



STAFF REPORT AND FISCAL IMPACT NOTE

Ordinance: O-34-18

Title: Demolition by Neglect

Date: October 2, 2018

STAFF REPORT

This ordinance proposes to amend the Historic Preservation District Overlay district by revising the definition of “demolition by neglect” and modifying the process for investigating and reviewing reports on structures meeting the definition of demolition by neglect. The legislation maintains the reporting and documentation requirements that currently exist in the code and provides clarifying language of what should be included in any report.

The proposed legislation provides additional authorities for investigating, including limited entry into the interior of a structure, solely if it is necessary to assess the exterior condition of the property and requires a public hearing on the reporting of any structures to the Historic Preservation Commission that have been investigated.

The proposed legislation removes the Mayor’s participation in the demolition by neglect process and requires the Director of Planning and Zoning to investigate whenever he/she has been made aware of an allegation of demolition by neglect.

Prepared by: Pete Gutwald, Director of Planning and Zoning

FISCAL IMPACT

We cannot determine the fiscal impact of this ordinance. If passed, an owner’s financial ability to maintain and repair the property will no longer exempt the owner from the demolition by neglect provisions. However, the Director of Planning and Zoning (Director) does not anticipate that this change will affect the number of violations and does not anticipate a need for additional staffing.

The ordinance also allows the Director to consult with and retain consultants and experts in the field of historic preservation. The City will incur costs for these services. Planning and Zoning's budget includes \$15,000 for such experts and currently, the Director does not anticipate exceeding the budgeted amount as a result of this ordinance.

Prepared by: Jodee Dickinson, Finance Director