

# PZ-23-00094

# Building & Property Care Standards

City Council

December 5, 2023





# Building & Property Care Standards

## Project Team

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“It is not enough for cities to be beautiful and efficient. They could, and should, be just and fair as well, and planners should work toward human betterment.”

Norman Krumholz, FAICP



# Building & Property Care Standards

- Rules for maintenance of all land and buildings
- Life and safety regulations
- Accumulation of garbage/debris/refuse/litter
- Hazardous and dangerous conditions
- Deteriorating structures
- Abandoned properties and vehicles



# Building & Property Care Standards

## Considerations

- Housing Emergency
- Climate Emergency
- Neighborhood & Heritage Preservation
- Social Equity
- Health and Safety of Neighborhoods



# Building & Property Care Standards

## Selected Approach

- Create simple, clear standards for buildings and land
- Support standards with improved city code
  - Littering, Nuisances, Abandoned Vehicles
- Appendix: how to meet the standards
- Continue to work with A League of Neighborhoods
- Create a Property Care program



# Building & Property Care Standards

## Public Process

- Community Survey
- Series of working group meetings
- Chamber of Commerce Government Affairs
- City Council work sessions
- Housing Commission
- Commission on Inclusion & Adaptive Living



# Building & Property Care Standards

## Division 7-06 Building and Property Care Standards

### 7-06-001-0002 Purpose

The purpose of the Building and Property Care Standards (PCS) is to **improve and maintain the appearance of the City of Flagstaff and improve quality of life by protecting public health, safety, and welfare**. These standards establish minimum exterior maintenance standards for **all residential and non-residential buildings and properties** in the City to protect against hazardous, deteriorating, and other dangerous conditions.

### 7-06-001-0003 Intent

These standards shall be applied and enforced **fairly and consistently**. The City shall provide **adequate notice to affected property owners to resolve conditions and the City may provide resources to assist property owners with compliance as they are available**. It is the intent of the City to work with property owners and tenants to preserve existing buildings and housing.



# Building & Property Care Standards

## **7-06-001-0004 Definitions**

**DEBRIS:** The remains of something broken down or destroyed.

**GARBAGE:** Food waste; discarded or useless material.

**LITTER:** Trash, wastepaper, debris, or garbage lying scattered about. An untidy accumulation of objects.

**TRASH:** Things that are no longer useful or wanted and have been thrown away; something in a deteriorated or broken condition.



# Property Care Standards

## 7-06-001-0005 Property Care Standards

**Property Standards:** These standards shall provide for the elimination of Litter, Debris, Inoperable equipment, Hazards, and Attractive Nuisances, for the purpose of protecting public health, safety, and welfare:

1. Property owners shall provide **Container capacity** adequate to meet the Garbage and recycling removal needs of the property to prevent the accumulation of uncontained Litter and Debris. Containers shall be secured on the property and maintained in good working condition.
2. Properties shall be kept **free from the accumulation of Litter, Trash, Debris, or Garbage.**
3. **Inoperable equipment, vehicles, and appliances** shall not be stored on a property where it is visible from the public right-of-way or accessible to members of the public.
4. Properties shall remain free from **Hazards** including but not limited to damaged or dead trees or vegetation, unsecured, exposed, or inoperable private utility infrastructure, or walls and fencing that are structurally unsound.
5. **Unoccupied properties** shall be posted "No Trespassing" or adequately secured to prevent unauthorized use of the property.



# Building & Property Care Standards

## 7-06-001-0005 Property Care Standards

**A. Buildings and Structures Standards:** These standards shall provide for the elimination of conditions of Abandonment, Deterioration, and Attractive Nuisance, for the purpose of protecting public health, safety, and welfare:

1. Windows and doors shall be maintained in proper working condition. Where damaged windows or doors require repair or replacement, **temporary security measures may be installed for no more than 90 days.**
2. All buildings and structures shall be maintained to **prevent Deterioration or the appearance of Abandonment** that threatens the buildings longevity. This includes but is not limited to general building maintenance such as repairs of windows, doors, roofs, and exterior structural elements.
3. **Unoccupied buildings** shall be posted “No Trespassing” or adequately secured to prevent unauthorized use of the property.



# Building & Property Care Standards

## **7-06-001-0006 Exemptions**

It shall be the sole discretion of the City of Flagstaff to suspend enforcement of these standards due to circumstances beyond the control of the property owner, such as community events, natural disasters, fires, flooding and managing through recovery.



# Building & Property Care Standards

## Chapter 6-07 Abandoned Vehicles

- Retitle: Inoperable Vehicles
- New Definitions
- Identify where Inoperable Vehicles are permitted to be stored
- Consistent penalties and process



# Building & Property Care Standards

## Upcoming Dates & Next Steps

December 5: 1<sup>st</sup> Reading of Property Care Standards Ordinance

December 19: 2<sup>nd</sup> reading of Property Care Standards Ordinance

February 2024: Property Care Standards Appendix & Littering Amendment