



Memorandum

To: Mayor Nelson and Members of the City Council

From: Daniel R. Buchholtz, MMC, Administrator, Clerk/Treasurer

Date: September 12, 2022

Subject: Zoning Compliance Agreement

Code Enforcement has been working to bring a property into compliance with numerous City Code provisions.

The following is a summary of code violations on the property:

- Multiple vehicles parked on an unapproved surface (SLPC 16.20.120(C)).
- Recreational vehicle is parked closer than five feet to the side yard property line (SLPC 16.20.120(B)).
- Driveway is damaged and/or badly worn (IPMC 302.3)
- Front window is broken (IPMC 304.13)
- Roof is in disrepair (IPMC 304.7)
- Property is being rented without a license (SLPC 12.16.020)

There is \$17,250 in outstanding fines associated with these violations over the past year. The property owner has met with Code Enforcement staff about bringing the property into compliance. The property owner is looking to sell the property to his son, but the pending special assessments associated with the outstanding fines are blocking that transaction.

Staff is recommending entering into a Zoning Compliance Agreement with the property owner whereby the agreement specifies specific timeframes for the property owner to complete the actions. During the term of the agreement, the outstanding administrative penalties will be stayed and Code Enforcement will not issue any additional citations over the course of the agreement. If the property owner completes all of the actions within the timeframe specified in the agreement, the outstanding administrative penalties will be waived. If the property owner fails to complete those actions, the administrative penalties will be reinstated and Code Enforcement will once again cite the property for violations.

The property owner has completed the roofing repairs, which is a good start.

If you have any questions, please don't hesitate to contact me at 763-784-6491.