



## Property Care Ordinance (PCO) Working Group

**June 23, 2022**

**5:00p – 7:00p**

**Murdoch Center or Teams**

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### 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. Review of Purpose and Intent statement
5. Discussion on Building Deterioration
6. Discussion on Abandoned/Vacant Buildings
7. Discussion on Vacant/Undeveloped Property
8. Closing Comments
9. Adjourn

Next Meeting: July 14, 2022 1p-3p Murdoch Center

## Property Care Ordinance

(June 23, 2022)

### Title:

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

### Purpose:

The purpose of the property care ordinance is to protect the health, safety, and welfare by establishing minimum exterior maintenance standards for all residential and non-residential buildings, structures and property, and vacant land in the city to protect against hazardous, deteriorating , and other dangerous conditions. Furthermore, implementation of the property care standards reflect community priorities for a safe and healthy, engaged and inclusive community, and to advance social equity and social justice through the ethos of neighbor helping neighbor.

### Intent:

- A. It is the intent of the city to work with property owners to preserve existing buildings and housing because an existing building is the most sustainable building.
- B. It is the intent of the city to discourage mitigate the impacts of gentrification and the impacts of displacement by maintaining minimum care standards and assisting property owners with limited resources and other vulnerabilities.
- C. The PCO shall be applied and enforced fairly and consistently. The city shall provide adequate notice to affected property owners to rectify the problem(s) and when feasible the city will provide resources to assist property owners with compliance.
- B-D.

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### Implementation:

~~The PCO shall be applied and enforced fairly and consistently. The city shall provide adequate notice to affected property owners to rectify the problem(s)~~

and when feasible the city will provide resources to assist property owners with compliance.

# Standards & Guidelines for Property Care

## Previously reviewed standards.

Some of the following 6 previously reviewed PCO Standards may be able to be absorbed into a single more comprehensive Standard reducing the number of categories. For example, "Removal of Hazards" could be combined and simplified with "Attractive Nuisance". This is called out for consideration in an effort to keep the PCO as simple and clear as possible. Please also consider the next 3 PCO Standards on where aspects are similar and could be unified for the reduction of categories.

**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.

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

**Property Care Standard for removal of Inoperable equipment & vehicles:** Remove inoperable items from the property that is visible from the street or adjacent properties.

**Property Care Standard for Attractive Nuisance:** Remove and or secure aspects of the property that may attract persons that may cause harm, safety, or criminal activities.

**Property Care Standard for Property Perimeter:** Each property shall not encroach upon the adjacent or public right-of-way with aspects that impact the safe enjoyment of the neighboring property.

**Property Care Standard for Street Frontage:** Resolve both visual and physical issues with neglected and vacant buildings that negatively impact property values and the desirability of adjacent properties and the neighborhood.

## Deterioration

**Property Care Standard for Building Deterioration:** Provide remedies to the deterioration of a building that threatens its longevity and allows for continued safe and healthy habitation.

**GUIDELINES – Repair, Secure, replace and properly dispose of deteriorated materials:**

- Of roofs and other sloped and horizontal members to prevent penetration of water and moisture into subsurface, structure and interior.
- Of exterior wall surfaces of siding, brick, stone, stucco, etc. and vertical surfaces/supports to be cared for to prevent penetration damage of subsurface and intrusion of moisture and water into the interior.
- Of exterior features such as trim, soffits, fascia, vents, chimney, skylights and similar that are missing or in a deteriorated condition to allow for the intrusion of moisture or water to damage the structure or allow for intrusion into the interior.
- Of exterior windows and doors that allows for penetration of moisture or water into the interior.
- Of exterior finishes of paint, stain, waterproofing or of the material itself to be cared for to protect its underlying material as intended.

*Discussion: Peeling paint is a visual issue but can also threaten the longevity of a home for its continued use. Is this important?*

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**Vacant Building – NOTE:** *This same language was used for “Street Frontage” but would be applicable to the entire building. Is there and interrelationship between the Standards of “Vacant Buildings”, “Street Frontage”, and “Attractive Nuisance” and a potential to unify?*

**Property Care Standard for Vacant Buildings:** Resolve both visual and physical issues with vacant buildings that negatively impact property values and the desirability of adjacent properties and the neighborhood.

**GUIDELINES – Repair, Secure, Remove and properly dispose of deteriorated materials, which indicate an appearance of abandonment visible from street frontage:**

- Remove litter, door hangers, mail that accumulates at a home or building’s entry.
- Repair broken, loose and damaged building components such as screen doors, windows, shutters, and other materials.
- Graffiti shall be removed immediately and effectively.
- Vacant buildings for sale shall have secured door locks and secure windows that deny access.
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- The property owner may decide to fully secure and/or board up a vacant building to resolve break in problems until long-term solutions are determined.
  - Site shall be properly posted for no trespassing and include contact information (phone & email) of management and/or owner to report problems that impact neighbors, and neighborhood desirability.
  - Door secured with Locks, screws, wood blocking on doors to prevent access.
  - Window secured with, screws, wood blocking on windows to prevent access.
  - Board Up
    - Panels shall be cut to fit windows and doors openings.
    - Panels are to be painted or stained to improve appearance.
    - Panels shall be secured with adequate screws and/or, tamper resistant, alternate screws head design, drilled out heads all to provide additional security.
    - Problem areas of entry are to be provided with additional means such as interior blocking with thru bolts or similar.
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## Vacant Property

**Property Care Standard for Vacant Undeveloped Property:** Vacant property shall be kept free of hazards and conditions that impact adjacent properties.

### **GUIDELINES - Remove and properly dispose of:**

- Litter accumulated at the property consisting 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.
- Hazardous & Dangerous conditions that may cause harm or provide for an Attractive Nuisance that supports criminal activity.
- Encroachments into neighboring properties and public rights-of-way.

### **Guidelines continued for Vacant Undeveloped Property.**

#### **Posting & Security**

- Vacant sites and lots shall provide identifiable and maintained boundaries.
- Site shall be properly posted for no trespassing and include contact information (phone & email) of management and/or owner to report problems that impact neighbors, and neighborhood desirability.
- Vacant property owners are responsible for security of and addressing problems associated with their property.
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