



Property Care Ordinance (PCO) Working Group

May 26, 2022

1:00p – 3:00p

Murdoch Center or Teams

Microsoft Teams meeting

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1. Welcome and Introductions
2. Review of Ground Rules
 - a. Let all participate
 - b. Turn phones off/volume down
 - c. Assume positive intent
 - d. ???
3. Review of schedule & meeting topics
4. Discussion on Debris Accumulation standards
5. Discussion on Hazards standards
6. Discussion on Equipment & Vehicle standards
7. Discussion on Recycling & Refuse standards
8. Closing Comments
9. Adjourn

Property Care Ordinance – (PCO) (Draft May 26, 2022)

Title (Draft)

This Chapter shall be known and may be cited as the “Property Care Ordinance of the City of Flagstaff”. Within this Chapter, it may be known as “PCO”.

Purpose; (DRAFT)

The purpose of the property care ordinance is to protect against hazardous and deteriorating conditions that negatively impact the health, safety, welfare and quality of life in of the Flagstaff AZ Community; and

By To establishing minimum requirements for the care of buildings and their land; and

To preserve existing building and housing stock with sustainable practices; and

To mitigate the impacts of gentrification and displacement; and

With compliance consistently applied without undue hardship.

Intent

This PCO shall be applied and enforced fairly, sensibly, consistently, and reasonably to promote the care of all buildings and land in the City; and

Where owners will be notified per a series of communications notices in a process provided in this Chapter with sufficient time to rectify the problem with resources noted for compliance and for those with economic or other challenges.

Worksheet P.C.O. (4 categories 5/26/2022)

DRAFT Property Care Standards & Guidelines DRAFT

The Property Care Ordinance proposes to be organized and address requirements through a stated TITLE, STANDARD, and accompanying GUIDELINES. The intent is to address a category of concern in TITLE, describe the required action as a stated STANDARD, and provide guidance with a simplified list of GUIDELINES. Guidelines are not able to cover all instances, so the Standard is again referenced to see if a health and safety issue has been rectified.

DEBRIS ACCUMULATION:

Property Care Standard for Debris Accumulation: Removal of an excess of accumulation of materials that present a health and safety issue, such as harboring pests, fire danger, and deteriorating discarded materials.

GUIDELINES - Remove and properly dispose of:

- Deteriorating litter from the property that consists of discarded paper, plastic, metal, and similar debris that presents a health and safety issue to the property and adjacent properties.
- Piles of solid materials that are harboring insects, rodents, and other pests impacting the property and adjacent properties.
- Dry material such as grass, branches and other combustible material that present a fire danger to the property and adjacent properties.
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DEBRIS DEFINITION: *Scattered pieces of waste or remains.*

HAZARDS:

Property Care Standard for Removal of Hazards: Eliminate hazards present on and encroaching from the property that may cause harm to the owner, tenant, visitor, service/delivery person or the public.

GUIDELINES – Repair or Remove and properly dispose of:

- Sharp and jagged objects from property access points and routes and yard areas that may cause harm to persons that access and utilize the property.
- Rectify loose objects that may fall or present a tripping hazard to persons that access the property.
- Resolve all conditions that present a hazard that encroaches into the public right-of-way or a neighboring property.
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HAZARD DEFINITION: *A danger or risk.*

EQUIPMENT & VEHICLES:

Property Care Standard for removal of Inoperable equipment & vehicles:

Remove inoperable items from the property that is visible from the street or adjacent properties.

GUIDELINES – Repair or Remove and properly dispose of:

- Inoperable motorized vehicles.
- Inoperable non-motorized vehicles.
- Inoperable equipment.
- Inoperable appliances.
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INOPERABLE DEFINITION: *Not able to be operated.*

CONTAINERS – RECYCLING & REFUSE

Property Care Standard for Adequate recycling & refuse containers: Each property shall provide adequate numbers of containers to accommodate materials without overloading and spill over.

GUIDELINES – Provide an adequate number of containers to properly dispose of materials:

- Recycling containers shall not be overloaded and required to have the lid closed upon pick up. Retain excess until next pick up
- Trash containers shall not be overloaded and required to have the lid closed upon pick up. Retain excess until next pick up
- Note Bulk Pickup schedule and collection requirements of “acceptable items”, “Unacceptable items” and “Collection’s instructions” are applicable.
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CONTAINER DEFFINITION: An object used to hold something.

Please provide comments, concerns, clarifications, and recommendations to improve the PCO Ordinance and program implantation concepts and procedures.

NOTES: _____

_____ *continued on back of page*

Comments and questions can be emailed or directed to:

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