

City Council Workshop August 1, 2007

Property Maintenance Ordinance

Overview of Original Draft Adjustments

1. Elimination of definition, "Commercial Handbills", p.1
2. Elimination of printer and distributor identification for producers of handbills, p.11
3. Vehicle for sale prohibited on streets with speed limit above 25mph. P18. (b)(2)
4. Natural Landscaping. Staff discussion regarding the requirement of landscaping of native plants and grasses to be registered with the city. P21 (b)(5)

Property Maintenance and Code Enforcement

Property Maintenance and Code Enforcement

I. Current Codes and Compliance Practice.

Current Codes regulate:

- Blight
- Inoperable/Unlicensed Vehicle
- Recreational Vehicles
- Commercial Vehicles and Equipment
- Weeds
- Vacant and Dilapidated or Dangerous Buildings
- Fences

Causes of Blight

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- Unlicensed/Inoperable vehicles
- Building materials
- Junk
- Uninhabitable structures
- Vacant buildings
- Partially completed structures
- Weeds
- Fences

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- Proposal: vehicles be stored on hard surface only.
- **Proposal: no storage of vehicles under tarp.**



Unlicensed/Inoperable Vehicle Enforcement Stats

2004.....	261
2005.....	288
2006.....	325

Blight Prevention



BUILDING MATERIALS



JUNK CARS AND MATERIAL



BRUSH PILES



Blight Enforcement Stats

2004.....	281
2005.....	314
2006.....	381

2005/2006 Blight Resolution

1-30 Days	82.6%
31-60 Days	7 %
61-90 Days	5.5%
Over 90 Days	4.4%

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Proposed addition to the Blight Ordinance

- Hand Bills. Prohibit the mass distribution of flyer and advertisements and unsubscribed newspapers. It would require hand delivery.
- Littering. Would establish civil fines up to \$2500.00 for cost related to the removal and storage of abandoned vehicle and other debris.

Recreational Vehicles





RV Enforcement stats

2004.....	191
2005.....	211
2006.....	230

Recreational Vehicles

Proposal:

1. Replace the 72 hours exception with 48 hours.
2. Require the storage to be on a hard prepared surface.

Commercial Vehicles and Equipment







Commercial Vehicle Enforcement Stats

2004.....	101
2005.....	122
2006.....	114

Uninhabitable Structures







Uninhabitable Structures

Proposal:

1. Buildings boarded up have up to 150 days to make structure livable or demolished.
2. Boards on the building must match the paint of existing exterior.

Proposed Property Maintenance Ordinance

First Consolidate Current Ordinances into one PMO

- Blight Ordinance
- Junk Cars
- Recreational Vehicles
- Commercial Vehicles and Equipment
- Weeds
- Vacant and Dilapidated or Dangerous Buildings
- Fences

Second
Identify Issues that current
ordinances do not address and
add to the PMO.

Occupied Dilapidated Homes









Building Exterior Maintenance



INCOMPLETE WORK ON STRUCTURES











Accessory Structures





