

March 13, 2017

To: Mayor Knight & Valdez City Council Members
From: Lisa Von Barga, Community & Economic Development Director
CC: Elke Doom, City Manager
Re: Work Session: Code Enforcement Discussion Summary

Zoning Enforcement

This includes areas of the code covered by Title 17 (Zoning) of the Valdez Municipal Code:

- Permitted uses and structures in all zoning districts
- Conditional uses and structures in all zoning districts
- Accessory uses and structures in all zoning districts
- Variances and Exceptions
- Property setbacks in all zoning districts
- Maximum lot coverage in all zoning districts
- Signs
- Permitted home occupations
- Building heights
- Fencing, walls and hedges
- Off-street parking and loading
- Raising of livestock
- Use of mobile homes outside mobile home parks

Enforcement of Title 17 is the responsibility of the Community Development Department. The most frequent type of zoning enforcement is the use of property. A copy of Chapter 17.14 (Single-Family Residential Zoning) has been attached for reference by the Council as an example of how most of these categories are outlined for each zoning district.

Building Enforcement

This includes areas of the code covered by Title 15 (Building) of the Valdez Municipal Code:

- Building Code (Commercial Construction & Renovation)
 - Dangerous Buildings
 - Temporary Buildings
 - Seasonal Use Structures
- Residential Code (Residential Construction & Renovation)
- Electrical Code
- Plumbing Code
- Mechanical Code
- Fuel/Gas Code
- Fire Code
- Mobile Homes & Mobile Home Parks
- Flood Hazard Mitigation

Enforcement of Title 15 is mostly the responsibility of the Building Department, within Community Development. Some aspects of the Fire Code are enforced with the help of the Fire Department.

Nuisance Enforcement

This includes areas of the code covered by Chapter 8.20 (Nuisances) of the Valdez Municipal Code:

- Public Nuisances
- Junk Vehicles
- Noise
- Emission of Dense Smoke
- Escape of Soot, Cinders, etc.

The list of public nuisances is too long to outline in this memo. Therefore a copy of Chapter 8.20 is attached for reference (12 pages long). The enforcement of Chapter 8.20 is shared by Community Development and the Police Department. Public nuisances and junk vehicles are enforced by Community Development. Noise is enforced by the Police Department. Emission and Soot/Cinder Escapement is the least prevalent complaint and is shared by both departments as necessary.

Vehicle & Traffic Enforcement

This includes areas of the code covered by Title 10 (Vehicles & Traffic) of the Valdez Municipal Code:

- Traffic Code
- Miscellaneous Traffic Regulations
- Parking
- Snowmobiles
- Recreation Vehicle Parks & Campgrounds

This section of the code is almost exclusively enforced by the Police Department. They receive some assistance from Public Works. Community Development enforces Recreational Vehicle Parks & Campgrounds as it is tied to the Zoning Code.

This outline is meant to be a reference document from which to have a discussion with Council about the different types of enforcement and responsible parties.

With code enforcement, the most important step must be to acknowledge what priorities are to be accomplished. Once that is established by the Council, staff can provide an enforcement plan, along with expected staff resources and timelines.

Staff looks forward to this discussion with Council.

This report does not cover business registration or itinerant vendor enforcement; Animal Control enforcement; or Public Peace & Welfare offenses covered under Title 9 of the Valdez Municipal Code.