

City of Apache Junction Council Work Session Code Compliance Strategy 2016

January 4, 2016



Code Compliance Imperative

- **Council Retreat (Advance) - Topic of Discussion**
 - Community members and organizations are increasingly concerned about community image and are “tired” of poorly maintained properties
 - Council indicated that revisiting the city’s code compliance efforts is a priority and timely given that that Vol. I, Chapter 9 Health and Sanitation have not been reviewed in 10 years



Why Is Code Compliance Important to the Community?

- Quality of life for residents
- Good for both businesses and neighborhood livability
- Promotes stable property values
- Healthy Community
- Reinforces city expenditures for infrastructure (e.g. streetscaping “the Trail”)
- Community Image



Leadership and Team Effort

- A community imperative requires leadership and a team effort cutting across most departments
- Development Services (Building and Safety, Planning and Zoning, Revenue Development)
 - Strong Sustainable Communities (SSC) Neighborhood Revitalization Program (Grants and Economic Development, Planning and Zoning)
- Management Services, Public Works, Police Department, Economic Development, Municipal Court, PIO, IT



Background

- Council Work session (8-31-15) on common code items and Mesa's differences (Mesa Code Brochure)
- Code Compliance involves:
 - Vol. I, Chapter 9 (Health and Sanitation)
 - Vol. II, Chapter 1 (Zoning) (Illegal Businesses)



Code Compliance Game Plan for 2016

- Improve Current Processes
- Revamp Chapter 9 Health and Sanitation – International Property Maintenance Code
- Modify Zoning Code
- Adopt Minimum Housing Code
- Develop Strategy for Aging Housing Stock



Improve Current Approach...

- Improve existing system (e.g. door hangers – 75% compliance with informal approach)
- Staffing – short term - two dedicated code compliance officers and two dedicated counter – permit specialists
- Staffing – longer term – two additional code compliance officers
- Educate property owners
- Improve City Website for complaint tracking system, education
- Continue to be firm but fair



Revamp Chapter 9

- Review nearby communities property maintenance standards, fine structure, and civil vs. criminal complaint
- Shorten clean-up times for some offenses (garbage)
- Mandatory refuse/recycling collection
- Incorporate International Property Maintenance Code (addresses commercial and residential exteriors)



Revamp zoning code

- Parking autos in front yards
- Parking of RVs in front yards and driveways
- Fencing, require uniform materials
- Illegal businesses such as salvage and recycling operations in residential zones



Adopt Minimum Housing Code

- Address interior living conditions of residential properties
- Assists PD when squalid conditions are found



Develop long-term strategy for aging housing stock

- Antiquated developments
- Minimum maintenance standards
- Infill strategy for vacant properties
- Housing Rehabilitation (7 homes/yr)
- Paint and Fix-up programs
- Continue Strong Sustainable Communities (SSC)



Discussion and Next Steps

- Next Steps –
 - Bring back DRAFT amended Chapter 9 Ordinance for future Council Work Sessions - Spring
 - Adopt International Property Maintenance Code
 - Adopt Minimum Housing Code
 - Zoning Code Amendments (once Sign Code is amended)

