

ORDINANCE NO. 2014-03

AN ORDINANCE ESTABLISHING DEFINITIONS OF NUISANCE, PENALTIES, AND PROCEDURES FOR ABATEMENT OF NUISANCE IN THE CITY OF LA PINE.

WHEREAS, the City of La Pine ("City") finds and declares that conditions tending to (a) reduce the value of private property, (b) promote blight and deterioration, (c) create a hazard to the health and safety of minors, and (d) create a harborage for pests may be injurious to the health, safety, and general welfare of the public; and

WHEREAS, by the adoption of this Ordinance No. 2014-03, City desires to establish definitions of nuisance and provide for penalties and procedures for abatement of such nuisances.

NOW, THEREFORE, THE CITY OF LA PINE ORDAINS AS FOLLOWS:

1. Findings. The above-stated findings are hereby adopted.
2. Short Title. This Ordinance No. 2014-03 (this "Ordinance") may be referred to and cited as the "Nuisance Ordinance."
3. Nuisance Definitions, Penalties, and Procedures for Abatement Established. City hereby establishes the nuisance definitions, penalties, and procedures for abatement of nuisances set forth in the attached Exhibit A, which Exhibit A will be deemed part of this Ordinance.
4. Interpretation; Severability; Errors. All pronouns contained in this Ordinance and any variations thereof will be deemed to refer to the masculine, feminine, or neutral, singular or plural, as the identity of the parties may require. The singular includes the plural and the plural includes the singular. The word "or" is not exclusive. The words "include," "includes," and "including" are not limiting. Any reference to a particular law, rule, regulation, code, or ordinance includes the law, rule, regulation, code, or ordinance as now in force and which may hereafter be amended. The provisions of this Ordinance are hereby declared to be severable. If any section, subsection, sentence, clause, and/or portion of this Ordinance is for any reason held invalid, unenforceable, and/or unconstitutional, such invalid, unenforceable, and/or unconstitutional section, subsection, sentence, clause, and/or portion will (a) yield to a construction permitting enforcement to the maximum extent permitted by applicable law, and (b) not affect the validity, enforceability, and/or constitutionality of the remaining portion of this Ordinance. This Ordinance may be corrected by order of the La Pine City Council to cure editorial and/or clerical errors.

IN WITNESS WHEREOF, this Ordinance was PASSED by the City Council by a vote of \_\_\_ "for" and \_\_\_ "against" and APPROVED by the Mayor on February 12, 2014.

  
Ken Mulenex, Mayor

ATTEST:

  
Rick Allen, Interim City Manager

## Exhibit A

### Nuisance Definitions, Penalties, and Procedures for Abatement of Nuisance

1. Definitions. As used in this Ordinance, the following capitalized terms have the meanings assigned to them below:

“Abandoned Structure(s)” means a vacant Building or Structure that is an Attractive Nuisance.

“Ash(es)” means the residue of the combustion of solid fuels.

“Attractive Nuisance(s)” means Buildings, Structures, or Premises that are in an Unsecured, derelict, or dangerous condition so as potentially to constitute an attraction to minors, vagrants, criminals, or other unauthorized persons, or so as to enable persons to resort thereto for the purpose of committing an unlawful act.

“Boarded” means the securing of an Unoccupied Building or Structure against entry by the placement of material such as plywood, boards, or other similar material over openings that are designed or intended for windows or doors, where the materials are visible off the Premises and where the materials are not lawfully or customarily installed on a Building or Structure that would be occupied.

“Building(s)” means any Structure designed for habitation, shelter, storage, trade, manufacture, business, education, or other similar purposes.

“Building Code” means the specialty building, plumbing, electrical, structural, and other codes applicable in the City of La Pine.

“Building Official” means the administrator of the Building Code or the administrator’s designee (e.g., Deschutes County).

“Bulk Solid Waste(s)” means discarded bedding, mattresses and furniture, Junk, Yard Debris, uprooted tree stumps, demolition or construction debris, or other non-putrefactive and nonhazardous materials not placed in a Container, or too large to be placed in a Container.

“City” means the City of La Pine, an Oregon municipal corporation.

“City Council” means City’s elected legislative body.

“City Manager” means the city manager of the City of La Pine or the city manager’s designee.

“Code” means City’s municipal code and ordinances, including, without limitation, the Building Code.

“Container(s)” means any vessel approved by the City Manager for the storage of Solid Waste.

“Corrosive Substance(s)” means any salt substance or other substance which has a corrosive effect.

“Deterioration” means a lowering in the quality, condition, or appearance of a Building or

Structure, characterized by holes, breaks, rot, crumbling, cracking, peeling, rusting, or any other evidence of physical decay, neglect, excessive use, or lack of maintenance.

“Derelict Structure(s)” means a Building or Structure that is Unfit for Human Habitation, or poses an Incipient Hazard, or is detrimental to public health, safety, or welfare, as a result of one or more of the following conditions: (a) is Unoccupied and Unsecured; (b) is Partially Constructed; (c) is an Abandoned Structure or Attractive Nuisance; (d) is in condition of Deterioration; and/or (e) has an Infestation of Pests.

“Dwelling Unit(s)” or “Dwelling(s)” means a single unit within a Building providing complete, independent living facilities for one or more persons, including permanent provisions for living, sleeping, eating, cooking, and sanitation. As used in this Ordinance, “Dwelling Unit” or “Dwelling” includes, without limitation, as the context requires, single family dwellings, duplexes, triplexes, condominiums, mobile homes, multi-family dwellings, and single units therein.

“Extermination” means the control, elimination, and removal of Pests by (a) eliminating harborage places, (b) removing or making inaccessible materials that serve as food, (c) poison spraying, fumigating, or trapping, or (d) any other Pest elimination method approved by the Health Officer or City Designee.

“Food Waste(s)” means all waste from meats, fish, shellfish, grains, fruits, and vegetables which attends or results from the storage, preparation, cooking, handling, selling, or serving of food for human consumption. “Food Waste(s)” includes, without limitation, excess, spoiled, or unusable food or dairy products, meats, fish, shellfish, grains, fruits, vegetables, breads and dough, incidental amounts of edible oils, and organic waste from food processing. “Food Waste(s)” does not include (a) large amounts of oils and meats which are collected for rendering, fuel production, or other reuse applications, or (b) dead animals not intended for human consumption or animal excrement.

“Fowl” means a duck, goose, chicken, pigeon, parrot, or other like bird.

“Garbage” means all classes of putrefactive and easily decomposable animal and vegetable matter, including, without limitation, wastes produced from the handling and preparation of food, and containers originally used for foodstuffs.

“Hazardous Thicket” means vines or other thickets that (a) conceal trash, debris, or Junk, (b) create a harborage for people involved in criminal activity or for products used for unlawful activity, or (c) encroach upon the public right-of-way, or private property of another, in a manner that may be hazardous.

“Health Officer” or “City Designee” means the City Manager.

“Hearings Officer” means the person or persons appointed by the City Council to serve as the Hearings Officer pursuant to City Ordinance No. 2013-01 (the Code Enforcement Ordinance).

“Imminent Hazard(s)” means any condition of Deterioration that places public health, safety, or welfare in high risk of peril, when the peril is immediate, impending, or on the point of happening.

“Incipient Hazard(s)” means any condition that can become an Imminent Hazard if further

Deterioration is allowed to occur.

“Indoor Fixture(s)” means any item that is designed for use indoors or otherwise protected from environmental elements, including, without limitation, heating, plumbing, and electrical fixtures.

“Indoor Furnishing(s)” means any item that is designed to be used indoors or otherwise protected from environmental elements, including, without limitation, upholstered furniture, indoor appliances, and indoor carpet.

“Infestation” or “Infested” means the presence of Pests in large numbers that are harmful or bothersome within or adjacent to a Building or Structure or upon a Premises.

“Junk” means articles of personal property that have outlived their usefulness in their original form, or articles of personal property that have been discarded and are no longer used for their manufactured purpose, regardless of value. As used in this Ordinance, the term “Junk” includes, without limitation, the following: (a) derelict motor vehicle (i.e., any used motor vehicle without a vehicle license or with an expired license); (b) neglected motor vehicle (i.e., any motor vehicle that is missing critical parts required for the normal and legal operation of the vehicle, but has all of its body parts intact, including fenders, hood, trunk, glass, and tires); (c) wrecked motor vehicle, or part thereof (i.e., any motor vehicle that is dismantled or partially dismantled, or has a broken or missing window or windshield, or lacks a wheel or tire); (d) machinery or parts thereof that are inoperative, worn out, or in a state of disrepair; (e) appliances or parts thereof that are inoperative, worn out, or in a state of disrepair; (f) worn out or dilapidated Indoor Fixtures or Indoor Furnishings, or parts thereof; (g) Bulk Solid Waste; and/or (h) Solid Waste items that are of a type or quantity inconsistent with normal and usual use such as wood, metal, scrap, and other similar items.

“Keep” means to provide food or shelter of a permanent or semi-permanent nature.

“Legally Occupied” means the use and Occupancy of a Premise for a purpose authorized by law. A Premise will be considered legally occupied for the purposes of this Ordinance if the Premise is maintained in good order, is temporarily vacant, and the Owner is seeking, in good faith, to Let the Premises.

“Let for Occupancy” or “Let” means to permit, to provide, or to offer possession or Occupancy of a Dwelling Unit, Building, Structure, or Premises pursuant to a lease, permit, agreement, or license, or pursuant to a recorded or unrecorded agreement of contract for the sale of land.

“Livestock Animal(s)” means a horse, cow, mule, sheep, goat, hog, potbellied pig, or any variation of pigs, or other like animal, but not including a dog, cat, household pet, rabbit, or other like animal.

“Noxious Vegetation” means (a) weeds more than ten (10) inches in height, (b) grass more than ten (10) inches in height, (c) dead or Rank Vegetation, (d) poison oak, poison hemlock, or poison ivy, (e) Hazardous Thickets, or (f) other rank, noxious, and/or dangerous vegetation that is a health hazard, fire hazard, or traffic hazard because it impairs the view of a public right-of-way or otherwise makes use of the public right-of-way hazardous. This definition will not include agriculture crops, endangered riparian grasses that have not come to seed, and wet land grasses that are neither a fire nor a traffic hazard.

“Occupancy” means the purpose for which a Building, Structure, or Premises is used or intended to be used.

“Occupant(s)” means any person living or sleeping in a Building or Structure, or having possession of a space within a Building or Structure or possession of a Premise.

“Owner(s)” means (a) the person recorded in the official records of the state, county, or City as holding title to Premises, and that person’s agent, (b) any person who has purchased or otherwise acquired a Premises but whose ownership is not yet reflected in the official records of the state, county or City, (c) a trustee, executor, administrator, guardian, or mortgagee in possession and having control of the Premises, (d) a person who has care and control of a Premises in the case of the absence or disability of the person holding title thereto, and/or (e) a lessee or tenant in possession.

“Partially Constructed” means an occupied or vacant Building or Structure, or portion thereof, that has been left in a state of partial construction for more than six months, or that has not been completed prior to the expiration of any building permit.

“Person” means a natural person, partnership, corporation, limited liability partnership, limited liability company, co-operative, governmental entity, association, or other entity in law or fact.

“Pest(s)” means animals detrimental to humans or human concerns including, without limitation, insects, rodents, rats, or vermin.

“Premise(s)” means a lot, or parcel of land, including any Buildings or Structures thereon.

“Private Place” means any place other than a Public Place.

“Public Place” means a building, way, place or accommodation, whether publicly or privately owned, open and available to the general public.

“Rank Vegetation” means any vegetation existing in a state of uncontrolled growth or without commonly recognized vegetation maintenance or management practices applied.

“Remediation” means the elimination or correction of a condition, including, without limitation, repair, replacement, restoration, or removal.

“Rubbish” means worthless, discarded material, including, without limitation, cardboard, plastic, glass, paper, rags, sweepings, wood, rubber, leather, and similar waste materials that ordinarily may accumulate on a Premises.

“Skilled Manner” means executed in a proper manner, consistent with generally accepted standards of construction and maintenance (e.g., generally plumb, level, square, in line, undamaged, without marring adjacent work).

“Solid Waste(s)” means all waste, in solid, semisolid, or liquid form, including, without limitation, the following: (a) Garbage, Rubbish, trash, Ashes, street refuse, waste paper, corrugated material, and cardboard; (b) commercial, industrial, demolition, and construction wastes; (c) Food Waste; (d) small dead animals; (e) infectious waste as defined in ORS 459.386(4); and (f) other wastes.

As used in this Ordinance, "Solid Waste(s)" does not include sewage, sewage sludge, or sewage hauled as an incidental part of a septic tank or cesspool cleaning service or materials that are used for fertilizer, for compost or composting, or for other productive agricultural or horticultural purposes.

"Structure(s)" means (a) that which is built or constructed, (b) an edifice or Building of any kind, including mobile or manufactured homes and mobile outbuildings, and/or (c) any work that is built up as an addition to or fixture on a Premises.

"Unfit for Human Habitation" means a Building or Structure the Health Officer or City Designee finds in disrepair or suffers from lack of maintenance, is unsanitary, is Pest Infested, contains filth and contamination, and/or lacks Ventilation, illumination, sanitary, or heating facilities, such that habitation would be injurious to the health, safety, or welfare of the Occupant(s).

"Unoccupied" means not Legally Occupied.

"Unsecured" means unlocked or otherwise open to entry.

"Ventilation" means the natural or mechanical process of supplying conditioned or unconditioned air to, or removing such air from, any space.

"Waste Tire(s)" means a tire that is no longer suitable for its original intended purpose because of wear, damage, or defect.

"Wild or fur-bearing animal" means all wild animals, and other animals raised for the fur, such as chinchillas, mink, snakes, wolves, and other similar animals, exotics, and hybrids.

"Yard Debris" means all vegetative waste generated from property maintenance and/or landscaping activities, including, without limitation, grass clippings, leaves, hedge trimmings and small tree branches, but excluding tree stumps and other similar bulky woody materials.

Where terms are not defined in this Ordinance and are defined in the state building, plumbing, or mechanical codes, and such terms will have the meanings ascribed to them as in those codes. Terms not otherwise defined in this Ordinance or in the state building, plumbing, or mechanical codes will have ordinarily accepted meanings. Whenever the words "Dwelling Unit," "Dwelling," "Premises," "Building," or "Structure" are used in this Ordinance, they will be construed as though they were followed by the words "or any part thereof."

2. Scope. The provisions of this Ordinance are intended to protect the public health, safety, and general welfare by (a) regulating existing Buildings and Structures, residential and nonresidential, and existing Premises, (b) establishing minimum requirements and standards for Buildings, Structures, and Premises for protection from the elements, life safety, other hazards, and for safe and sanitary maintenance, (c) fixing the responsibility of Owners and Occupants, and (d) administration, enforcement, and penalties.

3. Intent. The provisions of this Ordinance will be construed to secure and ensure public health, safety, and welfare insofar as they are affected by the continued Occupancy and maintenance of

Buildings, Structures, and Premises. Existing Buildings, Structures, and Premises that do not comply with the provisions of this Ordinance will be altered or repaired to provide a minimum level of health, safety, and maintenance as required herein.

4. Application of Other Codes. Nothing in this Ordinance will be construed to relieve a Person from complying with any federal, state, or local laws, regulations, and/or ordinances, including any other provisions of the Code, or the requirement to obtain all necessary permits and approvals.

5. Responsibility.

5.1 Unless otherwise provided, the Health Officer or City Designee will be responsible for the enforcement all of the provisions of this Ordinance. The Health Officer or City Designee may appoint such officers, technical assistants, inspectors, and other employees as will be necessary for the administration of this Ordinance. The Health Officer or City Designee is authorized to designate an employee as deputy who will exercise all the powers of the Health Officer or City Designee during the temporary absence or disability of the Health Officer or City Designee.

5.2 Where conditions or prohibitions under this Ordinance are regulated by the Building Code, the Building Official will be responsible for making such determination and taking appropriate action as provided therein.

6. Modifications. Where there are extreme hardships involved in carrying out the provisions of this Ordinance, the Health Officer or City Designee will have the right to vary or modify such provisions upon application of an Owner or Occupant, provided that the intent of the law is observed and that the public health, safety, and welfare is assured.

7. Failure to Obey Order of Health Officer or City Designee.

7.1 It will be unlawful for any Person to refuse to obey an order by the Health Officer or City Designee acting in the discharge or apparent discharge of official duty.

7.2 It is no defense to a prosecution for a violation of this Section 7 that the Health Officer or City Designee lacked legal authority to issue the order, provided the Health Officer or City Designee was acting under color of official authority.

**MAINTENANCE AND REPAIRS**

8. Required Maintenance. All systems, devices, and safeguards required by this Ordinance or by a previous statute or code applicable to the Building, Structure, or Premises at the time the Building, Structure, or Premises were erected or altered will be maintained in good working order, thus insuring the health and safety of all inhabitants.

9. Skilled Work Required. All repairs, maintenance work, alterations, or installations which are caused directly or indirectly by the enforcement of this Ordinance will be executed and installed in a Skilled Manner.

## **JUNK**

### 10. Outside Storage Prohibited.

10.1 Unless otherwise specifically allowed by law, it will be unlawful to store items of personal property out-of-doors or outside of a Building or Structure that is not wholly enclosed.

10.2 Notwithstanding subsection 10.1, the following items of personal property may be stored outside of a Building or Structure:

(a) firewood that is stacked and useable. "Useable" means firewood that has more wood than rot and is cut to lengths that will fit a lawful fireplace or wood stove on the Premises;

(b) construction material, if the construction material is stored in a manner to protect its utility and to prevent its Deterioration and the construction material is reasonably expected to be used for construction on the Premises;

(c) open storage of materials directly associated with the primary activity of a business, provided the business is a permitted, special, or conditional use within any commercial or industrial zone, and the materials are enclosed by a sight obscuring fence erected in conformance with City codes, are safely stacked, bundled, or otherwise source-separated, and will remain in the stream of commerce with an articulable future use; and

(d) all other items of personal property which are of a type, condition, or quantity consistent with normal and intended use. By way of illustration, but not limitation, as used in this subsection 10.2(d), items of personal property include barbeque grills, lawn furniture, and Solid Waste disposal Containers.

### 11. Keeping Junk Prohibited.

11.1 No Person will deposit or keep Junk within a public right-of-way or out-of-doors on any Premises within the City, or in a Structure that is not wholly enclosed.

11.2 Notwithstanding subsection 11.1, the following Junk may be deposited or kept out-of-doors on Premises within the City:

(a) any wrecked, neglected, or derelict motor vehicle, or parts thereof, kept



in a motor vehicle wrecking business licensed by the City;

(b) any derelict or neglected motor vehicle displayed by a business offering new and used motor vehicles for sale in a commercial or industrial zone;

(c) any wrecked motor vehicle stored outside an approved enclosure at a business offering motor vehicle repair as defined in the Standard Industrial Classification Manual as Industry Group No. 753, provided that no more than eight vehicles in an industrial zone or four vehicles in a commercial zone will be kept outside of an approved enclosure at any one time. The enclosure will conform to the sight obscuring requirements of the zoning ordinance;

(d) any neglected or derelict vehicle stored at a business offering motor vehicle repair as defined in the Standard Industrial Classification Manual as Industry Group No. 753;

(e) recyclable Solid Waste that has been source separated and collected in conformance with this Ordinance;

(f) recyclable materials or source separated Solid Waste kept at a scrap and waste material establishment, as defined by the Standard Industrial Classification Manual as Industrial Group No. 5093, operating in compliance with all applicable laws and where the materials or Solid Waste are enclosed by a sight obscuring fence in conformance with the zoning ordinance or in a Container; and

(g) any Waste Tire kept for storage, collection, transportation, or disposal by a person licensed for that purpose by the State of Oregon.

12. Abatement of Junk Motor Vehicles. The abatement of Junk motor vehicles from private or public property is subject to the abatement provisions of this Ordinance.

#### **GENERAL EXTERIOR BUILDING AND STRUCTURE MAINTENANCE**

13. General. The exterior of a Building or Structure will be maintained in good repair so as not to be in a state of Deterioration, and in a sanitary condition so as not to pose a threat to the public health, safety, or welfare.

14. Exterior Surfaces. All wood and metal surfaces, including, without limitation, window frames, doors, door frames, cornices, porches, siding, and trim on Buildings and Structures will be maintained in good condition so as not to be in a state of Deterioration.

15. Street Numbers. Each Building or Structure to which a street number has been assigned will have such number displayed in a position adjacent to or directly above any door entrance on the side of the Building or Structure closest to and easily observed and readable from the public right-of-way

of the street, which is the Building or Structure's address of record. All numbers will be in Arabic numerals at least three inches high and one-half inch stroke.

16. Foundation Walls. All foundation walls will be maintained free from large open cracks and breaks and will be kept in such condition so as to prevent the entry of Pests.

17. Exterior Walls.

17.1 All exterior walls of Buildings or Structures will be free from holes, breaks, or loose or rotting materials and will be maintained in good condition so as not to be in a state of Deterioration.

17.2 The use of tarps or similar material for emergency repair, or in place of a customary building component such as siding or a door, will not exceed three months in any two-year period.

18. Roofs and Drainage. The roof and flashing will be sound, tight, and not have defects that admit rain into the Building or Structure. Roof drainage will be adequate to prevent dampness or Deterioration in the walls or interior portion of the Building or Structure. Roof drains, gutters, and down spouts will be free from obstructions and maintained in good repair so as not to be in a state of Deterioration. Any non-residential Building or Structure having originally been designed for and fitted with gutters and downspouts will continuously be maintained with such devices, in proper working condition and maintained so as not to be in a state of Deterioration. The use of tarps or similar material for emergency repair will not exceed three months in any two-year period.

19. Decorative Features. All cornices, belt courses, corbels, terra cotta trim, wall facings, and similar decorative features on a Building or Structure will be maintained in good repair with proper anchorage and in a safe condition so as not to be in a state of Deterioration. When any non-residential Building or Structure is found to be missing a decorative feature, the Health Officer or City Designee may require the missing decorative feature to be replaced with a similar material of similar size, shape, color, and texture.

20. Windows and Doors. Every window, door, and frame will be kept in sound condition, good repair, and weather tight. Where windows and doors have been sealed by plastic or other materials for weather proofing, said materials will be maintained in a Skilled Manner. Window and door screens, while not required by this Ordinance, will be maintained in a Skilled Manner.

21. Glazing.

21.1 All glazing materials will be maintained free from cracks and holes. Glazing with holes, cracks, or that is partially or wholly missing will be replaced within fifteen (15) days from the date the Health Officer or City Designee issues a written notice in compliance with the Building Code.

21.2 Notwithstanding subsection 21.1, glazing in Buildings and Structures other than one and two family Dwellings need not be replaced within the fifteen-day period if the opening has been Boarded, an application for a building permit is made within the fifteen-day period, a permit is subsequently issued, and replacement occurs prior to the expiration of the permit.

22. Accessory Structures. All accessory sheds, fences, walls, and other similar structures will be erected in a Skilled Manner and maintained in a structurally sound condition and in good repair so as not to be in a state of Deterioration. Accessory structures covered by the Building Code will fall under the jurisdiction of the Building Official.

## **DERELICT STRUCTURES**

23. Derelict Structures Prohibited. Derelict Structures on any Premises are hereby declared to be a public nuisance.

24. Order to Vacate Buildings or Structures.

24.1 If the Health Officer or City Designee finds a Building or Structure in violation of Section 23, the Health Officer or City Designee may order that a placard be posted on the Building or Structure, ordering the Building or Structure vacated, and to order the Owner to register the Building or Structure as provided in Section 28 to Section 30. A Person may appeal such orders of the Health Officer or City Designee as provided in Section 44 to Section 47.

24.2 The placard will contain the information required in Section 37.2.

25. Prohibited Habitation. No Person will inhabit a Derelict Structure, and no Owner will allow any Person to inhabit a Derelict Structure, or a Building or Structure ordered vacated by the Health Officer or City Designee.

26. Removal of Placard Prohibited.

26.1 The Health Officer or City Designee will remove a placard whenever the conditions that resulted in the order to vacate the Building or Structure have been eliminated.

26.2 No Person will deface or remove a placard without the approval of the Health Officer or City Designee.

27. Temporary Safeguards. Notwithstanding any other provisions of this Ordinance, whenever, as determined by the Health Officer or City Designee, a Building or Structure poses an Imminent Hazard or Incipient Hazard, the Health Officer or City Designee may order necessary work to be performed, including, without limitation, the boarding of openings, to render such Building or Structure temporarily safe and secure, whether or not proceedings to abate the hazard have been

instituted. In addition to the temporary safeguards described in the immediately preceding sentence, the Owner will cause such other actions to be taken that the Health Officer or City Designee deems necessary to render the Building or Structure temporarily safe and secure.

28. Derelict Structure Registration. If the Health Officer or City Designee determines that a Building or Structure is a Derelict Structure, the Owner will be required to register the Building or Structure within ten (10) days after the Health Officer or City Designee's issuance of an order to register. Registration will be made on forms provided by the Health Officer or City Designee and will include information relating to the location and ownership of the Building or Structure, the expected period of its vacancy, a plan for regular maintenance during the period of vacancy, and a plan for its re-Occupancy and use, or its Remediation or demolition. Any change in the information required to be provided pursuant to this Section 28 will be given to the Health Officer or City Designee not more than thirty (30) days after the date of such change. When all conditions making the Building or Structure a Derelict Structure have been corrected, the Owner will contact the Health Officer or City Designee and request an inspection to determine compliance.

29. Derelict Structure Fees.

29.1 Every Owner who, after receipt of notice under Section 28, fails to register the Building or Structure within the required time set forth in the notice, or registers the Building or Structure but allows the Building or Structure to remain in a derelict condition, will pay a monthly Derelict Structure fee, as established by resolution of the City Council. Payment of the fee is due on the fifteenth (15<sup>th</sup>) day of each month. Any payment of the fee that is more than thirty (30) days past due will be considered delinquent and subject to a penalty of \$100.00 for every delinquent monthly payment.

29.2 If the fees due under this Section 29 are delinquent for more than ninety (90) days, or in the event the Owner fails to register the Building or Structure as required by Section 28, the city attorney, on request of the Health Officer or City Designee, may file an action in the circuit court of the appropriate county for the recovery of any and all delinquent fees and penalties due under this Section 29, which will be the total yearly fees plus all delinquent penalties.

29.3 All fees imposed under this Section 29 are to be paid prior to the issuance of any permit required for the demolition, alteration, or repair of the derelict Building or Structure.

30. Refund of Derelict Structure Fees.

30.1 The Health Officer or City Designee will refund the Derelict Structure fees imposed under Section 29.1 if the following conditions are met:

(a) a timetable for the Remediation of the conditions or demolition of the Building or Structure has been submitted by the Owner and approved by the Health Officer or City

Designee;

(b) all required permits have been obtained for the repair or demolition of the Building or Structure;

(c) the Remediation of the conditions or demolition of the Building or Structure is completed within the time set forth in the permits or any approved extension thereof; and

(d) the Owner has provided written authorization for City to enforce all applicable trespass and illegal camping ordinances, if any, and laws.

30.2 The refund made pursuant to subsection 30.1 will be the Derelict Structure fees imposed during the previous twelve-month period.

30.3 Notwithstanding Section 29.3, the Health Officer or City Designee may, upon a showing by the Owner of undue economic hardship, defer payment of the fees imposed under Section 29 on an Owner-occupied residential Building or Structure deemed derelict under this Ordinance, and issue a permit for the demolition, alteration, or repair of the Building or Structure. If the Owner complies with subsection 30.1, the fees imposed by Section 29 will be abated.

31. Abatement of Derelict Structure by Remediation.

31.1 In addition to, and not in lieu of, the abatement remedies provided for in Section 35 to Section 48 and receivership authority in Section 51, the Health Officer or City Designee may file a notice with the city recorder to set a public hearing before the Hearings Officer to seek an order for Remediation of the conditions creating a Derelict Structure.

31.2 Upon receipt of such notice, the city recorder will set the matter for prompt public hearing before the Hearings Officer and will, not less than fifteen (15) days prior to the hearing, cause notice thereof to be served via certified or registered mail, return receipt requested, or express mail, to the Owner at the Owner's address as reflected on the most recent tax rolls of the county assessor and on the Occupant(s), if any. Notice will also be posted on or near the Derelict Structure. Failure of the Owner(s) or Occupant(s) to receive such notice or an error in the name or address of an Owner(s) or Occupant(s) will not render the notice void and in such case, the notice will be sufficient. Refusal to accept the registered or certified mail will not be deemed to, and will not, render the notice invalid.

31.3 At the hearing, the Health Officer or City Designee will present whatever information, evidence, or testimony the Hearings Officer may deem relevant in support of the Health Officer or City Designee's determination, and the Owner(s) and Occupant(s) will be afforded a like opportunity to rebut the determination. Any information, opinion, testimony, or evidence may be received which the Hearings Officer deems material, relevant, and probative of the matters in issue.

The Owner(s) and Occupant(s) may represent themselves or be represented by legal counsel provided that such legal counsel is admitted to the practice of law in the State of Oregon.

31.4 The Hearings Officer will order the conditions creating the Derelict Structure be remediated if the Health Officer or City Designee demonstrates, by a preponderance of the evidence, that the Building or Structure is a Derelict Structure.

31.5 In determining whether the conditions are such that Remediation is required, the Hearings Officer will determine whether the Building or Structure is in a condition Unfit for Human Habitation, or in a condition that is an Incipient Hazard, based on the number and extent of the following factors: (a) dilapidation; (b) disrepair; (c) structural defects noted by the Building Official; (d) defects increasing the hazards of fire, accident, and/or other calamity such as parts standing or attached in such manner as to be likely to fall and cause damage or injury; (e) uncleanliness or Infestations of Pests; (f) condition of sanitary facilities; (g) the presence of a public nuisance; and (h) the history of unlawful activity in or around the Building or Structure.

32. Failure to Follow Order for Remediation of Derelict Structure.

32.1 If Remediation is not commenced within thirty (30) days after an order for Remediation is entered, the Health Officer or City Designee may file a notice with the City Recorder to set a public hearing before the Hearings Officer to authorize the Health Officer or City Designee to have the Remediation performed and the cost thereof assessed as a lien against the property upon which the Derelict Structure is located.

32.2 Upon filing of such a request, the city recorder will set the request for prompt public hearing before the Hearings Officer and will, not less than fifteen (15) days prior to the hearing, cause notice thereof to be served via certified or registered mail, return receipt requested, or express mail, to the Owner at the Owner's address as reflected on the most recent tax rolls of the county assessor, and on the Occupant(s), if any. Failure of the Owner(s) or Occupant(s) to receive such notice or an error in the name or address of an Owner(s) or Occupant(s) will not render the notice void and in such case, the notice will be sufficient. Refusal to accept the registered or certified mail will not be deemed to, and will not, render the notice invalid.

32.3 At the hearing, the Owner(s) and Occupant(s) will be accorded an opportunity to show cause why the Remediation should not be performed and the cost thereof assessed as a lien against the property. No issue heard and decided pursuant to Section 31 will be reintroduced or considered at the hearing provided pursuant to this Section 32 unless the Hearings Officer, for good cause shown, determines that the interest of justice and fundamental fairness would best be served thereby.

32.4 The cost of Remediation and a twenty percent (20%) charge for administrative overhead will be assessed in the manner provided in Section 42.

## MISCELLANEOUS VIOLATIONS

### 33. Pest Infestation Prohibited.

33.1 All Premises will be kept free from Pest Infestation.

33.2 Pest Infestations will be promptly exterminated in a manner that will not be injurious to human health.

33.3 After Extermination, proper precautions will be taken to prevent re-Infestation.

### 34. Noxious Vegetation Prohibited.

34.1 No Owner will cause or permit Noxious or Rank Vegetation upon Premises or in the right-of-way of a street abutting any Premises.

34.2 In addition to, or in lieu of, any other enforcement action authorized by law, the Health Officer or City Designee may cause a violation of this Section 34 to be corrected in the same manner as a public nuisance pursuant to Section 37 to Section 48.

## PUBLIC NUISANCES

### 35. Public Nuisance Prohibited.

35.1 A public nuisance is any thing, condition, or act which is or may become a detriment or menace to the public health, safety, or welfare.

35.2 No person will cause, permit, or maintain a public nuisance on public or private property.

36. Specific Public Nuisances. The following are specifically declared to be public nuisances, but this list will not be deemed to be exclusive:

36.1 the accumulation, exposure, or deposit of any Garbage, Rubbish, Bulk Solid Waste, or Solid Waste on any public way or any private street, alley, or lot, or into a stream, well, spring, brook, ditch, pond, river, or other inland waters within City, or the placing of such substances in such position that high water or natural seepage will carry the same into such waters;

36.2 any physical condition of a Premise considered an Attractive Nuisance, including, without limitation, abandoned wells, shafts, basements (i.e., that portion of a Building or Structure which is partly or completely below grade), and unguarded machinery;

36.3 an abandoned, unattended, or discarded icebox, refrigerator, or other container accessible to children which has an airtight door or lock which may not be released for opening from the inside;

36.4 dangerous pilings and unprotected excavations;

36.5 any Premises that has unsanitary plumbing fixtures, or plumbing fixtures that permit the spillage of effluent outside of an approved sanitary sewer system, or the escape of sewer odors and gases;

36.6 the maintenance of Premises which are in such a state or condition as to cause an offensive odor;

36.7 the accumulation of feces or manure (whether in piles, heaps, or otherwise) unless enclosed in Containers capable of excluding flies and maintained in such a manner or condition that offensive odor is not emitted therefrom;

36.8 the burning of any Garbage, Rubbish, rubber, cloth, or any other thing, the burning of which, or the smoke emitted from such burning, creates an offensive odor;

36.9 the accumulation of stagnant water in which mosquitoes may breed;

36.10 violation of Section 11 by keeping more than five cubic yards of Junk on any residentially zoned property or by keeping four or more neglected or wrecked motor vehicles on any residentially zoned property;

36.11 violation of Section 23, "Derelict Structures";

36.12 violation of Section 33, "Pest Infestation";

36.13 any Building or Structure that is in a condition that poses an Imminent Hazard to public health, safety, or welfare.

37. Notice of Public Nuisance and Order to Person Responsible.

37.1 Whenever the Health Officer or City Designee has reasonable grounds to believe that a violation of Section 35 has occurred, a notice of public nuisance and order will be served to the Owner(s) and Occupant(s), if any, in any manner provided by Section 38.1.

37.2 A notice of public nuisance and order will be in writing and include the following: (a) a description of the Premises sufficient for identification; (b) a short and plain statement of the reason or reasons why the notice and order is being issued; (c) a correction order allowing a



reasonable time for the repairs and improvements required to bring the Premises into compliance with the provisions of this Ordinance; (d) a statement that the City may abate the nuisance pursuant to this Ordinance and that the person responsible will be responsible for the costs of such abatement; (e) a statement of the right to appeal the notice of public nuisance and order to the Hearings Officer; (f) a short and plain statement of the appeal procedure; and (g) a statement that if a notice of appeal is not filed within the time allowed, the person will have waived the right to review of the notice of public nuisance and order.

37.3 Any notice of public nuisance and order issued in substantial compliance with subsection 37.2 will be effective from and after the date the notice and order is issued.

37.4 All notices served pursuant to this Section 37 will be considered served on the date of personal service or as of the date of mailing if not personally served.

38. Method of Service.

38.1 The notice required by Section 37 will be (a) personally delivered to the Owner(s) and Occupant(s), if any, (b) sent to the Owner(s) and Occupant(s), if any, by first class mail to their last known residence or business address, or (c) posted at the Premises and also sent by first class mail to the Owner(s) and Occupant(s), if any, to their last known residence or business address if they cannot be located. Any notice served by mail will be deemed received three business days after the date mailed.

38.2 Failure of the Owner(s) or Occupant(s) to receive such notice or an error in the name or address of an Owner(s) or Occupant(s) will not render the notice void and in such case, the notice will be sufficient.

39. Recording a Violation. City may record a notice of violation with the county clerk. Failure to record a notice of violation will not affect the validity of the notice as to persons who receive the notice. When the property is brought into compliance, a satisfaction of notice of violation will be recorded.

40. Abatement Procedures - Joint Responsibility. If more than one Person is responsible for a public nuisance, they will be jointly and severally liable for correcting the violation and for any costs incurred by City in abating the nuisance.

41 City Abatement Procedures.

41.1 If within time allowed, the violation has not been corrected, the Health Officer or City Designee may cause the violation to be corrected.

41.2 The Health Officer or City Designee will keep an accurate record of the expense

incurred while physically correcting the violation and will include therein an administrative overhead fee in an amount of twenty percent (20%) of the actual cost of correction.

41.3 The Health Officer or City Designee or a person authorized by the Health Officer or City Designee may enter upon the property to abate the nuisance upon (a) obtaining consent of the Owner and Occupant, if any, (b) obtaining an inspection warrant pursuant to the procedures established in City Ordinance No. 2013-01, and/or (c) an emergency where immediate access is necessary to protect public health, safety, and/or welfare.

42. Abatement Procedures - Assessment of Costs.

42.1 After abatement by City, the City Manager will send to the Owner(s) and Occupant(s), if any, by first class mail to their last known residence or business address, a notice stating (a) the total cost of abatement, including the administrative overhead fee, and (b) that the costs and administrative overhead as indicated will be assessed to and become a lien against the property unless paid within thirty (30) days from the date of the notice.

42.2 If the costs and administrative overhead are not paid within thirty (30) days after the billing date, the Health Officer or City Designee will thereafter file with the Hearings Officer an itemized statement of costs and overhead, including an additional administrative fee in an amount of twenty percent (20%) of the actual cost of correction to cover the additional expenses involved in collecting the unpaid balance.

42.3 Upon receipt of such notice, the city recorder will set the matter for prompt public hearing before the Hearings Officer and will, not less than fifteen (15) days prior to the hearing, cause notice thereof to be served via certified or registered mail, return receipt requested, or express mail, to the Owner(s) at the Owner's address as reflected on the most recent tax rolls of the county assessor, and on the Occupant(s), if any. Failure of the Owner(s) or Occupant(s) to receive such notice or an error in the name or address of an Owner(s) or Occupant(s) will not render the notice void and in such case, the notice will be sufficient. Refusal to accept the registered or certified mail will not be deemed to, and will not, render the notice invalid.

42.4 After the hearing, the Hearings Officer will declare the correctness of such statement and declare the same to be a lien upon the property.

42.5 An error in the contents or service of any notice will not void the assessment nor will a failure to receive the notice of the proposed assessment render the assessment void but it will remain a valid lien against the property.

43. Abatement Procedures - Summary Abatement. The abatement procedure provided by this Ordinance is not exclusive, and City may use any other procedures for abatement authorized by law, including, without limitation, City Ordinance No. 2013-01. The general procedures set forth herein may

be used in conjunction with other abatement actions or procedures.

44. Appeals Generally. A Person may appeal a notice or order of the Health Officer or City Designee, other than an order pursuant to Section 31, issued pursuant to this Ordinance only as provided in Section 45 to Section 47.

45. Reconsideration by Health Officer or City Designee.

45.1 Any person affected by a notice or order of the Health Officer or City Designee under this Ordinance may request reconsideration by filing a request with the Health Officer or City Designee. The request must be received by the Health Officer or City Designee within ten (10) days after the effective date of the notice or order.

45.2 The request for reconsideration must be in writing and include (a) the name, address, and telephone number of the person requesting reconsideration, (b) a copy of the notice or order being requested for reconsideration, and (c) a statement that the person wishes the Health Officer or City Designee to reconsider the notice or order.

45.3 The request for reconsideration may be granted or denied by summary order.

45.4 The Health Officer or City Designee's response to the request for reconsideration will be personally delivered to the person requesting reconsideration, or sent to the person by first class mail at the address listed on the request for reconsideration. If the Health Officer or City Designee's response is served by mail it will be deemed received three business days after the date mailed.

46. Appeal to Hearings Officer.

46.1 Any Person affected by a notice or order of the Health Officer or City Designee may appeal the notice or order to the Hearings Officer by filing a notice of appeal with the city recorder, subject to the provisions of this Section 46.

46.2 A Person must first request that the Health Officer or City Designee reconsider the notice or order as provided in Section 45.

46.3 The notice of appeal must be filed within ten (10) days after the date the Health Officer or City Designee's response to the request for reconsideration is delivered to the Person or the notice is deemed to have been received by the Person under Section 45. A copy of the notice of appeal must also be filed with the Health Officer or City Designee.

46.4 The notice of appeal must be in writing and include (a) the name, address, and telephone number of the appellant, (b) a copy of the notice or order being appealed, (c) a statement

that the Person wishes to appeal the notice or order, and (d) the basis for the appeal, stating with specificity why the notice or order was issued in error, based on one or more of the following: (i) City failed to follow the procedures prescribed in this Ordinance and that failure has prejudiced the person in respect to some substantial right; (ii) no violation exists on the Premises that are the subject of the notice or order; and/or (iii) the time for or method of compliance required in the notice or order is impossible to comply with or, because of circumstances peculiar to the Person or property, would work an unreasonable hardship.

46.5 The Hearings Officer's hearing upon the appeal will be limited to the reasons the notice or order is incorrect, as set forth in the notice of appeal. A notice of appeal that is filed after the period provided for filing an appeal will be dismissed by the Hearings Officer as untimely. Failure to appeal as provided in this Section 46 will be a waiver of all right to review of the notice of order.

46.6 The Person requesting the appeal will be afforded the opportunity to provide evidence or a statement in opposition to the notice or order, and the Person requesting review will be afforded the opportunity to cross-examine any witness presenting testimony.

46.7 The Health Officer or City Designee will be afforded the opportunity to present any evidence, argument, or statement in support of the notice or order, and City will be afforded the opportunity to cross-examine any witness presenting such testimony.

46.8 The Hearings Officer will adopt findings and conclusions supporting a decision which either (a) affirms the notice or order as given, (b) modifies the notice or order, or (c) rescinds the notice or order.

46.9 The filing of a notice of appeal will stay all proceedings for abatement until the final disposition of the appeal.

46.10 Upon a final disposition ordering abatement of a nuisance, and unless another period for compliance is provided in the decision, the Person responsible for abatement will have a period equal to that specified in the original notice, commencing from the date of the final disposition, in which to abate the nuisance prior to action by City.

46.11 The Hearings Officer will provide a written determination within twenty (20) days of receipt of the appeal.

#### 47. Appeal of Hearings Officer's Decision or Order.

47.1 Appeal of a final decision or order of the Hearings Officer must be made to the City Council within thirty (30) days after notice of the final decision or order. The appeal must be submitted to the city recorder and contain (a) the name and address of the appellant, (b) the nature of the determination being appealed, (c) the reason the determination is incorrect, and (d) the

determination the appellant believes is correct. An appellant who fails to file a statement within the aforementioned thirty-day appeal period waives all rights to object to the determination.

47.2 The City Council will hear and determine the appeal on the basis of the written statement and any additional evidence the City Council considers appropriate or relevant, including any information provided by the Health Officer or City Designee. The city recorder will provide the appellant with written notice of the hearing on the appeal not less than ten (10) days prior to the hearing.

47.3 At the hearing, the appellant may present testimony and oral argument, personally or through legal counsel, and any additional evidence; provided, however, the rules of evidence as used by courts of law do not apply. The decision of the City Council is final and conclusive. The decision of the City Council will be recorded in the City Council's minutes.

48. Collections. Collection of abatement costs, fees, and penalties are in addition to any other remedies, civil or criminal, available to City under applicable law.

## **PENALTIES**

49. Violations.

49.1 Violation of this Ordinance is an infraction and is punishable by a fine of not less than \$100.00 and not more than \$500.00. The second and subsequent violation of the same provision of this Ordinance in any one year period is punishable by a fine of not less than \$250.00.

49.2 In addition to any other rights or remedies provided under this Ordinance, City may file a civil action to recover unpaid fees, fines, and costs, including, without limitation, City's reasonable attorney fees and other fees, costs, and expenses incurred by City to enforce this Ordinance.

49.3 Each violation of a provision of this Ordinance will constitute a separate offense and each day that a violation of this Ordinance is committed or permitted to continue will constitute a separate offense. The rights and remedies imposed by this Ordinance are in addition to and not in lieu of any other rights and remedies available to City. If any provision of this Ordinance is violated by a firm, corporation, limited liability company, or any other legal entity, the officers, members, managers, shareholders, and/or directors (as the case may be) will be personally subject to the penalties imposed by this Ordinance.

49.4 In addition to any other penalty provided by law, a person adjudged responsible for violation of any of the provisions of this Ordinance may be ordered by the Hearings Officer or court to correct the violation.

50. Enforcement Fees.

50.1 In addition to, and not in lieu of, any cost, fee, fine, or penalty provided for in this Ordinance, the Health Officer or City Designee may order a penalty in the form of a monthly enforcement fee, as established by resolution of the City Council, for each property found in violation of this Ordinance that meets the following criteria: (a) the property has been the subject of a notice and order; a response period of thirty (30) days has passed since the effective date of the notice and order; and the property remains out of compliance with the notice and order or any subsequent notices; or (b) the property has not been brought into compliance with this Ordinance within thirty (30) days after being notified by the Health Officer or City Designee of a violation of this Ordinance.

50.2 A person may appeal the Health Officer or City Designee's order to impose a monthly enforcement fee in the manner provided for in Section 44 to Section 48.

51. Receivership Authority. In addition to, and not in lieu of, any other provision in this Ordinance, when the Health Officer or City Designee finds residential property in violation of this Ordinance and believes that the violation is a threat to the public health, safety, or welfare, and the Owner has not acted in a timely manner to correct the violations, the Health Officer or City Designee may apply to a court of competent jurisdiction for the appointment of a receiver to perform an abatement pursuant to the Oregon Housing Receivership Act (ORS 105.420 to 105.455).