

CITY OF NORTH SALT LAKE  
LAND USE APPEAL AUTHORITY  
DECEMBER 16, 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 this item had several related sub matters including Parcel ID: 01-104-0033, 01-104-0034, 01-104-0035, 01-104-0036, 01-104-0097-33,-34,-35,-36,-97 that corresponded to this item. He said he reviewed the order and in light of the failure of the property owner to appear, he would enter an order by default and approve the items in the draft enforcement order.

Mr. Bronson asked in regards to the notice of violation and corrective action and said he only saw two violations 4-2-1 and 4-2-2 and that the notice of code violation did not include one of the violations, which was 4-3-3.

Sherrie Pace asked if this was due to the fact that there was not a building on the property.

Glenn Bronson said that one of the notices had a violation for a dangerous building 4-2-3 and asked if this violation was withdrawn. Kurt Imig replied that there was a garage area, which was not occupied.

Glenn Bronson said that the notice of code violation was different than the notice of violation. Sherrie Pace clarified that 4-2-3 should not be included as a violation on parcel #33 as there was not a building.

Glenn Bronson also asked in regards to parcel #34 and said the administrative citation had three sections and that the building violation should be removed. He said with those two corrections he still had a question on the fines. The request was \$1,000 for each property. The compliance period ran from December 13<sup>th</sup> to the 16<sup>th</sup> which would be three days of violation. He said that for parcels #33 and #34 that this was only two days of violations which would equal \$600. Sherrie Pace asked if the civil penalty could be assessed if the property owner was still in

violation by January 4<sup>th</sup>, which would be more than 10 business days. She asked if the violation could be written as \$100 per day starting December 14<sup>th</sup> to be capped at \$1,000 per property. Glenn Bronson was in agreement.

Glenn Bronson asked that the signature on the citation showed the notice was mailed on December 3, 2020 and if the mailing included the citation and the notice of violation. Kurt Imig said the violations were mailed and emailed to the property owner.

Sherrie Pace commented that she spoke with Chris Haertel on the telephone this morning and he indicated he would not be at this hearing but understood a fine would be assessed. He was working with the purchaser of the property to bring it into compliance soon.

Glenn Bronson stated he would issue his order off this information and what was provided in the staff report.

2. ADJOURN

Glenn Bronson adjourned the meeting at 5:10 p.m.

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

  
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Recorder