowswood's application to permit Harvard Park planned unit development, which required a special exception to the housing density ordinances in effect at the time, and which was initially denied by the Building Inspector. The City's reversal of the Building Inspector's denial and the grant of approval of the permit was subject to several conditions, one of which was the approval of the final plan, including the landscaping plan that specifically includes the Property.

Although hard to read due to the nature of the photos, the landscape plan shows that trees were required to be planted along the sidewalk from the entrance to Harvard Park all the way to Laird Drive. The red writing on the plan indicates the areas where sod was to be planted, which clearly include the Property. The red "NOTE" at the bottom reads, "Landscaping (sod), irrigation system, and gutter and sidewalk and street trees must continue to Laird Drive." In addition, the irrigation plan showing the location of the sprinklers notes, "Irrigation to be extended to Laird Avenue."

Unfortunately, the large document scanner was unavailable the day I visited the Salt Lake City Recorder's Office, and I appreciate that the information is difficult, if not impossible, to read from

the enclosed copies of the photos. Please note, I have the photos on my phone and would be more than happy to show you and the members of your community the information at any time.

I would also be pleased to talk to you and your members about the history of the neighborhood and my understanding of the issues the City considered as it approved the development project. I first moved to 2074 Laird Drive in 1991 at 16 years old and spent every weekend cleaning out asphalt, garbage, and debris from our yard, which had accumulated over the years when there was no sidewalk and particularly when 2100 East was widened. We were told by our neighbors, many of whom still live on our street, that prior to Harvard Park being established, 2100 East looked nothing like it does today and the Property was full of weeds and discarded trash. As Harvard Park was developed, the street was widened, and Prowswood not only had the obligation to landscape the area, but it also had the obligation to install curb and gutter and the sidewalk from the corner of 1300 South (now Sasa Kitchen and formerly a gas station) all the way to Laird Drive. Information my family received anecdotally in the early 90's is specifically identified as permit requirements in the case.

Another interesting thing to note is that Vernon F. Jorgensen, the Planning Director who signed the letter to Prowswood outlining the landscape obligations for the project, lived across the street from us at 2083 Laird Drive until his passing in 2013. It has been my understanding that the landscaping obligations Harvard Park has with respect to the Property were imposed, not solely for the benefit of the owners of the Property (now us), but for the benefit of the greater neighborhood. To receive the permit, the City obligated Harvard Park to commit to maintain the Property, which prior to Prowswood developing Harvard Park was an unmaintained eyesore.

I was under the impression that Bruce Lambert, one of the original Harvard Park homeowners, had shared some of this information with you prior to his passing. Regardless, it is my sincere hope the enclosed case documents and landscape and irrigation plans provide sufficient information to demonstrate that the obligation to maintain the Property was never "self-imposed," nor can it be disavowed through the recent amendment to your CC&Rs.

As you can see on page 21 of the copy of your CC&Rs provided with my previous letter, paragraph 9 entitled "Governmental Approval" states the owners of property in Harvard Park acknowledge that approval of the planned unit development was granted pursuant to "the Salt Lake City Board of Adjustment, Case No. 319-B and any modifications to the approved Plan are subject to the review and approval of the Board of Adjustment."

The duty to maintain the Property was clearly a condition of the permit and constitutes an ongoing legal obligation to us, members of the community generally, and to Salt Lake City, which has a rather large easement over the Property (a fact we learned in investigating the authorization for the bus stop on the Property).

Based on the information I previously submitted (and have provided again for convenience), as well as the case records and plans I am now enclosing, I hope that going forward the HOA will willingly comply with its maintenance obligations, will not "cut off services" to the Property on July 11, 2025, and the neighborhood can continue to rely on the Property being maintained as it

has been for almost 40 years. I truly wish to save myself and members of your HOA the legal costs related to enforcement of the maintenance obligations.

Please do not hesitate to contact me at [REDACTED] if you would like to discuss this further or view the photos.

Sincerely,

A handwritten signature in blue ink, appearing to read 'Stephanie Barber-Renteria', with a stylized flourish at the end.

Stephanie Barber-Renteria

Enclosures

cc: Harvard Park Community Members, via regular mail
Salt Lake City Attorney's Office via email and regular mail
Dan Dugan, City Council Member, via regular mail

EXHIBIT

P

HARVARD PARK, HOA

2082 E HARVARD OAKS CIRCLE

SALT LAKE CITY, UT 84108



Tupakk Amaaru Gustavo Renteria &
Stephanie Elizabeth Baraber Renteria
2074 Laird Drive
Salt Lake City, UT 84108

Dated: July 2, 2025

Re: Maintenance & Watering of Parking Strip,

Dear Renterias,

Thank you for your email of July 1, 2025. In your letter you appear to make the argument that Harvard Park HOA (HPHOA) has a responsibility in perpetuity to maintain and water the park strip abutting your property on the grounds that HPHOA applied for an exception to the housing density ordinances and in doing so created a plan for the development of the park strip up to Laird Drive. At the time of the application you referred to, HPHOA's predecessor owned the narrow strip of land that abutted the park strip up to Laird Drive (Parcel 16103520290000), so it was the landowner's/developer's responsibility to create a landscape and irrigation plan for the entire park strip up to Laird. Subsequent to the approval of the building exception, that parcel was deeded to a prior owner of your property (David Pack). The minutes of the Board of Adjustment meetings and letters to the original owners make requests only for landscape and irrigation plans, tree placement, and development of sidewalk, curb and gutter infrastructure. The Board never refers to an ongoing requirement to maintain the park strip. Indeed, the Board had no authority to make such a request as maintenance of park strips is governed by City ordinance and is enforced by other departments.

You spend time in your letter giving a history of the property. However, you fail to establish any legal responsibility of HPHOA to continue to maintain and water the park strip abutting your property. As we stated previously, our original CC&Rs created a self-imposed obligation to maintain the park strip, but not a legal obligation. Salt Lake City Ordinance § 21A.48.040(C) clearly places the responsibility to maintain and water the park strip on the owner of the property abutting the park strip. Carrying your reasoning to its logical conclusion, anyone who ever sold a home would continue to have the obligation to maintain the park strip abutting the property in which they no longer have an interest. Of course that would never be the law. You also allude that the park strip will only be maintained if HPHOA does the maintenance. We agree that maintenance of the park strip is a neighborhood benefit; however, the

burden for this maintenance falls to the owner of the abutting property. HPHOA will proceed with its plans to terminate the maintenance and watering of the park strip on July 11, 2025.

Govern yourselves accordingly,

Harvard Park, HOA Board of Directors

Benjamin Hamilton

Scott Narus

Donald Saxon

EXHIBIT

Q

Stephanie Barber-Renteria and Tupakk Renteria
2074 Laird Drive
Salt Lake City, Utah 84108

July 7, 2025

Mark Kittrell
City Attorney
Salt Lake City
P.O. Box 145515
Salt Lake City, Utah 84114-5515
SLCAAttorney@slc.gov

Re: Salt Lake City Board of Adjustment Case No. 319-B
Harvard Park Planned Unit Development (PUD) Subdivision Permit
Maintenance Obligations of Hark Park Homeowners Association (HOA)

Dear Mr. Kittrell:

We are writing to bring to your attention a threatened breach of the permit granted by Salt Lake City in the above-captioned matter. Since 1987, the Harvard Park HOA has maintained Parcel No. 16-10-352-029-000 (the Property), as required by the permit authorizing the PUD. The HOA now states that as of July 11, 2025, it will cease its maintenance obligations and that we, as the current owners of the Property, must take on this responsibility.

Summary

The permit for the PUD established a perpetual duty for the HOA to maintain the Property. This conclusion is supported by enclosed Case No. 319-B, *see* attached Exhibit A, and three main arguments. First, the original Declarations of Covenants, Conditions and Restrictions of Harvard Park (CC&Rs), which were adopted shortly after the permit was granted, documented the HOA's maintenance obligation as to the Property and specifically relied on Case No. 319-B in describing that obligation. Second, as part of the final plan required under the permit, the developer made landscape and irrigation plans that included the installation of a sprinkler system for the Property, over which the HOA had exclusive control, even though the Property had already passed into ownership that was separate from the development project. Finally, if there was any ambiguity about whether the permit required ongoing maintenance of the Property, or merely the one-time execution of the landscape and irrigation plans, the HOA's course of conduct in removing snow, watering, and being wholly in control of the sprinkler system on the Property for the last 38 years proves the permit included an ongoing maintenance obligation for the Property.

Since the maintenance obligation is a condition of the permit, the HOA cannot shift its legal duties to us, as current owners of the Property, by now claiming that Salt Lake City Ordinance § 21A.48.040(C) governs. That ordinance has no application because the City imposed unique maintenance requirements for the Property in 1987 when it issued the permit for the PUD.

Background

In September 1986, Donald P. Lloyd (as landowner) and Prowswood, Ltd. (as developer) sought approval to build a subdivision on undeveloped land located at 1250 South 2100 East, between 1300 South and Laird Drive. At the time, Lloyd not only owned the land which would eventually become the Harvard Park PUD, but he also owned the Property.¹

Lloyd and Prowswood's application to develop the land required a special exception to the housing density ordinances in effect at the time, and the application was initially denied by the Building Inspector. The permit was ultimately granted by the Salt Lake City Board of Adjustment in Case No. 319-B. *See Exhibit A.* As documented in the case, the grant of approval for the permit was subject to several conditions.

The first condition of the permit was that the final plan, which includes landscape and irrigation plans, be approved by a committee of the board. The last condition states that the finally approved plan must be filed in the case. The approved landscape and irrigation plans on file with the City Recorder required Prowswood to put in trees and grass and install a sprinkler system, not only on land that Lloyd conveyed to Harvard Park Corporation (the HOA's predecessor), but also on the Property, which had ceased to be owned by Lloyd before the final plan was approved and the landscape and irrigation plans were carried out.

While the HOA now claims that the permit did not create, nor could the City impose, a perpetual duty to maintain the Property, a review of Case No. 319-B in its entirety, the existence of the maintenance obligation for the Property in the original CC&Rs, the history of the Property, as well as the nearly four decades long course of conduct of the HOA demonstrate that all parties involved in Case No. 319-B agreed and understood that the permit created an ongoing legal obligation for the HOA to maintain the Property.

1. CC&Rs Establish Parties' Understanding of Case No. 319-B and Permit Requirements

Contemporaneously with the final approval of the plan for the PUD in fall 1987, the City Recorder approved the HOA's CC&Rs. The CC&Rs clearly set forth the ongoing maintenance obligation

¹ The legal description of the Property is BEG N 140.99 FT & N 89°57'20" E 1.10 FT & N 0°27' E 712.49 FT M OR L FR SE COR OF LOT 1, BLK 27, FIVE ACRE PLAT C, BIG FIELD SUR; S 62° W 15.9 FT; S 33° W 4.1 FT; S 9°52' W 44.9 FT; S 7°19' E 78.2 FT; S 1°15' W 14 FT; S 6°15' W 18.66 FT; S 80° E 15.26 FT; N 0°27' E 167.9 FT TO BEG. 0.07 AC 5833-2555 5875-0584 6344-1844 9892-2839 10213-3764.

The Property is also described in Case No. 319-B as, "parking strip and entire strip between existing stream concrete conduit and Laird Drive." *See Letter dated December 10, 1986, from Vernon F. Jorgensen, Planning Director, Salt Lake City, to Prowswood for D.P. Lloyd regarding the Landscape Conditions in Case No. 319-B. See Exhibit A.*

The CC&R's or the Declarations of Covenants, Conditions and Restrictions of Harvard Park, a Planned Unit Subdivision, dated September 29, 1987, recorded October 1, 1987, as Entry 453138, describe the Property on Page 6 as "the landscaped area including the park strip (area between the back of curb and the property line) to Laird Drive." *See Exhibit B.*

Despite the differences in the way the Property is described, at no time during our correspondence with the HOA has there been any disagreement that these various descriptions refer to the Property.

for the Property. Page 6 of the CC&Rs states that the HOA “shall maintain or cause to be maintained the landscaped area including the park strip (area between the back of curb and the property line) to Laird Drive *as outlined in the Salt Lake City Board of Adjustment Case No. 319-B and the final landscaping plan approved by the Board.*” (Emphasis added.) The HOA acknowledges that this description describes the Property, and we argue this statement plainly shows that Case No. 319-B imposed a maintenance obligation on the HOA.

In its correspondence with us, the HOA initially denied that its CC&Rs contained a maintenance obligation regarding the Property. *See* Exhibit C. The HOA stated that it had searched its governing documents, “i.e., Articles of Incorporation, Bylaws, and the Declarations of Covenants, Conditions . . . [and] . . . found no condition or requirement to maintain and water” the Property.

We subsequently provided the HOA with a recorded copy of the CC&Rs and pointed out the maintenance obligation. *See* Exhibit D. While recognizing that the condition existed, the HOA then determined that the obligation was “self-imposed” and amended its CC&Rs to remove this requirement. *See* Exhibit E. The HOA took this action despite the original CC&R’s incorporation of the obligations in Case No. 319-B. With its most recent amendment, the HOA asserts that it has no ongoing legal requirement to maintain the Property and the obligation now falls on us, as the current owners of the Property, pursuant to Salt Lake City Ordinance § 21A.48.040(C).

While we believe there is an open question as to whether the HOA’s amendment to the CC&Rs is valid,² what is clear is that when the HOA enacted the CC&Rs, the HOA had no doubt that it had an ongoing responsibility to maintain the Property. Furthermore, by referencing and incorporating Case No. 319-B into the CC&Rs, the HOA recognized that this responsibility stemmed from the case and was condition of the permit.

The HOA tries to claim today that the permit contains no specific requirement of ongoing maintenance, but this was obviously not the understanding of the HOA in 1987. The contemporaneous adoption of the CC&Rs, which themselves contain a specific requirement of ongoing Property maintenance, as well as the CC&Rs reference to Case No. 319-B, demonstrate that, at that time, the HOA knew what its perpetual obligations were with respect to the Property. It cannot disavow such knowledge today.

2. Timing and Manner of Installation of Irrigation System Demonstrate Permit’s Imposition of Ongoing Obligation

The irrigation plan that is part of the final approved plan for the PUD identifies a sprinkler system that was designed to irrigate not only PUD land but also the Property. The irrigation plan specifically notes, “Irrigation to be extended to Laird Avenue [sic].” *See* Exhibit A. In accordance with this plan, Prowswood installed one sprinkler system, which irrigates the HOA’s land as well

² We recognize that CC&Rs “constitute a contract between the association and the property owners,” *Swan Creek Homeowners Ass’n v. Warne*, 2006 UT 22, ¶ 44, 134 P.3d 1122; that can be amended as provided in the document. However, the CC&Rs contain a provision recognizing that the approval for the PUD was granted in Case No. 319-B and that any “modifications to the approved Plan are subject to the review and approval of the Board of Adjustment.” *See* CC&Rs, page 21, paragraph 9, captioned Governmental Approval.

as the Property. This sprinkler system, since its original installation, has been wholly controlled by the HOA and completely inaccessible to the owners of the Property.

The HOA has asserted that the installation of the sprinkler system on the Property was an obligation that Harvard Park Corporation or the HOA had at the time because it was the then-owner of the Property, and as such, the city's general maintenance ordinance was applicable. This argument is both factually and legally incorrect.

At the time the final plan was approved, and the developer installed the sprinkler system, the Property had already been conveyed by Lloyd to David E. Pack, an individual who had no connection to or interest in the PUD. *See* Exhibit F (Pack Deed)³. The Pack Deed was executed less than one month after Donald Lloyd conveyed the PUD land to Harvard Park Corporation, the predecessor to the HOA. *See* Exhibit G (HP Deed)⁴. In the HP Deed, Lloyd specifically carved out and excepted the Property from the lands passing to Harvard Park.

The timing of these deeds is significant because it proves that neither the Harvard Park Corporation nor the HOA ever had an ownership interest in the Property. Because the Harvard Park Corporation and the HOA never had an interest in the Property, the City's general maintenance ordinance could never have obligated either of them to maintain the Property. Such a responsibility could only have arisen through the conditions of the permit.

Despite this, the HOA has attempted to recharacterize its actions in installing the sprinkler system under the irrigation plan either as a one-time obligation under the irrigation plan or as a requirement imposed by city ordinance. Either of these positions defies logic. Why would the developer install a sprinkler system, which would always be under the HOA's exclusive control and for which the HOA would always supply water, on land that it did not own? The only justification for the developer taking this action would be that Case No. 319-B imposed an ongoing obligation on the PUD to water and maintain the Property.⁵

In its most recent letter to us, the HOA claims that the City lacked the legal authority to impose a perpetual maintenance duty as a condition of the Permit. While we have not researched this issue, the fact that neither the developer nor the HOA ever raised any objection to the legality of the permit conditions for nearly 40 years should indicate that any challenge to the permit has long been waived.

³ Exhibit F is the Warranty Deed from Helen C. Lloyd and Donald P. Lloyd to David E. Pack, dated October 30, 1986, recorded October 30, 1986, as Entry 4340504. The Lloyds executed this deed ten days after the initial permit approval was granted by the Salt Lake City Board of Adjustment. The timing of this shows that Lloyd and Prowswood purposefully drafted an irrigation plan (which included sprinklers to be controlled by the HOA) on Property they did not own.

⁴ Exhibit G is the Quitclaim Deed from Donald P. Lloyd to Harvard Park Corporation, dated September 16, 1986, recorded November 10, 1986, as Entry 4346571.

⁵ In our letter to the HOA dated July 1, 2025, we note that the Planning Director for Salt Lake City, who reviewed the landscape and irrigation plans and instructed Prowswood to include the Property in the plans, lived on Laird Drive at the time the permit was approved. We have been told over the years that part of the consideration for residents living on Laird Drive to support the proposed PUD was the fact that the Property would be transformed and permanently maintained. *See* Exhibit H.

3. Course of Conduct Resolves Any Ambiguity Regarding Conditions of Permit being Perpetual

To the extent that the permit contains any ambiguity regarding the HOA's ongoing maintenance obligation with respect to the Property, the HOA's course of conduct for the last several decades resolves such ambiguity, and shows that until March 2025, the HOA acknowledged and embraced the permit requirements regarding the Property.

As noted in our second letter to the HOA, Stephanie's direct experience with the Property goes back to 1991 when her parents purchased the Property. *See* Exhibits H and I.⁶ Furthermore, both Tupakk and Stephanie have dealt with various HOA board members since they acquired the Property from Stephanie's parents in 2010. During the last 34 years, the HOA (or its contractors) always removed snow from the sidewalk adjoining the Property, watered the Property using the sprinkler system the developer installed on the Property, and mowed the lawn on the Property.

While we believe the City's intent regarding the conditions of the permit is evident from Case No. 319-B, we note that courts may consider the parties' actions and performance as evidence of the parties' intention if the documents are ambiguous. Applying that here, the HOA's long-standing history of fully maintaining the Property shows that perpetual maintenance was plainly contemplated by the parties in Case No. 319-B. It was not, as the HOA has contended, a one-time duty to simply install grass, trees, and a sprinkler system (which has always been inaccessible to anyone other than the HOA) on the Property. Such a conclusion is not logical and, furthermore, is not supported by the course of conduct of the HOA for almost four decades.

The HOA's first letter to us regarding this matter stated that it was investigating whether it had maintained the Property over the years out of a legal obligation or out of neighborly goodwill. Despite the evidence we provided to the HOA, the HOA concluded that its long-term Property maintenance has been based on goodwill and not on any legal duty. We would argue that no measure of goodwill would explain an HOA's nearly 40-year history maintaining a parcel of land that it never owned. The only logical conclusion is that the HOA has consistently maintained the Property because the permit required it to do so.

Conclusion and Request

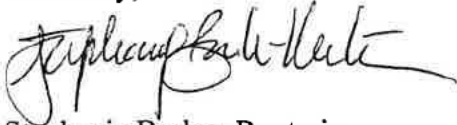
The HOA has stated it will stop maintaining the Property on July 11, 2025. *See* Exhibit J. Furthermore, it has incorrectly concluded that we are required to take on this obligation under Salt Lake City Ordinance § 21A.48.040(C).

We are very concerned that after July 11, 2025, the HOA will contact that City's Civil Enforcement Department and attempt to wrongly report us for violating the ordinance. Therefore, we respectfully request that you urgently evaluate the merits of the arguments presented in this letter and provide both us and the HOA the results of your evaluation at your earliest convenience.

⁶ Exhibit I is the Warranty Deed from Rick Lewis Nord and Ane Marie Nord to Craig S. Cheney and Francie R. Barber, dated July 31, 1991, recorded August 8, 1991, as Entry 5109372.

If we can be of further assistance or provide any additional information, please do not hesitate to contact us at [REDACTED] or [REDACTED] for Stephanie or at [REDACTED] or [REDACTED]

Sincerely,



Stephanie Barber-Renteria
Tupakk Renteria

Enclosures

cc: Salt Lake City Civil Enforcement Department, via email to civilenforcement@slc.gov
Harvard Park HOA Board of Directors, w/o enclosures
Harvard Park Community Members, w/o enclosures
Dan Dugan, City Council Member, w/o enclosures

EXHIBIT

R

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RE: (EXTERNAL) Salt Lake City Resident Inbox

Nick Norris

To: me · Wed, Aug 6, 2025 at 3:58 PM ▾

Thanks, that (and the other email chain you forwarded) is helpful. Does Wednesday, August 13th at 11:00 am work for you?

**NICK NORRIS**
Planning Director

COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6173 | Cell: 801-641-1728

Email: nick.norris@slc.govWWW.SLC.GOV**From:** Tupakk Renteria **Sent:** Wednesday, August 6, 2025 3:32 PM**To:** Norris, Nick <nick.norris@slc.gov>**Subject:** Re: (EXTERNAL) Salt Lake City Resident

This involves an agreement entered into by Salt Lake City and the HOA to maintain landscaping west of 2100 South between Laird Drive and the HOA. The HOA has decided it will no longer follow that agreement even though it was entered into voluntarily on their part in lieu of the City granting them multiple permits to build the homes at Harvard Oaks in the 1980's.

I have contacted multiple departments within the City, including the Salt Lake City Attorney's Civil Division which stated they were referring to is matter to your office.

An in person meeting would allow me to present you all the documentation I have gathered with respect to this issue.

I will forward you the email from the attorney's office.

Thank you!

Sent from Yahoo Mail for iPhone

On Wednesday, August 6, 2025, 2:53 PM, Norris, Nick <nick.norris@slc.gov> wrote:

Mr Renteria,

Can you give me an idea of the issue? The city does not have a lot of oversight or ability to address HOA issues because they are typically considered civil matters.





NICK NORRIS
Planning Director
COMMUNITY AND NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6173 | Cell: 801-641-1728
Email: nick.norris@slc.gov
WWW.SLC.GOV

From: Tupakk Renteria [REDACTED]
Sent: Wednesday, August 6, 2025 2:52 PM
To: Norris, Nick <nick.norris@slc.gov>
Subject: (EXTERNAL) Salt Lake City Resident

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

Good afternoon Mr. Norris,

My name is Tupakk Renteria and I reside at 2074 E. Laird Drive in Salt Lake City. I would like to set up an appointment at your earliest convenience to discuss an issue that has arisen with the HOA located on 2100 East between Laird Drive and 1300 South.

I can be reached at [REDACTED] if you have any questions.

Thank you!

[Sent from Yahoo Mail for iPhone](#)



Reply

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EXHIBIT

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(no subject)

1 message

Tupakk Renteria >

----- Forwarded Message -----

From: Tupakk Renteria [REDACTED]

To: Daniel Echeverria <daniel.echeverria@slc.gov>; Stephanie Barber-Renteria [REDACTED]

Sent: Monday, October 20, 2025 at 09:18:47 AM MDT

Subject:

Good morning Mr. Echeverria,

My name is Tupakk Renteria and I am writing to you regarding the email sent by Nick Norris from the Planning Division on September 16, 2025, to you and myself. In his email to both of us, it was determined by the Salt Lake City Planning Division that the Harvard Park HOA was in violation of Salt Lake City Board of Adjustment Cse No. 319-B, where they are required to maintain the landscape and irrigation along 2100 East to Laird Drive. I am writing to see what action the Salt Lake City Enforcement Division has taken to enforce the requirement of Salt Lake City Board of Adjustment Cse No. 319-B.

If you have any questions, I can be reached at [REDACTED]

Thank you.



Outlook

Fw: (EXTERNAL) Fw: Harvard Park HOA - Violation of agreement to maintain irrigation and landscaping on 2100 South

From Weinheimer, Craig <Craig.Weinheimer@slc.gov>

Date Wed 1/21/2026 10:23 AM

To Russell, Margrethe <Margrethe.Russell@slc.gov>

Contact info for the condo parkstrip landscape case.

Thank You



CRAIG WEINHEIMER

Supervisor

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6682

Email: Craig.Weinheimer@slc.gov

WWW.SLC.GOV/BUILDINGSERVICES/ WWW.SLC.GOV

From: Tupakk Renteria [REDACTED]

Sent: Wednesday, January 21, 2026 10:20 AM

To: Weinheimer, Craig <Craig.Weinheimer@slc.gov>; Stephanie Barber-Renteria [REDACTED]

Subject: Re: (EXTERNAL) Fw: Harvard Park HOA - Violation of agreement to maintain irrigation and landscaping on 2100 South

Mr. Weinheimer,

Thank you for the prompt response. If there are any questions you or Ms. Russell have regarding the written discussions we have had with the HOA since May 2025, please do not hesitate in reaching out.

Thank you!

Sent from Yahoo Mail for iPhone

On Wednesday, January 21, 2026, 7:15 AM, Weinheimer, Craig <Craig.Weinheimer@slc.gov> wrote:

Civil enforcement inspector Maggie will begin a landscape enforcement case at this address per the planning dept findings.

Thank You



CRAIG WEINHEIMER

Supervisor

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6682

Email: Craig.Weinheimer@slc.gov

WWW.SLC.GOV/BUILDINGSERVICES/ WWW.SLC.GOV

From: Russell, Margrethe <Margrethe.Russell@slc.gov>

Sent: Wednesday, January 21, 2026 7:06 AM

To: Weinheimer, Craig <Craig.Weinheimer@slc.gov>

Subject: RE: (EXTERNAL) Fw: Harvard Park HOA - Violation of agreement to maintain irrigation and landscaping on 2100 South

Will do. Thank you!



Maggie Russell

Civil Enforcement Officer

BUILDING SERVICES DIVISION | SALT LAKE CITY CORPORATION

Office: (801) 535-7965

Mobile: (801) 502-2951

Email: Margrethe.Russell@slcgov.com

WWW.SLC.GOV/BUILDINGSERVICES WWW.SLC.GOV

From: Weinheimer, Craig <Craig.Weinheimer@slc.gov>

Sent: Wednesday, January 21, 2026 7:04 AM

To: Civil Enforcement <civilenforcement@slc.gov>; Russell, Margrethe <Margrethe.Russell@slc.gov>

Subject: Re: (EXTERNAL) Fw: Harvard Park HOA - Violation of agreement to maintain irrigation and landscaping on 2100 South

Maggie, please start a new landscape maintenance case for 1200 s 2100 e. The attached letter from the planning dept identifies that the harvard park condo association is responsible for park strip maintenance at this address and not the abutting owner.

Thank You

CRAIG WEINHEIMER

Supervisor



DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6682

Email: Craig.Weinheimer@slc.gov

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Fw: (EXTERNAL) Fw: Harvard Park HOA - Violation of agreement to maintain irrigation and landscaping on 2100 South

Inbox

Craig Weinheimer

To: me · Wed, Jan 21 at 7:15 AM

Civil enforcement inspector Maggie will begin a landscape enforcement case at this address per the planning dept findings.

Thank You



CRAIG WEINHEIMER

Supervisor

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6682

Email: Craig.Weinheimer@slc.govWWW.SLC.GOV/BUILDINGSERVICES WWW.SLC.GOV

From: Russell, Margrethe <Margrethe.Russell@slc.gov>**Sent:** Wednesday, January 21, 2026 7:06 AM**To:** Weinheimer, Craig <Craig.Weinheimer@slc.gov>**Subject:** RE: (EXTERNAL) Fw: Harvard Park HOA - Violation of agreement to maintain irrigation and landscaping on 2100 South

Will do. Thank you!



Maggie Russell

Civil Enforcement Officer

BUILDING SERVICES DIVISION | SALT LAKE CITY CORPORATION

Office: (801) 535-7965

Mobile: (801) 502-2951

Email: Margrethe.Russell@slcgov.comWWW.SLC.GOV/BUILDINGSERVICES WWW.SLC.GOV

From: Weinheimer, Craig <Craig.Weinheimer@slc.gov>**Sent:** Wednesday, January 21, 2026 7:04 AM**To:** Civil Enforcement <civilenforcement@slc.gov>; Russell, Margrethe <Margrethe.Russell@slc.gov>**Subject:** Re: (EXTERNAL) Fw: Harvard Park HOA - Violation of agreement to maintain irrigation and landscaping on 2100 South

Maggie, please start a new landscape maintenance case for 1200 s 2100 e. The attached letter from the planning dept identifies that the harvard park condo association is responsible for park strip maintenance at this address and not the abutting owner.

Thank You



CRAIG WEINHEIMER

Supervisor

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6682

Email: Craig.Weinheimer@slc.gov

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Re: 1200 S 2100 E

📁 Sent

Tupakk Renteria

To: Russell,, and 1 other · Wed, Jan 21 at 9:35 AM ▾

Ms. Russell,

Thank you very much for your attention to this matter. If there are any qiuestions or concers, please do not hesitate to contact me.

Thank you again.

On Wednesday, January 21, 2026 at 09:01:42 AM MST, Russell, Margrethe
<margrethe.russell@slc.gov> wrote:

Good morning, Tupakk!

I received your complaint regarding the landscaping maintenance. I do see that portion of the property falls under the HOA. I will be out today to take some pictures and get in touch with the HOA. Please let me know if I can help with anything else in the meantime.

Thank you,



Maggie Russell
Civil Enforcement Officer
BUILDING SERVICES DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7965
Mobile: (801) 502-2951
Email: Margrethe.Russell@slcgov.com
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tupakkrenteria...

From: Tupakk Renteria [REDACTED]
Sent: Tuesday, March 24, 2026 10:32 AM
To: Russell, Margrethe <margrethe.russell@slc.gov>; Stephanie Barber-Renteria <sbarberrenteria@yahoo.com>
Subject: Re: (EXTERNAL) Fw: Attached Image

Good morning,

I am just following up on the open case regarding the Harvard Park HOA. It is spring time, there are multiple large patches of dirt, leaves and on some occasions litter on the parcel of land the HOA is required to maintain. Is the investigation concluded? What steps will the Civil Enforcement Division be taking to make sure the HOA follows through with their obligations?

Thank you!

On Thursday, February 19, 2026 at 05:32:03 PM MST, Russell, Margrethe <margrethe.russell@slc.gov> wrote:

Hi Tupakk,

Thank you for checking in! Yes, I am continuing to follow up on our open case regarding the landscaping. Unfortunately, I cannot provide many details. Please let me know if I can assist with anything else.

Thank you,



Maggie Russell
Civil Enforcement Officer
BUILDING SERVICES DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7965
Mobile: (801) 502-2951
Email: Margrethe.Russell@slcgov.com
WWW.SLC.GOV/BUILDINGSERVICES WWW.SLC.GOV

From: Tupakk Renteria [REDACTED]
Sent: Thursday, February 19, 2026 3:26 PM
To: Russell, Margrethe <margrethe.russell@slc.gov>
Subject: Re: (EXTERNAL) Fw: Attached Image

Good afternoon Margrethe,

I'm just checking to see how your investigation is going.

Thank you!

On Tuesday, January 27, 2026 at 07:16:53 AM MST, Russell, Margrethe <margrethe.russell@slc.gov> wrote:

Thank you so much, Tupakk! I appreciate you sending this.

EXHIBIT

T



Stephanie Barber-Renteria <sbarberrenteria@utah.gov>

Fw: (EXTERNAL) Fw: Attached Image

1 message

Tupakk Renteria [REDACTED]

Thu, Apr 2, 2026 at 7:00 AM

Reply-To: Tupakk Renteria [REDACTED]

To: Stephanie Barber-Renteria [REDACTED]

----- Forwarded Message -----

From: Weinheimer, Craig <craig.weinheimer@slc.gov>**To:** [REDACTED]**Cc:** Russell, Margrethe <margrethe.russell@slc.gov>**Sent:** Friday, March 27, 2026 at 09:08:12 AM MDT**Subject:** Fw: (EXTERNAL) Fw: Attached Image

Hello Tupakk, as per the planning dept BOA findings and the recent planning director's letter, the HOA will be required to maintain the parking strip down to the corner in the same manner as they maintain the parking strip adjacent to their property. Our research has also indicated that the section of land on the corner, parcel 16-10-352-029-0000, between the sidewalk and your fence is your property and and your responsibility to maintain. If and when Maggie finds that the HOA is failing to maintain the parkstrip this spring and summer, our office will begin routine landscaping enforcement under SLC title 21A.48.040 directed to the HOA.

Thank You

**CRAIG WEINHEIMER**

Supervisor

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6682

Email: Craig.Weinheimer@slc.govWWW.SLC.GOV/BUILDINGSERVICES/ WWW.SLC.GOV**From:** Tupakk Renteria [REDACTED]**Sent:** Thursday, March 26, 2026 9:15 AM**To:** Russell, Margrethe <margrethe.russell@slc.gov>**Subject:** Re: (EXTERNAL) Fw: Attached Image

Thank you. I appreciate the information. I would like to set up a meeting with you.

On Wednesday, March 25, 2026 at 05:02:50 PM MDT, Russell, Margrethe <margrethe.russell@slc.gov> wrote:

Hi Tupakk,

EXHIBIT

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Russell, Margrethe

From: Weinheimer, Craig
Sent: Wednesday, April 1, 2026 1:43 PM
To: Tupakk Renteria
Cc: Russell, Margrethe
Subject: Re: (EXTERNAL) Fw: draft email to enforcement officer

Dear Mr. Renteria, the planning director re-examined the information for this case, including the documents you recently provided, and confirmed that the pertinent documentation states the HOA is required to maintain the parking strip to corner of Laird, but not the parcel owned by you (16-10-352-029-0000), between the sidewalk and the fence. Concerning the right to appeal the administrative decision, the letter issue by the planning director had a 10 day appeal requirement associated with it, and that has long since expired.

Have you considered moving your fence to include the section between the sidewalk and the current fence? This might be a viable option to enlarge your side yard. I would check with the planning dept to make sure before fence relocation.

Thank You



CRAIG WEINHEIMER
Supervisor
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6682
Email: Craig.Weinheimer@slc.gov
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From: Tupakk Renteria [REDACTED]
Sent: Sunday, March 29, 2026 7:07 PM
To: Weinheimer, Craig <craig.weinheimer@slc.gov>
Subject: (EXTERNAL) Fw: draft email to enforcement officer

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

Dear Mr. CRAIG WEINHEIMER,

Thank you for your email dated March 27, 2026. I am following up to inquire whether your email constitutes a final decision by Salt Lake City. If so, please consider this my formal appeal of that decision.

I submit that your intended application of Mr. Nick Norris's letter dated September 24, 2025, is an incorrect interpretation of the letter and Case 319-B. Although Mr. Norris uses the term "parking strip" in his letter, his conclusion that the Harvard Park Homeowners Association (HOA) is responsible for the maintenance of the "parking strip" is based on the landscape and irrigation plans for the Harvard Park Planned Development. Those plans, pictures of which I have attached for your convenience, show that the irrigation and landscaping apply equally to the parking strip and our property, Parcel No. 16-10-352-029-0000.

As Mr. Norris states in his letter, the plans include the handwritten notes stating "Note: landscaping (sod), irrigation system, curb/gutter and sidewalk and street trees must continue to Laird Drive." As you review the plans, you can see the notes "sod" as well as parts of the entire irrigation system that lie on the other side of the sidewalk—meaning on our property, not just within the parking strip. Since the landscape and irrigation plans form the basis for the HOA's maintenance obligation of the parking strip, they also form the basis for the HOA's maintenance obligation of Parcel No. 16-10-352-029-0000, which is included in those plans.

I would be very grateful to meet to discuss this matter further. I believe an in-person discussion of the history of Case 319-B and the approval of the Harvard Park Planned Development would be very helpful. It may also be helpful if we could meet on-site to review the plans within the context of the actual land.

Please let me know if you are willing to meet to discuss this further, or what steps I need to take if I must appeal this formally.

Thank you,
Tupakk Renteria

EXHIBIT

V

APPEAL OF A DECISION

IMPORTANT INFORMATION



CONSULTATION

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



SUBMISSION

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



REQUIRED FEES

- **\$326** filing fee submitted within required appeal period. Additional required notice and hearing fees will be assessed after submission.

APPLICANT INFORMATION

ADDRESS OF SUBJECT PROPERTY

2074 Laird Drive (Parcel Nos. 16-10-352-029 and 16-10-352-018) and 2091 Harvard Oaks Circle (Parcel Nos. 16-10-352-031 to -041)

DECISION APPEALED

Email decision of Craig Weinheimer, Supervisor, Department of Community & Neighborhoods, dated March 27, 2026

NAME OF APPELLANT

Tupakk and Stephanie Renteria

PHONE

[REDACTED]

MAILING ADDRESS

2074 Laird Drive, SLC UT 84108

EMAIL

[REDACTED]

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

☒ Owner ☐ Architect* ☐ Contractor* ☐ Other*

IF OTHER, PLEASE LIST

[REDACTED]

NAME OF PROPERTY OWNER (if different from appellant)

Tupakk and Stephanie Renteria

PHONE

[REDACTED]

MAILING ADDRESS

2074 Laird Drive SLC UT 84108

EMAIL

OFFICE USE

CASE NUMBER BEING APPEALED

RECEIVED BY

DATE RECEIVED

APPEALED DECISION MADE BY

Administration

Historic Landmark Commission

Planning Commission

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

ACKNOWLEDGMENT OF RESPONSIBILITY

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

NAME OF APPLICANT

Stephanie Barber-Renteria

EMAIL

[REDACTED]

MAILING ADDRESS

2074 Laird Drive, SLC UT 84108

PHONE

[REDACTED]

APPLICATION TYPE

n/a

SIGNATURE

Stephanie Barber-Renteria
Digitally signed by Stephanie Barber-Renteria
Date: 2026.04.05 16:42:04 -0500

DATE

4.5.2026

LEGAL PROPERTY OWNER CONSENT

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

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

LEGAL DESCRIPTION OF SUBJECT PROPERTY

Parcel No. 16-10-35-029

NAME OF OWNER

Tupakk and Stephanie Renteria

EMAIL

[REDACTED]

MAILING ADDRESS

2074 Laird Drive SLC UT 84108

SIGNATURE

Stephanie Barber-Renteria
Digitally signed by Stephanie Barber-Renteria
Date: 2026.04.05 10:44:58 -0500

DATE

04.5.2026

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

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

Decision Being Appealed

This appeal challenges the email decision of Craig Weinheimer, Supervisor, Department of Community & Neighborhoods, dated March 27, 2026, (“Email Decision”), attached as Exhibit A, which contradicts Salt Lake City Board of Adjustment Case No. 319-B (“Case No. 319-B”), portions of which are attached as Exhibit B, and the Salt Lake City Planning Director’s email dated September 16, 2025, and corresponding official letter dated September 24, 2025, (collectively “Director Letter”), attached as Exhibits C and C.1.

Case No. 319-B imposed perpetual landscape maintenance obligations on the owners of the Harvard Park Planned Development on land adjacent to their development property as a condition of Salt Lake City’s issuance of the development permit in the late 1980’s. Those obligations were subsequently confirmed by the Director Letter issued in fall 2025. Rather than enforce those obligations, the Email Decision erroneously overrules Case No. 319-B, re-interprets the Director Letter, and purports to shift the maintenance obligations for certain of the lands to us.

This appeal is brought pursuant to Salt Lake City Code 21A.16 or Utah Code section 10-20-1104(2), whichever is deemed applicable.

Standard of Review

The standard of review applicable to the Email Decision is de novo, meaning the “hearing officer shall review the matter appealed anew, based upon applicable procedures and standards for approval, and shall give no deference to the decision below.” Salt Lake City Code 21A.16.030.I.

Facts

Case No. 319-B approved the Harvard Park Planned Development, located at 2091 East Harvard Oaks Circle (Parcels Nos. 16-10-352-031 to -041). The conditions upon which Salt Lake City approved development permit include, “1. Committee approval of the final plan, including the landscaping plan, . . . 6. and that a copy of the finally approved plan be filed in the case.”

The approved landscaping and irrigation plans required the Harvard Park developer to install grass (sod), trees, and an irrigation system on a large area of land at issue in this matter. That land starts on property not owned by the development on the northern end, at the corner of Laird Drive, and extends south along 2100 East to the northernmost edge of the development’s property, and includes land both on the west side of the sidewalk up to our fence as well as land on the east side of the sidewalk near the street. This area is hereinafter referred to as the “Maintenance Area.” *See* landscaping and irrigation plans included with Exhibit B.

We own Parcel No. 16-10-352-029, a portion of which is in the Maintenance Area. Parcel No. 16-10-352-029 is a long, narrow parcel that begins at the corner of Laird Drive and goes south along 2100 East to the northern boundary of Harvard Park’s property. A picture of our Parcel No. 16-10-352-029 is attached as Exhibit D. We have recently become aware that the City’s right-of-way for the sidewalk may extend up to three feet west from the sidewalk towards our fence into our Parcel No. 16-10-352-029.

For almost 40 years, the Harvard Park Homeowners Association (“HOA”) maintained the entire Maintenance Area consistent with Case No. 319-B. However, on March 31, 2025, the HOA wrote to us stating they would no longer maintain the Maintenance Area as they did not believe they had a legal obligation to do so. We disputed this conclusion and exchanged correspondence with the HOA on the issue. That correspondence is attached as Exhibit E.

In July of last year, after reaching an impasse with the HOA, we wrote to the Salt Lake City Attorney, raising our concerns. *See* Exhibit F. The City Attorney referred our letter to the Planning Division. On August 13, 2025, we met with Planning Director, Nick Norris, in his office to explain our concerns: (1) the HOA was denying its maintenance obligations as to the Maintenance Area, in contradiction to Case No. 319-B, (2) once the HOA stopped maintaining the area, we may be cited for their inaction, and (3) most importantly, the Maintenance Area would fall into a state of neglect and become an eyesore for the community, the trees may die, and the area could become full of weeds and trash.

In September 2025, the Planning Director issued the Director Letter. The Director Letter confirmed the HOA’s maintenance obligations under Case No. 319-B. The letter specifically states that the “current owners of the Harvard Park Planned Development are responsible for complying with the conditions of the planned development, including irrigating and maintaining the vegetation in the park strip.” The Director Letter relied on the landscape and irrigation plans for its conclusion and those plans clearly show grass, trees, and the sprinkler system covering the entire Maintenance Area, with no distinction between the park strip and other land in the Maintenance Area.

The Director Letter on its face is consistent with Case No. 319-B and the HOA’s maintenance obligations established thereby. While the Director Letter uses the term “park strip,” that term is not defined in the letter, and it appears to be used simply as a shorthand for the entire Maintenance Area based on Case No. 319-B.¹ The Director Letter creates no distinction between any portions of land within the Maintenance Area, and it does not limit the HOA’s maintenance obligation to only the park strip. Moreover, the Director Letter does not state that we, as owners of a Parcel No. 16-10-352-029, have any maintenance obligations within the Maintenance Area.

We received a preliminary email from the Planning Director outlining the information he planned to include in the Director Letter; however, the Director Letter was not addressed to us or directly provided to us. We were finally able to obtain it after two separate GRAMA requests. Once we received the letter, and relying on its incorporation of Case No. 319-B, we contacted the Enforcement Division, seeking help ensuring the HOA continue to water and maintaining the

¹ We note that the documents associated with Case No. 319-B describe the Maintenance Area in diverse ways. For example, in a letter dated December 10, 1986, the then-Planning Director wrote to the developer requiring that complete landscape and irrigation plans include, “the existing vegetation/hillside area, all developed areas, parking strip and entire strip between existing stream conduit and Laird Drive.”

Additionally, the Declarations of Covenants, Conditions and Restrictions of Harvard Park, dated September 29, 1987, recorded October 1, 1987, as Entry 453138, state that the HOA “shall maintain or cause to be maintained the landscaped area including the park strip (area between the back of curb and the property line) to Laird Drive as outlined in the Salt Lake City Board of Adjustment Case No. 319-B and the final landscaping plan approved by the Board.”

Maintenance Area. We informed the Enforcement Division that the Maintenance Area was already becoming a neglected mess, with the grass dying, and dead leaves, weeds, and trash accumulating. *See Exhibit G.*

After various email exchanges between Tupakk and Maggie Russell, Civil Enforcement Officer, on March 24, 2026, Tupakk asked Ms. Russell about the status of any investigation and what steps the City would take to ensure the HOA's compliance. In response, Mr. Weinheimer sent the Email Decision, stating for the first time that as the owners of Parcel No. 16-10-352-029, we would be responsible for maintaining the land from the sidewalk to our fence.

On March 29, 2026, Tupakk responded to the Email Decision, questioning Mr. Weinheimer's interpretation of the Director Letter. He also inquired whether the Email Decision was a final decision, and asked if it was, what steps we needed to take to appeal. Mr. Weinheimer responded with an email dated April 1, 2026, ("April 1st Email"), which is attached as Exhibit H, stating that the Planning Director "re-examined the information for this case . . . and confirmed that the pertinent documentation states that the HOA is required to maintain the parking strip to the corner of Laird, but not the parcel owned by you (16-10-352-029-000), between the sidewalk and the fence." Mr. Weinheimer further stated that the Director Letter had a 10-day appeal period that had long since expired.

Argument

A. This Appeal is Timely

Contrary to Mr. Weinheimer's statements in his April 1st Email, this appeal is timely. The Email Decision, dated March 27, 2026, is the first time the City provided notice that it intended to narrow the land covered in Case No. 319-B to only the parking strip, as opposed to the entire Maintenance Area as shown on the approved plans. Most importantly, the Email Decision is the first time the City notified us that it was shifting maintenance obligations for some of the land included in Case No. 319-B. Since we received that Email Decision on March 27, 2026, and filed this appeal on April 5, 2026, it is within the 10-day appeal period.

The Director Letter did not trigger the 10-day appeal period since that letter is not a decision as to which we are an adversely affected party. The Director Letter is consistent with our position that the HOA has perpetual maintenance obligations under Case No. 319-B. As support for its conclusion, the Director Letter refers to the landscape and irrigation plans, which cover the entire Maintenance Area. Nothing in the Director Letter is averse to our position as we both rely on the landscape and irrigation plans in Case No. 319-B. While the letter uses the term "park strip," it does not offer a definition of that term, and it does not distinguish its use of that term from the entire area included in the landscape and irrigation plans. Thus, the Director Letter appears to use the term as a shorthand for the entire Maintenance Area.

It may be possible for the Director Letter to be construed as addressing the narrow question of who has the responsibility to maintain the park strip. However, the letter must then be considered silent as to the maintenance obligation for the rest of the land in the Maintenance Area since the letter never states that the HOA's maintenance obligations go only to the park strip.

Given the fact that the Director Letter relies on the landscape and irrigation plans for its conclusion that the HOA has perpetual maintenance obligations, and given the fact that those plans cover the entire Maintenance Area, the use of the term “park strip” in the Director Letter provided no notice to us that the Director Letter intended to overrule Case No. 319-B and carve up the Maintenance Area so that the HOA had to maintain only the area east of the sidewalk and we had to maintain the area west of the sidewalk. This is especially true considering the different ways the Maintenance Area is described throughout Case No. 319-B. *See* footnote 1.

Certainly, if the effect of the Director Letter were to impose new obligations on us as the owners of Parcel No. 16-10-352-029, due process notice requirements would have required the Planning Director to state so explicitly. *See Fox v. Park City*, 200 P.3d 182, 2008 UT 85, ¶ 23 (2008) (A right to appeal is meaningless if the person possessing the right has no actual or constructive notice of the decision, and “knowledge or *notice of a ‘decision’* refers not only to the administrative decision itself . . . but also to the facts constituting the basis for objecting to that decision.” (emphasis added)).

In other words, because the Director Letter did not provide us with notice that Salt Lake City was (1) re-writing the approval conditions of Case No. 319-B, (2) carving up the Maintenance Area in the landscape and irrigation plans, and (3) shifting the maintenance burden for some of those lands to us, the 10-day appeal period did not begin to run until we received the Email Decision specifically stating that we were responsible to maintain that portion of the Maintenance Area located from the sidewalk to our fence.

B. The Email Decision Improperly Overrules or Erroneously Interprets Case No. 319-B

As the Director Letter notes, the review comments for the Harvard Park Planned Development required the developer to provide landscaping and irrigation for the Maintenance Area. The developer agreed, and submitted plans showing grass, trees, and an irrigation system encompassing the entire Maintenance Area. The plans were stamped approved and neither the developer nor the subsequent HOA challenged the obligations imposed by Case No. 319-B. Indeed, as we pointed out in footnote 1, the version of the CC&Rs in effect until summer 2025 specifically recognized the obligation of the HOA to maintain the Maintenance Area.

There is nothing in the Email Decision justifying Salt Lake City taking a new position that re-writes the approved plans, carves up in the Maintenance Area, and shifts maintenance obligations to us for a portion of those lands. We understand we must marshal the evidence in this case, but we can find no support for the conclusion reached in the Email Decision.

The Email Decision states that the area between the sidewalk and our fence is our property and therefore we have a duty to maintain it. However, such a duty was equally applicable in 1986 when our predecessor-in-title owned the same land and Salt Lake City nevertheless imposed maintenance obligations on the Harvard Park Planned Development as a condition of the permit approval. The April 1st Email following the Email Decision fails to provide any additional information justifying the City’s new position. It simply states that the Planning Director “re-examined” the information and confirmed that the HOA is obligated only to maintain the parking strip, and we are required to maintain the rest of the land in the Maintenance Area. The Email

Decisions sets forth no basis for carving up the land in such a manner. We have filed another GRAMA request, seeking correspondence between the Planning Director and Mr. Weinheimer to better understand the rationale for the decision.

Since the Email Decision is unsupported by any facts, to the extent that it misinterprets the Director Letter and purports to overrule the maintenance obligations of Case No. 319-B, it should be set aside.

C. Salt Lake City Should Enforce the Maintenance Obligations of Case No. 319-B

The Maintenance Area is located across the street from the Anderson Library, which, in addition to being a well-loved library, hosts community events, including concerts, town halls, and other meetings. Within the Maintenance Area, between the sidewalk and our fence, Salt Lake City has a wide right-of-way that includes a nice bus stop, and the sidewalk is a well-used walking route for residents. Keeping the Maintenance Area landscaped and well-maintained, with trees planted by the HOA rather than Salt Lake City, was clearly a priority in 1986 and we question what has changed since that time.

Since our letter to the City Attorney last year, we have been seeking the City's help to make sure that the Maintenance Area does not become an eyesore and/or that we are not cited for the HOA's recent decision to deny its maintenance obligations.² The City clearly established a perpetual maintenance obligation on the HOA in Case No. 319-B in 1986, and for the sake of our community, we simply ask that the obligation be enforced now.

This situation seems to have been treated as merely a dispute between two landowners, which Salt Lake City would rather avoid. However, based on the intent and purpose of the City's zoning code, it seems like the City would have an interest in ensuring the HOA honors its obligation to maintain the Maintenance Area. Specifically, code sections calling for safety from fire and other dangers may be impacted as the grass dies and dead leaves accumulate; sections calling to protect the tax base are implicated if Maintenance Area devolves to such a level as to devalue property; code sections addressing economy in governmental expenditures are at issue since the City has replanted several trees in the Maintenance Area over the years, rather than requiring the HOA to do so. *See* Salt Lake City Ordinance 21A.02.030.

When the Harvard Park Planned Development was built in 1986, the developer and the HOA made commitments to the City and the community. For almost 40 years, the HOA respected those commitments and regularly maintained the Maintenance Area, watering and mowing the grass in summer, as well as snow-plowing the sidewalk in winter. Nothing has changed since that time, other than the HOA simply deciding to abandon its obligations and the City now acquiescing itself to such abandonment, or worse, arbitrarily attempting to shift those obligations to us. As citizens of the City, we should be able to rely on the City to enforce its decisions and not fear that the City will arbitrarily decide to abandon or shift obligations that have existed for decades.

² We appreciate Mr. Weinheimer's suggestion that we try to move our fence, so a portion of the Maintenance Area is contained within more of the boundary of our yard. However, if our understanding of the width of the City's right-of-way for the sidewalk is correct, that is not a realistic solution.

Conclusion

We would appreciate nothing more than the opportunity to work with the City to find a solution to this situation. We would be grateful to meet with City Attorneys or other members of the Enforcement and Planning Divisions to continue this discussion outside of this appeal process. We understand the implications of water shortages in our City and we are certainly open to exploring low maintenance and/or drought-tolerant solutions.

EXHIBIT

W

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Harvard Park PUD Landscape Maintenance Appeal

SLC Enforcement Letter

Landscape Maintenance Appeal Clarification

Reply

The Planning Division has clarified that your appeal regarding Mr. Weinheimer's email decision is **not** appealable and suggests you file an administrative interpretation application for the landscape maintenance obligations of Parcel No. 16-10-352-029 and the abutting park strip.

Note

File an administrative interpretation application for Parcel No. 16-10-352-029 and the abutting park strip. [here](#)

Summarized by Yahoo Scout

Was this message summary helpful?



Daniel Echeverria

To: me, and 1 other, Cc: Norris, and 1 other · Mon, Apr 13 at 4:46 PM ✓

Tupakk and Stephanie Renteria,

We are in receipt of your appeal dated April 5, 2026, of "the email decision of Craig Weinheimer, Supervisor, Department of Community & Neighborhoods, dated March 27, 2026, ("Email Decision"), attached as Exhibit A..."

Mr. Weinheimer's correspondence is not an appealable decision within the scope of Section 21A.16 of Salt Lake City Code. Instead, Mr. Weinheimer was merely reinforcing the terms of the email you already received from the Planning Division on September 16, 2025, which you did not appeal. That September 16, 2025 decision clearly only relates to the park strip (and not Parcel No. 16-10-352-029). The Planning Division has not made any decision regarding maintenance responsibility for Parcel No. 16-10-352-029.

Rather than proceed with your appeal, the proper avenue for an appealable decision regarding the landscape maintenance obligations of both Parcel No. 16-10-352-029 and the abutting park strip is an official "administrative interpretation" application. While you prepare and submit that application we will put your appeal on hold. If you are unsatisfied with the resulting administrative interpretation, you may appeal it in accordance with Salt Lake City Code Chapter 21A.16.

The administrative interpretation application is [located here](#) and can be filed using the [instructions here](#).

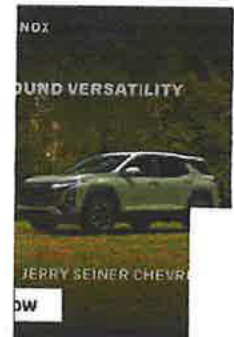
Sincerely,



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7165
Email: daniel.echeverria@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

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EXHIBIT

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Overgrown Landscaping - Laird & 2100 E

SLC Enforcement Letter

Landscaping Trim Request

2100 E corner of Laird and 2100 E



Reply

[Click Here for More Information](#)

See this content from

The Civil Enforcement Officer from the Salt Lake City Corporation is requesting that you trim overgrown landscaping along 2100 E near Laird and 2100 E within the next week.

Note

Trim the overgrown landscaping

Summarized by Yahoo Scout

Was this message summary helpful?



Margrethe Russell

To: me · Tue, Jun 9 at 5:03 PM

Hi Tupakk,

It is my understanding that you are responsible for the landscaping upkeep between your fence and the sidewalk along 2100 E. I noticed there is a section there on the corner of Laird and 2100 E and towards the south on 2100 E that is quite overgrown. Are you able to get this trimmed down within the next week? I have reached out to the HOA for the portion on park strip. I look forward to hearing from you.

Thank you,



Maggie Russell
Civil Enforcement Officer
BUILDING SERVICES DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7965
Mobile: (801) 502-2951
Email: Margrethe.Russell@slcgov.com
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Re: Overgrown Landscaping - Laird & 2100 E

SLC Enforcement Letter

Tupakk Renteria

To: Russell,, and 6 others · Wed, Jun 10 at 1:07 PM ✓

Hi Margrethe,

Thank you for your email regarding maintenance/upkeep of the property between our fence and the sidewalk running from Laird Drive South along 2100 East. I would like to refer you to the email sent to us by Daniel Echeverria on April 13, 2026, at 4:46 p.m. Nick Norris and Antonio Padilla were cc'd, but no one from the Civil Enforcement Division was included in the email. It clearly states in the body of the email that the "September 16, 2025, decision clearly only relates to the park strip (and not Parcel No. 16-10-352-029). The Planning Division has not made any decision regarding maintenance responsibility for Parcel No. 16-10-352-029."

In short, according to Nick Norris the decision he made on September 16, 2025, only relates to the parking strip (piece of land east of the sidewalk that runs from the corner of Laird Drive, South along 2100 East). Nick Norris has determined that the Harvard Park HOA is responsible for maintenance and upkeep of this property. No decision has been made as to Parcel No. 16-10-352-029.

Please refer to the email from Daniel Echeverria that I pasted below. Also, if you have time in your schedule I suggest that you pay close attention to the trees located on the parking strip that the Harvard Park HOA is responsible for watering. These trees are showing stress due to lack of watering. Leavings are turning brown and withering and multiple branches appear to have died.

If you have any questions, please do not hesitate to reach out. Thank you!

Harvard Park PUD Landscape Maintenance Appeal

Inbox

Inbox

Landscape Maintenance Appeal Clarification

Reply

The Planning Division has clarified that your appeal regarding Mr. Weinheimer's email decision is not appealable and suggests you file an administrative interpretation application for the landscape maintenance obligations of Parcel No. 16-10-352-029 and the abutting park strip.

Note

File an administrative interpretation application for Parcel No. 16-10-352-029 and the abutting park strip. here

Summarized by Yahoo Scout

Was this message summary helpful?

• Message. For JAWS, turn virtual PC Cursor on if needed.

Daniel Echeverria

To: me, and 1 other, Cc: Norris,, and 1 other · Mon, Apr 13 at 4:46 PM

Message Body

Tupakk and Stephanie Renteria,



EXHIBIT

Z

Stephanie Barber-Renteria

Wed, Jun 17, 2026 at 2:40 PM

To:

Sent from my iPhone

Begin forwarded message:

From: "Echeverria, Daniel" <daniel.echeverria@slc.gov>

Date: June 17, 2026 at 1:21:53 PM MDT

To:

Cc: "Norris, Nick" <nick.norris@slc.gov>, "Padilla, Antonio" <Antonio.Padilla@slc.gov>

Subject: RE: Harvard Park PUD Landscape Maintenance Appeal

Tupakk and Stephanie Renteria,

We are following up on our correspondence from April regarding your appeal application. As an administrative interpretation application hasn't been submitted, we are formally rejecting and closing out your appeal application (PLNAPP2026-00284), based on our findings in our April 13th e-mail, included below. We will refund your application fees to your original payment method, and you should see that refund within the next two weeks.

Sincerely,



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7165
Email: daniel.echeverria@slc.gov
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EXHIBIT

AA

Sun, Jun 28, 2026 at 1:39 PM

----- Forwarded Message -----

From: Tupakk Renteria
To: [REDACTED] Echeverria, Daniel <daniel.echeverria@slc.gov>
Cc: Norris, Nick <nick.norris@slc.gov>; Padilla, Antonio <antonio.padilla@slc.gov>; Dan Dugan <dan.dugan@slc.gov>; Taylor Hill <taylor.hill@slc.gov>
Sent: Thursday, June 18, 2026 at 06:09:08 PM MDT
Subject: Re: Harvard Park PUD Landscape Maintenance Appeal

Mr. Echeverria,

Thank you for your email and the refund of our filing fee.

We have not pursued an administrative interpretation because it is unclear why such action is necessary or what benefit it would produce. In the spirit of a consultation prior to filing, which is provided in the application, we would greatly appreciate the opportunity to discuss the following questions with you and/or other members of the Planning Office:

1. What research (at \$60 per hour with no limit) is necessary when Case No. 319-B, the permit, and the landscaping and irrigation plans are clear on their face, and the City relied upon them in its letter dated September 24, 2025, informing the HOA of its maintenance obligations for the park strip? Since the case, permit, and plans make no distinction between the park strip and the land west of the sidewalk, we are curious to understand why the letter is not dispositive and why additional research is needed or an official interpretation is even necessary.
2. Assuming we receive an administrative interpretation consistent with the September 24, 2025, letter, and the City reiterates that the HOA must maintain the area west of the sidewalk, what is the benefit of such a decision? As it stands now, the City is not enforcing the September 24th letter – the HOA has not begun to irrigate again, the trees are dying, the grass is dead, and the area is full of weeds and animal excrement. Based on this, it seems neither we nor our neighbors will benefit from the City issuing another decision, even one that is favorable.

We would appreciate the opportunity for a consultation to discuss these questions. If that is not possible, we would be grateful for a written reply.

Thank you,
Tupakk and Stephanie Renteria

On Wednesday, June 17, 2026 at 01:21:53 PM MDT, Echeverria, Daniel <daniel.echeverria@slc.gov> wrote:

Tupakk and Stephanie Renteria,
We are following up on our correspondence from April regarding your appeal application. As an administrative interpretation application hasn't been submitted, we are formally rejecting and



DANIEL ECHEVERRIA

Planning Manager / Zoning Administrator

PLANNING DIVISION | SALT LAKE CITY CORPORATION

Office: 801-535-7165

Email: daniel.echeverria@slc.gov

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EXHIBIT BB

Norris, Nick

From: Echeverria, Daniel
Sent: Thursday, June 18, 2026 12:48 PM
To: Weinheimer, Craig; Pasker, Katherine; Rush, Nicholas
Cc: Norris, Nick; Bell, Michaela; Padilla, Antonio
Subject: RE: 1200 s 2100 e email

Thanks for clarifying Craig and sorry for the delay in getting back to you.

When your team determines that a Notice and Order needs to be issued for the weeds in both the park strip and parcel 29, please issue it to the abutting property owner only – the Renteria's. Please do not issue it to the condos/HOA.

If you have any questions on this over the next two weeks, please reach out to Nick, Michaela, and Katherine.

Thanks,



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
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From: Weinheimer, Craig <Craig.Weinheimer@slc.gov>
Sent: Thursday, June 11, 2026 6:47 AM
To: Echeverria, Daniel <Daniel.Echeverria@slc.gov>; Pasker, Katherine <Katherine.Pasker@slc.gov>; Rush, Nicholas <Nicholas.Rush@slc.gov>
Cc: Norris, Nick <Nick.Norris@slc.gov>; Bell, Michaela <Michaela.Bell@slc.gov>
Subject: Re: 1200 s 2100 e email

Weeds is a 10 day notice and we could have our contractor cut it on day 11, send the bill for parcel 29 to Tupakk and the parkstrip to the condos, tax lien if unpaid. Right now its just an eyesore but if the vegetation browns out to a combustible state, we will have to act.

Thank You



CRAIG WEINHEIMER
Supervisor
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6682
Email: Craig.Weinheimer@slc.gov
WWW.SLC.GOV/BUILDINGSERVICES/ WWW.SLC.GOV

From: Echeverria, Daniel <Daniel.Echeverria@slc.gov>
Sent: Wednesday, June 10, 2026 5:05 PM

EXHIBIT DD

63G-

On Mon, Mar 16, 2026 at 11:59 AM Harvard Park [REDACTED] wrote:

Thank you.

On Mon, Mar 16, 2026 at 11:16 AM Echeverria, Daniel <Daniel.Echeverria@slc.gov> wrote:

Hi 63G-2

Sorry for the delay, we're still in the process of gathering additional related materials from the City Recorder's archives. It's been taking some time to find those materials. I'm aiming to have something back to you in the next couple weeks.



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
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Office: 801-535-7165
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From: Harvard Park [REDACTED]

Sent: Friday, March 13, 2026 2:10 PM

To: Echeverria, Daniel <Daniel.Echeverria@slc.gov>

Cc: Norris, Nick <Nick.Norris@slc.gov>

Subject: Re: (EXTERNAL) Harvard Park Planned Development Park Strip Maintenance

Daniel,

Just checking in to see if you have any updates.

Thanks,

63G-2

On Wed, Feb 25, 2026 at 5:48 PM Harvard Park [REDACTED] wrote:

Thanks for following up.

On Tue, Feb 24, 2026 at 6:06 PM Echeverria, Daniel <Daniel.Echeverria@slc.gov> wrote:

Hello 63G-2

Russell, Margrethe

From: Russell, Margrethe
Sent: Tuesday, March 10, 2026 3:25 PM
To: Harvard Park
Subject: RE: (EXTERNAL) Re: 1200 S 2100 E

Sounds good. I appreciate the update!



Maggie Russell
Civil Enforcement Officer
BUILDING SERVICES DIVISION | SALT LAKE CITY CORPORATION
Office: (801) 535-7965
Mobile: (801) 502-2951
Email: Margrethe.Russell@slc.gov
WWW.SLC.GOV/BUILDINGSERVICES WWW.SLC.GOV

From: Harvard Park [REDACTED]
Sent: Tuesday, March 10, 2026 3:24 PM
To: Russell, Margrethe <Margrethe.Russell@slc.gov>
Subject: (EXTERNAL) Re: 1200 S 2100 E

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

I met with Daniel Echevarria with Planning on February 24, 2026. He told me that he would get back to me within two weeks (boy today) and let me know what they have decided with the new information I gave him. I have yet to hear back from him. I will give it a couple more days and then I will reach out to him. Once we have the information/decision, I will let you know and we can discuss further.

Thanks,

63G-2-3
Per

On Tue, Mar 10, 2026 at 9:16 AM Russell, Margrethe <Margrethe.Russell@slc.gov> wrote:

Hi 63G-2-

Reaching out regarding 1200 S 2100 E. Just checking in to see if there are any new updates/changes. Wasn't sure if you ended up filing an appeal. Please let me know.

Thank you!



Maggie Russell

Civil Enforcement Officer

BUILDING SERVICES DIVISION | SALT LAKE CITY CORPORATION

Office: (801) 535-7965

Mobile: (801) 502-2951

Email: Margrethe.Russell@slcgov.com

WWW.SLC.GOV/BUILDINGSERVICES WWW.SLC.GOV

On Tue, Feb 3, 2026 at 9:04 AM Russell, Margrethe <Margrethe.Russell@slc.gov> wrote:

Hi 63G-2

Thank you for your response. Unfortunately, I am off on Mondays. Do you happen to have some time on Tuesday, February 10th?

Thank you,

Maggie

From: Harvard Park [REDACTED]
Sent: Tuesday, February 3, 2026 9:03 AM
To: Russell, Margrethe <Margrethe.Russell@slc.gov>
Subject: Re: (EXTERNAL) Re: 1200 S 2100 E - Park Strip Maintenance

Thank you for getting back with me. I have several documents that I would like to show you but, if you prefer, we can start with a phone call. This week is not good for me but, I can do Monday morning, 2/9/26, if that works for you. If that day works for you, please let me know what time in the morning works for you.

My phone number is 63G-2-302(2)(d)

Thanks,

63G-2

On Tue, Feb 3, 2026 at 8:08 AM Russell, Margrethe <Margrethe.Russell@slc.gov> wrote:

Division. Those relying on verbal input or preliminary written feedback do so at their own risk and do not vest any property with development rights.

From: Harvard Park [REDACTED]
Sent: Monday, April 13, 2026 3:31 PM
To: Echeverria, Daniel <Daniel.Echeverria@slc.gov>
Cc: Norris, Nick <Nick.Norris@slc.gov>
Subject: Re: (EXTERNAL) Harvard Park Planned Development Park Strip Maintenance

Just checking to see if you have had a chance to go through the materials you mentioned and if you have come to a decision.

Thanks,

63G-2-3
Pers

On Fri, Apr 3, 2026 at 12:57 PM Harvard Park [REDACTED] wrote:
Ok, thanks for the update.

On Thu, Apr 2, 2026 at 3:56 PM Echeverria, Daniel <Daniel.Echeverria@slc.gov> wrote:

63G-2-

We're still sorting through materials, but will update you next week.

Thanks,



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7165
Email: daniel.echeverria@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

From: Harvard Park [REDACTED]
Sent: Tuesday, March 31, 2026 4:32 PM
To: Echeverria, Daniel <Daniel.Echeverria@slc.gov>
Cc: Norris, Nick <Nick.Norris@slc.gov>
Subject: Re: (EXTERNAL) Harvard Park Planned Development Park Strip Maintenance

Just checking in to see if you have come to any decision...

Thanks,



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7165
Email: daniel.echeverria@slc.gov
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From: Harvard Park [REDACTED]
Sent: Wednesday, February 11, 2026 6:00 PM
To: Echeverria, Daniel <Daniel.Echeverria@slc.gov>
Cc: Clark, Aubrey <Aubrey.Clark@slc.gov>; Norris, Nick <Nick.Norris@slc.gov>
Subject: Re: (EXTERNAL) Harvard Park Planned Development Park Strip Maintenance

Daniel,

Thank you so much for reaching out to me. Unfortunately, tomorrow and the next week are completely booked for me. The week of the 23rd is mostly free. I am sorry for any inconvenience and appreciate your willingness to talk to me. Would you mind picking a time during that week?

Thanks,

63G-2-3

On Wed, Feb 11, 2026 at 11:56 AM Echeverria, Daniel <Daniel.Echeverria@slc.gov> wrote:

Hi 63G-

Thanks for reaching out. I can meet and talk about the additional information you have and speak to any options based on that. I'm available for a call tomorrow at 1 or at 4. Or can take a call next week at the following times:

- Tuesday 2/17, 1 PM
- Wednesday 2/18, 11 AM, 1 PM

Please let me know if one of those times will work, and I will plan on that. I can look at other times if those don't work.

Thanks,



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7165
Email: daniel.echeverria@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

From: Harvard Park [REDACTED]
Sent: Tuesday, February 10, 2026 4:22 PM
To: Clark, Aubrey <Aubrey.clark@slc.gov>
Subject: (EXTERNAL) Harvard Park Planned Development Park Strip Maintenance

You don't often get email from [REDACTED] [Learn why this is important](#)

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

Aubrey,

This is [REDACTED] 63G-2-302(2)(d) from Harvard Park, HOA. I received your letter dated January 21, 2025. It included a letter dated September 24, 2025, that, unfortunately, we had not received. The same day that I received your letter, I also received an email from Maggie at Ordinance Enforcement. I reached out to Maggie and had a telephonic meeting with her and her supervisor this afternoon.

During the meeting I conveyed that there is additional information that was not taken into consideration when the letter of September 24th was drafted. I am anxious to share this information with your office in hopes that the findings can be reversed. Can I schedule a time to talk to someone who would be able to receive the additional information and talk through how to resolve this issue? Please let me know if that is possible if there is a preference as to whether we meet by phone or in person.

Thank you,

[REDACTED] 63G-2-302(2)(d) Personal Privacy

EXHIBIT EE

Norris, Nick

From: Echeverria, Daniel
Sent: Wednesday, June 10, 2026 5:06 PM
To: Weinheimer, Craig; Pasker, Katherine
Cc: Norris, Nick; Bell, Michaela
Subject: RE: 1200 s 2100 e email

Hi Craig,

I also received your email with the correspondence from the Harvard Park HOA. Can you hold off on any official enforcement for the moment? [REDACTED]

The answer to whether Tupakk has an appeal in for his parcel is - sort of. He has an appeal that we didn't accept. We left it on hold and directed him to file an administrative interpretation request instead. And told him he could use the on-hold appeal if he's unhappy with the interpretation. But he hasn't subsequently submitted an interpretation.

Did Tupakk specifically argue in a separate correspondence that we can't enforce on his parcel because he has a pending appeal? I saw the email from Tupakk to your enforcement officer, but didn't see that argument. [REDACTED]

[REDACTED]

Process-wise, if we enforce on Tupakk for the landscape violations - both the abutting park strip and his property - he could revise his appeal to address his enforcement case. What is the time period between issuing a weeds Notice and Order and sending someone out to clear them and billing the property owner? I want to be sure I'm understanding the process.

Thanks,



DANIEL ECHEVERRIA
Planning Manager / Zoning Administrator
PLANNING DIVISION | SALT LAKE CITY CORPORATION
Office: 801-535-7165
Email: daniel.echeverria@slc.gov
WWW.SLC.GOV WWW.SLC.GOV/PLANNING

From: Weinheimer, Craig <Craig.Weinheimer@slc.gov>
Sent: Wednesday, June 10, 2026 2:27 PM
To: Echeverria, Daniel <Daniel.Echeverria@slc.gov>
Subject: 1200 s 2100 e email

Hello Daniel, Im looking into the recent email from Tupakk about the little strip of land between the sidewalk and the fence owned by Tupakk parcel 16-10-352-029. Tupakk says a pending appeal should halt enforcement. Is there an appeal pending concerning the strip for parcel 29?

EXHIBIT FF

ERIN MENDENHALL
Mayor



DEPARTMENT of COMMUNITY
and NEIGHBORHOODS
Building Services

NOTICE AND ORDER WEEDS

June 18, 2026

Harvard Park Homeowners Association
1750 West 11400 South, # 120
South Jordan UT 84095

Dear Property Owner,

Weeds removal at 1210 South 2100 East # COM, Salt Lake City Utah 84108
Parcel No.: 16-10-352-031-0000 Case No.: HAZ2026-02466
USPS Tracking No.: 9114 9999 4431 3828 5911 15

NOTICE

Pursuant to Utah Code §§ 10-11-1 et. al. and Chapter 9.16 of the Salt Lake City Code, notice is hereby given that the property located at the above referenced address is in violation of section 9.16.040 of the Salt Lake City Code. Section 9.16.040 of the Salt Lake City Code states that weeds shall be maintained at a height of not more than six (6) inches at all times and the cuttings and landscape debris shall be promptly cleared and removed as well as any solid waste, unsightly or deleterious objects. The control of low growing weeds such as puncturevine, poison ivy, and bindweed must be implemented by eradication.

ORDER

NOTE: You are hereby ordered to cut and remove the weeds in the park strip along 2100 East, up to Laird Avenue. Description of debris: Overgrown weeds.

Failure to complete the removal of weeds and all required articles **on or before June 28, 2026**, will result in this office causing the weeds to be cut and cleared and articles removed. An administrative cost of \$129.00 will be added to the cost of the hired contractor. Failure to make timely payment of these expenses when demanded could result in a Lien on your property and collection by the Salt Lake County Treasurer at the time of the payment of general taxes, as permitted by Utah Code §§ 10.11-3 & 4.

You may need to cut the weeds on your property several times to maintain the height at the six (6) inch maximum.

We appreciate your cooperation. If you have any questions, please contact me Tuesday through Friday, between 7:00 a.m. to 5:00 p.m. at **801-535-7965 (Office)**, **801-502-2951 (Cell)** or by email **Margrethe.Russell@slc.gov**.

IN COMPLIANCE WITH AMERICANS WITH DISABILITIES ACT (ADA) THE FOLLOWING INFORMATION IS PROVIDED; FAX NUMBER (801) 535-6174, TDD NUMBER 711.

Respectfully,

Margrethe Russell (Jun 18, 2026 09:35:23 MDT)
Margrethe Russell
Civil Enforcement Officer, 801-535-7965

EXHIBIT GG

Rush, Nicholas

From: Weinheimer, Craig
Sent: Friday, June 26, 2026 8:32 AM
To: Rush, Nicholas
Subject: Fw: parkstrip weeds maintenance - 1220 s 2100 e
Attachments: MR1210Weeds Notice & Order - 2 - signed.pdf

Thank You



CRAIG WEINHEIMER
Supervisor
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6682
Email: Craig.Weinheimer@slc.gov
WWW.SLC.GOV/BUILDINGSERVICES/ WWW.SLC.GOV

From: Weinheimer, Craig <Craig.Weinheimer@slc.gov>
Sent: Tuesday, June 23, 2026 12:54 PM
To: [REDACTED]
Cc: Russell, Margrethe <Margrethe.Russell@slc.gov>
Subject: parkstrip weeds maintenance - 1220 s 2100 e

Dear Harvard Park HOA,

the attached June 18 weeds notice and order letter was sent via USPS mail last week concerning maintenance of the parkstrip abutting parcel 29, also known as 1200 s 2100 e. After an administrative review we have made the decision to retract the June 18 weeds notice and order. I apologize for any confusion this may have caused.

Thank You



CRAIG WEINHEIMER
Supervisor
DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION
Office: 801-535-6682
Email: Craig.Weinheimer@slc.gov
WWW.SLC.GOV/BUILDINGSERVICES/ WWW.SLC.GOV

EXHIBIT HH

SALT LAKE CITY
RECORD REQUEST[New Request](#)[Track](#)[Search](#)[SIGN IN](#)**Request #C-2026-835**[Click here](#) to scroll down and download your records.

We request all documentation, notes, email, correspondence regarding the "administrative review" described in the email below. Including the names of all the individuals that participated in the "administrative review." From: Weinheimer, Craig <Craig.Weinheimer@slc.gov> Sent: Tuesday, June 23, 2026 12:54 PM To:

[REDACTED] Cc: Russell, Margrethe

<Margrethe.Russell@slc.gov> Subject: parkstrip weeds maintenance - 1220 s 2100 e Dear Harvard Park HOA, the attached June 18 weeds notice and order letter was sent via USPS mail last week concerning maintenance of the parkstrip abutting parcel 29, also known as 1200 s 2100 e. After an administrative review we have made the decision to retract the June 18 weeds notice and order. I apologize for any confusion this may have caused.

**Details****Submitted**

Thu, Jul 09, 2026

Status

Completed

Type of Requester

Public

Name of Requestor

Tupakk Amaru G Renteria

Phone

Email

[REDACTED]

Address

2074 Laird Drive

City

Salt Lake City

State

Utah

Zip

84108

Department that holds the records you seek:

Community and Neighborhoods

Description of records requested (Be as specific as possible)

We request all documentation, notes, email, correspondence regarding the "administrative review" described in the email below. Including the names of all the individuals that participated in the "administrative review." From: Weinheimer, Craig <Craig.Weinheimer@slc.gov> Sent: Tuesday, June 23, 2026 12:54 PM To: [REDACTED] Cc: Russell, Margrethe <Margrethe.Russell@slc.gov> Subject: parkstrip weeds maintenance - 1220 s 2100 e Dear Harvard Park HOA, the attached June 18 weeds notice and order letter was sent via USPS mail last week concerning maintenance of the parkstrip abutting parcel 29, also known as 1200 s 2100 e. After an administrative review we have made the decision to retract the June 18 weeds notice and order. I apologize for any confusion this may have caused.

Date range of the records you are seeking:

06/01/2026 - 06/30/2026

I request my records in the following format:

Please be advised that you are responsible for any administrative costs associated with this records request, pursuant to GRAMA (U.C.A. § 63G-2-203). You may view the Salt Lake City Fee Schedule by clicking [here](#).

Electronic

Is this a media request?

No

Based on UCG 63G-2-203(4), are you requesting a fee waiver?

No

Requested Documents

Folder Location	File	Description	Size	Upload I
	C2026-835_Email.pdf		76.66 KB	07/15/20:

Rows per page: 5

1-1 of 1

[DOWNLOAD ALL](#)

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ACCESSIBILITY

POWERED BY JUSTFOIA

Echeverria, Daniel

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

From: Weinheimer, Craig <Craig.Weinheimer@slc.gov>

Sent: Tuesday, June 23, 2026 6:44 AM

To: Echeverria, Daniel <Daniel.Echeverria@slc.gov>; Pasker, Katherine <Katherine.Pasker@slc.gov>; Rush, Nicholas <Nicholas.Rush@slc.gov>

Cc: Norris, Nick <Nick.Norris@slc.gov>; Bell, Michaela <Michaela.Bell@slc.gov>; Padilla, Antonio <Antonio.Padilla@slc.gov>

Subject: Re: 1200 s 2100 e email

A weeds notice and order was sent to the condo association in the Thursday morning mail.

Thank You



CRAIG WEINHEIMER

Supervisor

DEPARTMENT of COMMUNITY & NEIGHBORHOODS | SALT LAKE CITY CORPORATION

Office: 801-535-6682

Email: Craig.Weinheimer@slc.gov

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