

Nuisance Vegetation

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Purpose

- Review Nuisance Vegetation on private property
- Discuss Recommended Ordinance
- Enforcement Options
- Next Steps

Nuisance Vegetation

- Harbors rodents and other disease-carrying pests
- Creates a fire hazard to structures and nearby properties
- Conceals criminal activity
- Diminishes property values and the appearance of a neighborhood
- Diminishes any incentive for others to maintain their own property
- Creates a self-perpetuating cycle

Nuisance Vegetation – Recommended Ordinance

- An owner, occupant or person in control of private property commits an offense if he or she fails to **maintain the property free of rank and uncultivated vegetable growth** or vegetation that has grown to more than 36 inches in height; **or that creates an unsanitary condition likely to attract or harbor mosquitoes, rodents, vermin, or other disease-carrying pests, regardless of the height of the growth.**
- **Would allow the City** to cut down small/volunteer seedlings/trees and bushes and trim trees up on private property

Crime Prevention Through Environmental Design (CPTED)

- CPTED principles are based on **anticipating the thought processes of a potential offender and creating an environment that discourages follow-through.**
- When CPTED is put into practice, the resulting environment will discourage or impede criminal behavior, and at the same time encourage honest citizens to keep a watchful eye.
- The Four Principles of CPTED
 - **Natural Surveillance**
 - **Criminals do not like to be seen or recognized, so they will choose situations where they can hide and easily escape.**
 - **Eliminate hiding spots. Cut down hedges and remove trees, bushes, fences, dumpsters, etc. that create blind spots or hiding places.**
 - Natural Access Control
 - Territorial Reinforcement
 - **Maintenance**
 - **A well -maintained area sends the message that people notice and care about what happens in an area.**

Crime Prevention Through Environmental Design



Before



After

Crime Prevention Through Environmental Design



Before



After

Crime Prevention Through Environmental Design



Before



After

Crime Prevention Through Environmental Design



Enforcement Options

- **First seek voluntary compliance**
- Work with owner to **provide “haul off” service** where nuisances are taxing Police, Code, Fire and other City services
- **Request an order to abate from the Building Standards Commission**
 - Order to owner to abate within a specific timeframe
 - Civil Penalty
 - City given authority to abate and lien the property if owner does not comply
- If an owner fails to comply with BSC, the staff may:
 - Issue a Municipal Court citation
 - Fine not to exceed \$500 for each offense

Next Steps

- **Receive input** from City Council today
- **Submit draft ordinance** to City Council in March for approval
- Adopt draft ordinance and **begin public education process**

Questions?

