

CITY OF NORTH SALT LAKE
LAND USE APPEAL AUTHORITY
DECEMBER 2, 2020

FINAL

Glenn Bronson called the meeting to order at 5:00 p.m.

STAFF PRESENT: Sherrie Pace, Community Development Director; Glenn Bronson, Appeal Authority/Hearing Officer; Kurt Imig, Code Enforcement Officer.

OTHERS PRESENT: none.

1. CASE N20-02652. REGENCY FUNDING & DEVELOPMENT LLC AT 265 SOUTH HIGHWAY 89-VIOLATION OF CITY CODE SECTION 4-2-1; RETAINING OF AN ATTRACTIVE NUISANCE

Glenn Bronson stated that as no one had appeared on behalf of the property owners that he would issue a default judgement. He asked for clarification on an exhibit of a Google Earth image with property boundaries showing five properties. Sherrie Pace replied that that this was related to the parcels ending in 97 and 35 and the other parcels were excluded.

Glenn Bronson entered a default judgement against the property owners of those two properties and order what has been requested by way of entry of the order.

Kurt Imig asked for clarification on the requested order. Glenn Bronson replied that the City requested a ruling that the properties in violation of City codes sections 4-2-1 and 4-2-2 and international building code (which Sherrie Pace clarified was adopted by ordinance per the building code) for allowing a continuation of attractive nuisance on the properties namely abandoned and dilapidated structures, debris and junk, graffiti, and failure to secure the property from trespass and violation. The property owners received proper notice and were ordered to immediately secure the property from trespass and the installation of a minimum six (6) foot chain link fence. Within 30 days the property owners will do one of the following options: remove the abandoned structures or remove the graffiti and debris and obtain building permits for the restoration of the property and with no less than 7 days notice an authorization for the City to enter the property and abate. A civil penalty of \$100 per day for the violations since the day of the compliance deadline. Sherrie Pace commented that this date was November 12th.

Glenn Bronson commented that he would enter an order for the things the City had requested.

Kurt Imig asked when the City could commence abatement. Sherrie Pace replied that the property owner had 30 days to abate the problem or the City could enter the property with 7 days notice to the property owner.

Glenn Bronson clarified that the requested stated “after January 3, 2020 and with no less than 7 days notice to the property owner the City of North Salt Lake is authorized to enter the property to abate the remaining violations and assess the property owner the cost of such abatement and removal of structures.” He said he would enter this by default as no one had appeared for the property owners.

2. ADJOURN

Glenn Bronson adjourned the meeting at 5:05 p.m.

Approved as directed and reviewed by Administrative Law Judge, Glenn Bronson.



Linda Horrocks, City Recorder