#### 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

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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

• Vehicles must be currently licensed.



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- Proposal: a limit of 15 days for vehicle to remain under repair.
- Proposal:vehicles be stored on hard surface only.
- Proposal: no storage of vehicles under tarp.

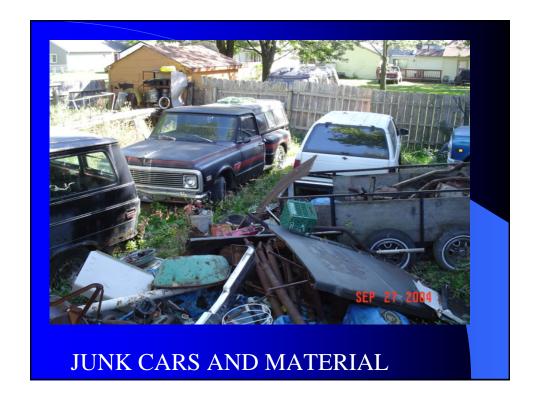




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# Blight Prevention











# 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%



### Proposed addition to the Blight Ordinance

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

#### Recreational Vehicles









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#### 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













































