



COMMUNITY DEVELOPMENT

MEMORANDUM

Date: October 18, 2023

To: Housing Commission

From: Dan Folke, Community Development Director

Subject: Building & Property Care Standards

The attached Building and Property Care Standards (PCS) are the outcome of a series of citizen working group meetings that were held during the summer of 2022 and subsequent City Council work sessions, including one on June 13, 2023. At the June work session, City Council requested the PCS be reviewed by the Housing Commission.

While the PCS address issues identified as important through the community process, it was also recommended to review existing sections of code that will support the PCS and provide standards that address littering, nuisances (dangerous and abandoned buildings), and abandoned vehicles.

Attached to this report are proposed text for a new Chapter 7-06 Building and Property Care Standards, and amendments to Chapter 6-06 Littering and Chapter 6-07 Abandoned Vehicles. Staff also reviewed Chapter 6-04 Nuisances (Dangerous Buildings) as well as sections of the International Building Code and Housing Code. No changes are proposed to these sections at this time.

Chapter 7-06 Building & Property Care Standards

- includes purpose and intent, definitions, standards for buildings and property, and exemptions
- definitions are short and consistent with those found in a dictionary
- property standards address adequate storage of litter and debris,

- accumulation of litter and debris, storage of inoperable vehicles/equipment/appliances, hazards and securing vacant properties
- building standards address abandonment, deterioration, and attractive nuisances on private property
- allows temporary security of broken doors and windows no more than 30 days, then they must be replaced
- 180 days to secure then replace doors & windows is standard in published Property Care Ordinances
- Current rules allow buildings to be secured (boarded up) indefinitely
- Provides exemptions for community events and disasters
- appendix on best practices to meet the standards

Chapter 7-11 Littering

- Move from Title 6 Police Regulations to Title 7 Health and Sanitation
- New Chapter 7-11 Littering
- new definition Litter
- eliminate confusing definitions, remove unnecessary and repetitive sections, and remove enforcement procedures specific to litter
- enforcement will utilize the Civil Enforcement Procedures

Chapter 6-07 Abandoned Vehicles

- change chapter title to 'Inoperable Vehicles'
- delete definitions abandoned and junked
- new definitions for Inoperable Vehicle and Sheltered Storage
- inoperable vehicles must be sheltered in a garage, carport, rear fenced yard or covered in driveway or unfenced rear yard