

SOUTH WEBER CITY PLANNING COMMISSION MEETING

DATE OF MEETING: 23 October 2019

TIME COMMENCED: 6:00 p.m.

LOCATION: South Weber City Office at 1600 East South Weber Drive, South Weber, UT

PRESENT: COMMISSIONERS:

Tim Grubb
Debi Pitts
Rob Osborne
Wes Johnson
Taylor Walton (excused)

CODE ENFORCER:

Chris Tremea

CITY PLANNER:

Barry Burton

CITY ENGINEER:

Brandon Jones

DEVELOPMENT COORDINATOR:

Kimberli Guill

Transcriber: Minutes transcribed by Michelle Clark

ATTENDEES: Clay Simpson, Corinne Johnson, Bridgette Hadlock, Tom Wright, Hilary Bench, Kathy Devino, Joan Turner, Bill Turner, Blair Halverson, Sandra Layland, Haley Alberts, Paul Sturm, Kathryn Hansen, Chris Hansen, Matt Smith, Chris Pope, Ember Davis, Mike Sampson, Michael Grant, Misti Lopez, Tammy Long, Mindi Smith, Jeff Bench, Jan Ukena, Amy Mitchell, Linda Marvel, Natalie Layland, WonAe Mier & Dustin Shiozaki.

PLEDGE OF ALLEGIANCE: Commissioner Pitts

Commissioner Johnson moved to open the public hearing for action on Short Term Rental Conditional Use Permit Revocation: Cobblestone Resort located at 1923 E Canyon Drive South Weber UT 84405 (Parcel ID# 13-184-0030) 1.14 acres. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Osborne, and Johnson voted aye. The motion carried.

***** **PUBLIC HEARING** *****

Public Hearing (show-cause) and Action on Short Term Rental Conditional Use Permit Revocation: Cobblestone Resort located at 1923 E Canyon Drive South Weber UT 84405 (Parcel ID# 13-184-0030) 1.14 Acres: Tanner Clagett, attorney in Bountiful, explained he was contacted this week by Dustin Shiozaki to represent him. Commissioner Osborne explained recently the City passed an ordinance allowing for short term rentals within the City with the

approval of a conditional use permit. This property owner has received three strikes. Tanner voiced he has received copies of the three strikes and has expressed to Dustin it is within his interest to comply with the city code. He understands this. One of the reasons he hired Tanner is to get in compliance and make sure he is doing what he needs to do. Tanner has spoken to Dustin about Strike #3. He understands Dustin is involved in a boudoir business. He informed him that somewhere along the line the property address came to be on that website. He said that has been removed and there is no operation of a business that falls under a sexually oriented business by the city's definition. He understands there has been off street parking. He said Dustin tries very hard to inform renters of the parking restrictions. Tanner explained Dustin has expressed an interest to comply and work with the City.

Chris Tremea, Code Enforcer, discussed the short-term rental committee who helped draft the short-term rental ordinance which was adopted on 8 August 2019. Prior to August, Chris communicated with Dustin because he received a lot of normal nuisance complaints, even outside of the short-term rental. He reported parking in the street and on the grass has been an issue as well as there were several noise complaints. During this process the upstairs was being used with the downstairs being under construction. The conditional use permit allowed for either upstairs or downstairs being rented but not both. He pointed out there have been times when as many as 50 vehicles are at this short-term rental with vehicles blocking resident's driveways. He said all these complaints have been discussed with Dustin. He said there have been times when the Davis County Sheriff's Department has been contacted. He voiced there have been numerous warnings given and nuisance violations.

Chris explained Strike #2 included parking violations; noise afterhours, and pool use afterhours. He described a time where there were 36 people going in and out over a weekend time frame. He then discussed Strike #3. He said there was an incident in late June or early July in which a blue tarp was put up around the pool. There was someone taking pictures of a topless lady in the pool. This was seen by a resident. Chris did talk to a renter who said a photo shoot was going on. He explained a resident texted him concerning information received on the internet concerning a boudoir business that was being advertised at the short-term rental. He and a deputy reviewed information received, and it was obvious this business was operating as a sexually oriented business.

Chris discussed the events of a couple of weekends ago in which the Davis County Sheriff's Department was involved with and has documentation. Chris said he did not give a Strike #4. He said attempt for compliance has been deceitful, and non-compliant by both the property owner and the business owner. He knows there are a lot of citizens who are extremely concerned for their property. Tanner asked about one floor only being used. Chris said there is only one rental agreement with one party up to 18 people. Commissioner Osborne said the number 18 came from the Planning Commission and discussion with the owner concerning what would be a fair number. He explained the Planning Commission looks at number of square footages, parking, and number of beds to come up with the occupancy number. Tanner commented he hopes that by him being here is evidence that Dustin is trying to address some of these issues. He said Dustin has provided a memo of what his obligations are to be. He did discuss the boudoir photography with Dustin and there is no longer photography going on. Chris explained he asked Dustin specific questions about the photography and he said they were not aware of the photography. He feels there was deceit.

Commissioner Osborne asked if there was any public comment.

Jeff Bench, 1916 East Canyon Drive, wishes no ill-will on anyone, but the situation has not improved. He expressed his frustration after last weekend he had to clean up beer bottle and cans from his yard. He doesn't see that anything will adjust and change. He doesn't see any positive to the City of South Weber, neighbors, or community for this to continue. He encouraged the Planning Commission to revoke the license.

Thomas Wright, 1934 East Canyon Drive, stated there is a lot of documentation over the problems at this property. He expressed this is similar to a cancer invading your life. He pointed out if this was in front of your house you would do everything you could to get rid of it.

Misti Lopez, 1191 East Canyon Drive, explained there are other VRBO's in the City that don't have these issues. She knows they can be run respectfully. She commented just because there is something happening in one, doesn't mean that is happening everywhere. She expressed there are ways to run a business and be successful.

Sandra Layland, 7294 S. 1950 E., understands there are well ran VRBO's in the City. She has attended meetings when they were granted, and she wished they were next to her home verses the existing short-term rental next to her home. She has attended many City Council and Planning Commission meetings. She has proof that Dustin has information on the Air B&B website and VRBO that advertises a lower level apartment. She also has reviews from someone who rented the basement while there was someone else renting the upstairs. She explained how difficult it is for the neighbors who live in this area. She said there is also a new subdivision going in next to this short-term rental. She feels the owners have had enough chances. She said we have reported violations and presented information to the City. She asked for the Planning Commission to revoke the conditional use permit because their pattern of behavior is not to be honored. **(SEE ATTACHED)**

Paul Sturm, 2527 Deer Run Drive, explained when the application for conditional use permit for this short-term rental was being discussed at the Planning Commission meeting on 8 August 2019, there were also other applicants for short term rentals on the same agenda. He feels the Planning Commission treated each one of them fairly.

Commissioner Grubb moved to close the public hearing for action on Short Term Rental Conditional Use Permit Revocation: Cobblestone Resort located at 1923 E Canyon Drive South Weber UT 84405 (Parcel ID# 13-184-0030) 1.14 acres. Commissioner Johnson seconded the motion. Commissioners Grubb, Pitts, Osborne, and Johnson voted aye. The motion carried.

***** PUBLIC HEARING CLOSED *****

Sergeant Pope, of Davis County Sheriff's Department, reported the following activity at the Cobblestone Resort:

April 25th unknown guest with argument back and forth with owners and contractors

June 8 lewdness – topless in pool

June 27th vandalism to pool

Sept 23rd victim was burglarized

Sept 25th request for extra patrol

Oct 3 agency assist

Oct 12 multiple police vehicles arrived for underage drinking/ 11 citations were given for illegal consumption/21 offenders/ 10 officers responded

Commissioner Grubb moved to revoke immediately the Short Term Rental Conditional Use Permit for Cobblestone Resort located at 1923 E Canyon Drive South Weber UT 84405 (Parcel ID# 13-184-0030) 1.14 acres based on non-compliance of the conditional use permit issued on 8 August 2019, namely parking, occupancy, multiple unlicensed businesses & contracts, activity not appropriate with a business in a residential neighborhood, and continued lack of effort to comply or conform with the South Weber City ordinances. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Osborne, and Johnson voted aye. The motion carried.

Commissioner Johnson recommended the City staff send a letter to Air B&B stating the conditional use permit has been revoked. Commissioner Grubb stated the property owner can always reapply for another conditional use permit, but if they continue use, it will become a civil matter.

PLANNING COMMISSION ITEMS:

Commissioner Grubb: pointed out last night's meeting was nice. He attended a nice workshop today. Hopefully, Wasatch Front and UDOT listened to what we said.

Commissioner Johnson: thanked the citizens who showed up at last night's meeting.

Commissioner Osborne: discussed how much he appreciates the communities help with this agenda item.

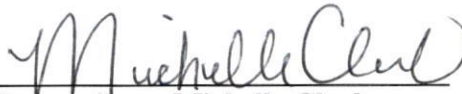
Chris Tremea: appreciates the patience the citizens have had in this process and he thanked them for being able to work with them.

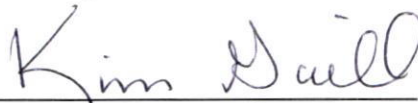
Sergeant Cope: thanked the citizens for not taking it into their own hands. He appreciated the community coming together and their patience.

A joint City Council and Planning Commission meeting will be held on 12 November 2019.

ADJOURNED: Commissioner Grubb moved to adjourn the Planning Commission meeting at 6:58 p.m. Commissioner Pitts seconded the motion. Commissioners Grubb, Pitts, Osborne, and Johnson voted aye. The motion carried.

APPROVED:  Date 14 NOV 2019
Chairperson: Rob Osborne

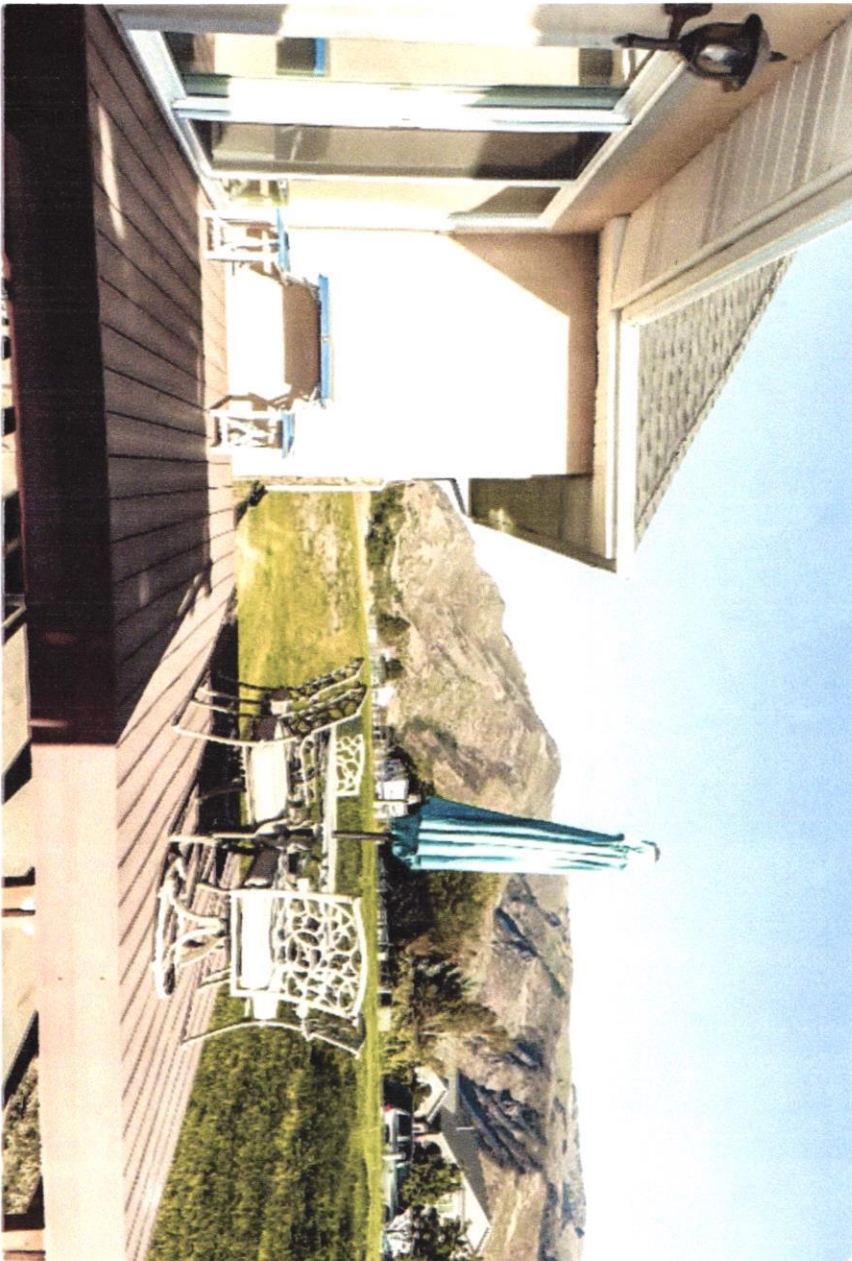

Transcriber: Michelle Clark


Attest: Development Coordinator: Kimberli Guill



22 / 67

"The home is beautiful and spacious. It is perfect for a family reunion. There is lots to do and everyone has their own area."



search





View Photos

6 bdrm 3 bath Apt, 75" tv, Pool, Hot tub, King bed

South Weber



Dustin

\$50 per night

Dates

Check-in



Checkout

Guests

1 guest



Self check-in

Check yourself in with the keypad.

Reserve

You won't be charged yet

This listing is for a lower level apartment with separate entry. Cobblestone Manor is family-friendly, luxurious, romantic, inspiring, and fun place to hang out. You can rest assured that you are getting first rate amenities. We're located near the SeaQuest aquarium, Lagoon, Snowbasin, and 2 LDS temples. Salt Lake International airport is 31 miles away.

The space

This listing is for a lower level apartment so the owner and other guests could be occupying the top floor during your stay and the outdoor areas are shared. With 3000 square feet of living area, 8' ceilings, large hallways, and 1.2 acres you and your group will be able to get some decent rest and relaxation. Are you worried about which family to give the master suite to? Now you can get 2 state of the art master suites for the price of one. With 5 bedrooms plus an extra room you will be able to get privacy from the rest of your group while still having a decent sized family room for activities. The first thing you will notice when you enter is the spacious, marble hallway and huge great room with real bamboo flooring. The 75" and 55" 4k televisions and will keep people of all ages entertained for hours. We also have a pool table and air hockey combo table!

This place is getting a lot of attention. It's been viewed 220 times in the past week.



Report this listing

here to search



Joined in 2019

Big kitchen/dinning room/ living room gathering place with the bedrooms down a hall which made it quiet for those who wanted to go to bed early and not be bothered by the rest of us playing games. Pool and slide was fun. It is downstairs, so we heard the people upstairs at 5:00am as they were up showering, etc. Our



Joined in 2019

big place for group.



Joined in 2016

September 2019



60 / 67

Party like its 1999.



search

Basement Apt.

Pg. 1

Stayed at 6 bdrm 3 bath Apt, 75" tv, Pool, Hot tub, King bed

September 2019



Our party had mixed feelings about this place. It was fine, but it was a huge disappointment in relation to what we expected based on the listing and the price we were charged for the nightly rate (we were charged \$122 and given a discount, but I see now it's listed as \$50 per night). To preface up front, I want to say that Dustin was a very polite and responsive host, and so one of the reasons I'm going to be so frank in my review is that I think he will resolve any of the issues he can/sees fit. In that spirit, and to shed light for other Airbnb guests, I'm going to liberally discuss all of the highs and lows here. On Airbnb what you see is what you get, and sometimes it's easy to forget that maybe if there are photos missing of a particular aspect of the rental that maybe it's because those parts aren't great selling points. The location is easy to navigate to, and there are a couple of close eateries near the neighborhood (Little Ceaser's and a great local burger joint). The neighborhood is quiet. The space is about 10-15 minutes away from major Ogden hubs for restaurants, businesses, entertainment, and Weber State - but it's so easy to navigate to that it only felt like a 5-10 minute drive away from things, not 10-15. Although this is a great place to sleep a lot of people in a lot of bedrooms, the rest of the space is rather restrictive for large groups. When you enter, there's a long hallway with incredibly weird lighting. The hallway gives off the stark feeling of a hotel hallway, but smaller and more blank, almost claustrophobic (none of our party, thankfully, actually had claustrophobia, or else this space would undoubtedly have triggered that.) The lighting in the hallway consists of about a half dozen lighting fixtures mounted on the wall that have LED light coloring, and when we arrived all the lights were set to weird colors, leading to some members of our group referring to it affectionately as "the creeper hallway." Each bedroom was pretty nice, but two had odd theming choices, shall we say? **The second**

when we arrived all the lights were set to weird colors, leading to some members of our group referring to it affectionately as "the creeper hallway." Each bedroom was pretty nice, but two had odd theming choices, shall we say? The second bedroom down the hallway is like a "space room" and had a strange red light fixture, lots of space theme pictures, and the lower bunk on the set of bunk beds also had patio bistro lights strung around it. It wasn't bad, it was just odd. The fourth bedroom down the hallway was a set of bunk beds, and although this room was not very big, it's the place the host chose to also put an exercise bike. This bedroom also had brown walls - one of which had animal print black stripe vinyl applied to it? The other wall in this bedroom ALSO HAD FRESH WET PAINT WHEN WE ARRIVED! Definitely not expecting that. We did not use this room - and luckily we didn't need to. The bathroom attached to the master bedroom is incredible. It's got this insane combo shower/tub with lots of jets and special features. The bathroom associated with the first and second bedrooms it also a great/normal bathroom. The third bathroom, associated with the bedrooms at the end of the hallway, has a nice shower tub, but a ridiculously small counter/sink - it's really only meant to be a hand-washing sink, doesn't accommodate use of toiletries. When marketing this as a large group place, this doesn't work. This third bathroom also hadn't been cleaned for us. There was powder residue on the tiny counter as well as lingering and liberal dried water spots (on the very small marble area). There was garbage in the garbage can. There was a leftover shampoo bottle on the shower shelf. One nice feature the host has installed in each bathroom is a wall-mounted shampoo/conditioner/body wash dispenser - it's a nice touch for guests! Keeping in mind that this listing reports that it can sleep up to 16 guests, we were kind of shocked that we'd only been stocked up with 8 bath towels - further frustrating because one of the selling points on this listing is the pool/hot tub (literally the cover/profile photo) and we had ZERO hot tub/pool towels, even though each bathroom had a spot labeled for holding those towels. Neither were there hand towels or any wash cloths at all. We went and bought wash cloths. I mentioned that there was wet paint on one of the bedroom walls when we

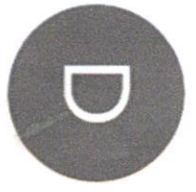
AF 3

mounted shampoo/conditioner/body wash dispenser - it's a nice touch for guests! Keeping in mind that this listing reports that it can sleep up to 16 guests, we were kind of shocked that we'd only been stocked up with 8 bath towels - further frustrating because one of the selling points on this listing is the pool/hot tub (literally the cover/profile photo) and we had ZERO hot tub/pool towels, even though each bathroom had a spot labeled for holding those towels. Neither were there hand towels or any wash cloths at all. We went and bought wash cloths. I mentioned that there was wet paint on one of the bedroom walls when we arrived. There were also other spots throughout the space (third bathroom) where paint jobs had yet to be completed. What was not really clear is that the upstairs is also its own rental/Airbnb space. We weren't expecting to use the upstairs, we were just kind of surprised, and it was a little awkward since we didn't know. You would share the pool/hot tub/outdoor space with the upstairs guests. You've also gotta share the parking with them. Parking can be in the garage and the driveway, and so hopefully this works out between your group and the upstairs group. That's gonna be a toss up/unpredictable. The host is very strict that you MUST NOT PARK ON THE STREET. As to why? Not sure. There were other neighbors who parked on the street. We messaged our host as to some help with the parking situation, and he was extremely kind, very responsive, offered to come down and help work out parking (didn't need him to, it worked out ok), but emphasized that we must not park on the street. We asked what the "nearby parking" was that was mentioned in the listing, and he said it was at the Little Ceaser's. When we left the next morning, we measured the driving distance from the house to the parking lot - it's 1.2 miles, and that really can not be considered "nearby parking" for an Airbnb listing. Now the common area for downstairs... It's a...



Marie, Orem, UT

Joined in 2013



Hi, I'm Dustin

3 listing pg. 1

Joined in 2018

Lives in Salt Lake City, UT

69 reviews

Verified

Dustin provided

- Government ID
- Selfie
- Email address
- Phone number

Dustin's listings 1



ENTIRE HOME · 21 BEDS
9 Bdrm 5.5 bath, King bed, Pool, Hot tub, 1.2 Acre

3



ENTIRE HOME · 14 BEDS
1.2 Acre South Ogden w/ Pool, Hot Tub, King Bed
***** 65



Dustin's guidebook

Overview · Reviews · The Host · Location · Policies

- ✓ Enclosed toilet area for extra privacy
- ✓ Enormous jetted tub
- ✓ Shower can be set to rainfall mode, side mode, or both
- ✓ Toilet paper

Bathroom 3:

- ✓ 1/2 bathroom / powder room
- ✓ Granite
- ✓ Toilet paper
- ✓ Towels

- ✓ Closet near entrance with extra toys
- ✓ Laptop room behind kitchen has sitting area, extra toys and games.

Guest access

Guests can use garage, pool, hot tub. The pool is open April 15 - Oct 31. The pool area with the patio, fire pit, bbq, and gazebo is open year round. The hot tub is open year round. Please cover pool and hot tub when not in use (instructions will be provided).

Other things to note

Basement is going to have workers in it 04-2019. We don't know when it will be finished but could be occupied as early as may 2019. If other people are in the basement please be respectful of quiet hours between 9 pm - 9 am. Basement will be blocked from top floor with lock on door and separate entrance, though outdoor features will be shared. You can rent both floors and get a discount.

Hide

here to search

Share Save

\$120 per night

★ 4.78 (68 reviews)

Add dates for exact pricing

Dates

Check-in → Checkout

Guests

1 guest

Reserve

You won't be charged yet

This place is getting a lot of attention.

It's been viewed 500+ times in the past week.

Report this listing

10/23/19



Hi, I'm Dustin

Joined in 2018

Lives in Salt Lake City, UT

Superhost

69 reviews

Get to know Dustin better through reviews. Reviews can only be left by past guests or hosts. Check out reviews

Verified

Government ID

Selfie

Email address

here to search

Dustin's listings ~~#1~~

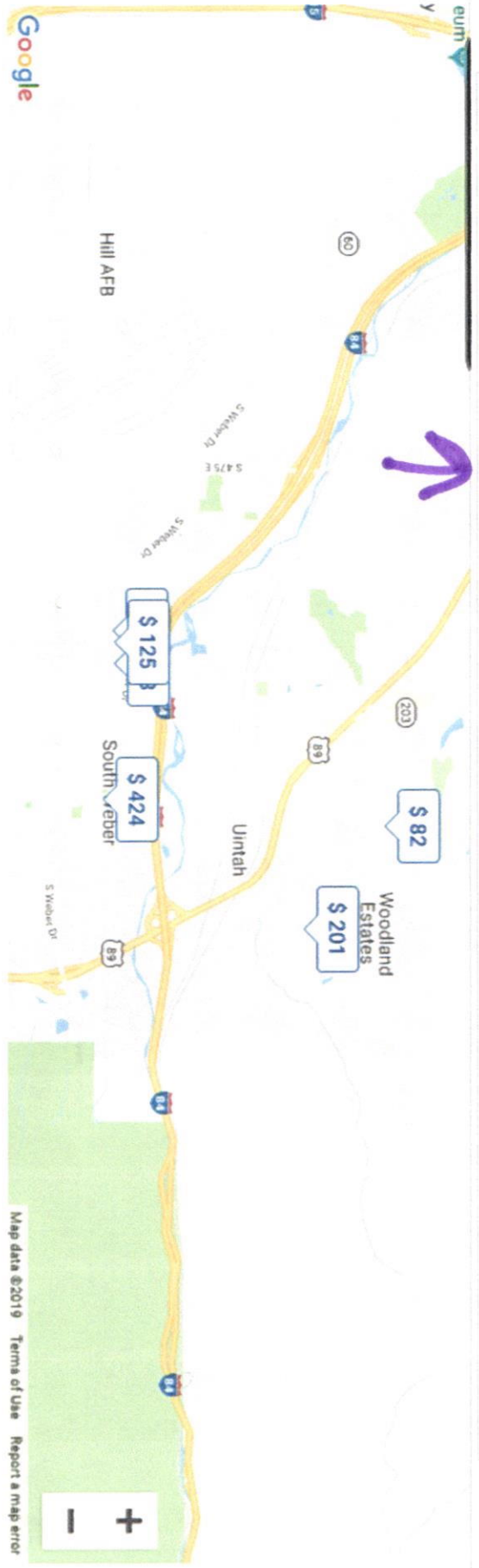


ENTIRE HOME · 12 BEDS
6 bdrm 3 bath Apt, 75" tv, Pool, Hot tub, King bed
NEW ★★★★★ 1 · Superhost



ENTIRE HOME · 14 BEDS
1.2 Acre South Ogden w/ Pool, Hot Tub, King Bed
★★★★★ 65 · Superhost

Dustin's guidebook



Sleeps 17 · 4 Bedrooms · 2 Bat...
\$424 avg/night ★★★★★ (4)



Sleeps 22 · 6 Bedrooms · 3 Bat...
\$456 avg/night ★★★★★ (23)



Sleeps 9 · 4 Bedrooms · 2 Bath...
\$193 avg/night ★★★★★ (10)



Sleeps 7 · 2 Bedrooms · 1 Bath...
\$125 avg/night ★★★★★ (12)

here to search



on VRBO



6 bdrm 3 bath Apt, 75" tv, Pool, Hot tub, King bed



Dustin

South Weber

Entire house

16+ guests 6 bedrooms 12 beds 3 baths

Dustin is a Superhost

Superhosts are experienced, highly rated hosts who are committed to providing great stays for guests.

Self check-in

Check yourself in with the keypad.

\$50 per night

Dates

Check-in → Checkout

Guests

1 guest

Reserve

You won't be charged yet

Report this listing

This listing is for a lower level apartment with separate entry. Cobblestone Manor is family-friendly, luxurious, romantic, inspiring, and fun place to hang out. You can rest assured that you are getting first rate amenities. We're located near the SeaQuest aquarium, Lagoon, Snowbasin, and 2 LDS temples. Salt Lake International airport is 31 miles away.

Read more about the space

October 1, 2019

To:

South Weber City

Attn: Chris Tremea, Code Enforcement Officer

Doug Ahlstrom, City Attorney

1600 South Weber Drive

South Weber, UT 84405

RE: Formal Complaint – Short Term Rental Property, 1923 Canyon Road, South Weber, official business address of 5 Star Boudoir

To Whom It May Concern:

We as neighbors to the property mentioned above hereby file a formal complaint against the owner and manager. Enclosed please find packets that will explain the complaint. Please be advised that some of the evidence is of a sexually explicit nature.

Packet A:

9 PAGES

Facebook 5 Star Boudoir

- Establishes nature of the business run by Dustin Shiozaki, the manager at the Cobblestone Manor Resort on Airbnb for which he does not have a Conditional Use Permit.
- Shows booking times available all day long. If you click on "See All" It will display time clear until after midnight into the AM hours.
- Shows some of the photos of models produced by this business.
- References a Groupon ad discovered on Facebook listings from 5 Star Boudoir.
- Groupon Ad includes a review (there was only one review on 9/30/19) that is given by a "WONAE". This is the first name of the owner of the property, Wonae Mier, the mother of Dustin. Not a common name.
- Displays a menu of photo shoot services available and the prices: Premium \$400, Standard \$90, Basic \$40
- Shows the 5 Star Boudoir updated their address on September 20 at 2:50pm.
- Shows map that lists address as 5 Star Boudoir, 1923 E Canyon Dr. Ogden UT 84405. (It is known that the property is in South Weber not Ogden).
- On the "About" tab it shows a map of South Weber and the location dot is 1923 Canyon Road.

Packet B:

4 PAGES

BING internet search of "5 star boudoir south weber" showing the following results:

- 1) 5 Star Boudoir (www.5starboudoir.com) stating that the office location is "1923 Canyon Dr. South Weber UT 84405".
- 2) 5 Star Boudoir – Home/Facebook (<https://www.facebook.com/5starboudoir>) that states it is in South Weber and states "we specialize in photographing various scenes in the bedroom."

Packet F:

1 PAGE

Airbnb guest review verify topless model photo shoot incident.

- Review that was given from a guest of the 1923 Canyon Road "Cobblestone Manor" Airbnb that verified the incident of the topless model at the pool that was seen by a neighbor as she was driving on the street and reported to police. At the city meeting in which this incident was addressed the owner, Wona Mier, and her son who manages the property, Dustin Shiozaki, both stated that they did not know that the "people" who were doing the photo shoot were going to do topless photos. They had tarps up around the chain link fence. The sheets placed on the outside/inside of the house referenced in Packet E are very odd. It is disconcerting to the neighborhood and reminds us of the way the tarps were placed for privacy, especially now that we are aware that there is a Boudoir company being run illegally out of this property.

•

Packet G (placed in a separate folder due to explicit nature of photos)

SET 1

3 PAGES

- These photos were taken from the Facebook page and may show the inside of the house. This could be determined by someone with access to the inside of property. To those viewing the paper copy photos, please be alerted that the first photo on the billiard table shows 4 photos of model dressed in lingerie bottoms that and is wearing a top.
- The model in the second photo is wearing the same bottoms but does not have a top on but is covering her breast with her hands.
- The third photo is a close-up photo of model wearing a lingerie top and thong bottom taken from behind that was taken from the photos on Facebook.

SET 2

5 PAGES

- These photos were taken from the website home page as you open the website. The photos are still shots of the animated slow-motion film that runs on a loop about a minute or so of model doing a photo shoot. At the end of the film she throws up a bunch of white feathers and at this point exposes her breasts fully. The first two photos were still shots taken with a phone camera of the computer playing the film. The last three are screen captures of the webpage as the film was playing and show the dates.

Please let it be known that it was extremely disturbing to gather all this information. This task would not be wished on anyone. It was done for citizens in the neighborhood and for the city officials to help in expediting the process of enforcing the law.

Although it may not be unlawful for a person to take these types of photos in a property they own outside of public view, it is not lawful to run a business of a sexual nature nor is it lawful to run any business from your home without proper permits/licenses.

We as neighbors to the 1923 Canyon Road property trust that all due diligence will be done regarding this issue by the appropriate city officials, law enforcement and legal avenues.

The paper copy of this complaint with all photo documentation is being submitted to Chris Tremea and Doug Ahlstrom, to be opened in the presence of each other.

A copy of this cover letter will be emailed to the other city officials without the attachments so that all will be aware of what is going on at this Airbnb and the urgent nature of stopping this activity by the owner and manager.

Please help us get our safe neighborhood back and thank you in advance for your efforts in dealing with this pressing issue.

Sincerely,

Sandra Layland
7294 S 1950 E
South Weber, UT 84405,

Tom Wright
1934 E Canyon Road
South Weber, UT 84405,

Bridgette Hadlock
7297 S 1950 E
South Weber, UT 84405

And Neighbors surrounding the 1923 Canyon Road property. More signatures available if needed.

73 reviews

Stayed at 9 Bdrm 5.5 bath, King bed, Pool, Hot Tub, 1.2 Acre

October 2019



This place is THE place for large groups or those wanting tons of space. Plenty of bedrooms, bathrooms and common areas. Loaded with extras like gaming tables, basketball court, pool, etc. Good location and overall fun space to be.



Brian, Dunedin, FL
Joined in 2019

Stayed at 1.2 Acre South Ogden w/ Pool, Hot Tub, King Bed

September 2019



It's a HUGE space! Lots of bedrooms and beds - it was perfect for a large group of people. There's also a lot of games, ping pong, billiards, foosball, etc. Even had a virtual reality game, but we couldn't quite figure out how to work that. Pool was closed when we booked it, but the hot tub was nice after long day of golf in the rain. It wasn't necessarily as clean as other rentals we've stayed at, but my group didn't seem to mind that much. The issue, and it's one Dustin says he's trying to address, is the neighborhood and neighbors. They are not happy with this space being on Airbnb, and are quick to tell you that. They also threaten you with tickets and towing if your cars are not in the driveway - somehow they have a street policy of not letting these Airbnb guests park on the street. Dustin has this parking policy in the rules, but it's one of many rules - I would suggest he move it to #1. They also asked specifically how many people were staying over - I think our group was 12 so we were fine, but that's another "law" the neighbors say they enforce (not sure what the limit is, but clearly it's been broken in the past). My group went to bed before midnight as we golfed the next day, but if you have a rowdy group, this place might not be the best, given the neighborhood. Something tells me they have the police on speedial. Oh - and the crazy space show is bananas!!



Mark, Salt Lake City, UT
Joined in 2014