

Code Compliance

Community Development Advisory Board

September 17, 2018

Applicable Council Goals

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- *Revitalize and eliminate blight in Los Alamos and White Rock*
- *Implement the Comprehensive Plan with an emphasis on neighborhoods and zoning*

Overall approach

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- ❑ Achieve compliance before any citation is initiated
- ❑ Be available to assist in addressing a violation with each resident or business
- ❑ Prioritize life safety hazards
- ❑ Strive to identify the larger or more visible concerns with respect to nuisances
- ❑ Every month Code Compliance Officers and supervisor do field inspections as a team to maintain consistency in the enforcement of the codes

Overall approach

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- Be sensitive to the emotional side of the process for the property owner
 - ▣ Also, interactions could become dangerous and in some cases have resulted in injury or death for code inspectors
- Are aware of the core property rights of owners
 - ▣ Plain view doctrine
 - ▣ Legal precedent regarding private property rights

Prior

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- ❑ No policies and procedures
- ❑ No training program
- ❑ Supervision was inconsistent
- ❑ No big picture approach
- ❑ Inconsistent processes between staff
- ❑ Excel database tracking
- ❑ Inconsistent follow up

Now

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- ❑ More proactive
- ❑ Policies and Procedures
- ❑ Trained Code Officers
- ❑ Systematic Approach and Routine
- ❑ Supervision
- ❑ More consistency in Field
- ❑ Energov Tracking

Processes and routines

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- ☐ daily
- ☐ weekly
- ☐ staff meetings
- ☐ phone calls
- ☐ follow up
- ☐ court

Outreach

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- ❑ Farmers Market
- ❑ County Fair
- ❑ Senior Talk in Los Alamos and White Rock
- ❑ North Mesa Stable Group
- ❑ Guerilla Gardner group
- ❑ HOA meetings
- ❑ KRSN

Presentations to Council

- May 13, 2013 – Work session discussion regarding expanding property maintenance requirements
- January 7, 2014 – Regular session adoption of new property maintenance standards (Chapter 18)
- December 1, 2015 – Introduction of three ordinances: Sidewalks/ROW maintenance, Unhitched Trailers
- January 5, 2016 – Approval of three ordinances: Sidewalks/ROW maintenance, Unhitched Trailers
- August 23, 2016 – Work session discussion of housing that included the vacant housing issue
- August 30, 2016 – Introduction of ordinance re: snow removal from sidewalks
- September 27, 2016 – consideration of snow removal ordinance fails to be adopted
- March 14, 2017 – Work Session Update on Building Permits and Code Enforcement
- August 22, 2017 – Work Session discussion regarding Neighborhoods and Code Enforcement

training

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- 2 Code Compliance Officers 40 hours of training each

Topics

- Abandoned and junk vehicles
- Dangerous building abatement
- High weeds and trash
- Home occupations
- Legal aspects of code compliance
- Minimum housing standards
- Sign regulations
- Attended “What is a weed” presentation by NM Extension

Education Credits

- 3.6 CEUs
- 3.60 hours - International Code Council (ICC)

Maintenance in Right of Way (2016)

- **Sec. 18-33. - Responsibility.**
- (a) The owner of the premises shall maintain the structures and exterior property in compliance with these requirements, except as otherwise provided for in this Code. A person shall not occupy as owner-occupant or permit another person to occupy premises which are not in a sanitary and safe condition and which do not comply with the requirements of this chapter. Occupants of a dwelling unit are responsible for keeping in a clean, sanitary and safe condition that part of the dwelling unit or premises which they occupy and control.
- (b) It is a violation of this chapter if the owner, agent, tenant, occupant, or person in charge of any property or premises fails to keep the public way or right-of-way, setbacks or sidewalks abutting or adjoining their property or premises clear and free of any public nuisance including weeds, as defined in [section 18-42](#), trees, shrubs, limbs, other obstructions that prohibits or interferes with the safe use and travel of pedestrians over, through or on the public way or right-of-way, setbacks or sidewalk.
- (c) All vacant structures and premises thereof or vacant land shall be maintained in a clean, safe, secure and sanitary condition as provided herein so as not to cause a blighting problem or adversely affect the public health or safety.

Maintenance in ROW

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Expectation of Privacy

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- ❑ Land visible from a public area would not fall under the expectation of privacy



Commercial Intervention

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- ❑ LA Inn demolition
- ❑ Old Smith's
- ❑ Black Hole



Commercial Intervention

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□ Longview in White Rock



County Property

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