

CLARK COUNTY STAFF REPORT

DEPARTMENT: Community Development – Code Enforcement

DATE: March 21, 2017

REQUESTED ACTION:

Approve proposed Title 9, 14, 32 & 40 code amendments.

Consent Hearing County Manager

BACKGROUND

As Clark County continues to see demand for new housing, the urban growth areas of the county are becoming more and more densely populated. Although residing in the unincorporated areas, citizens have difficulty distinguishing between the county and the city. They would expect similar laws either in the city or the county. Clark County Code Enforcement has responded to enough complaints over many years to feel the following recommended code amendments are justified as they closely mirror codes found in incorporated areas.

CCC Title 9.24.010 – Nuisances, would include language allowing motor and recreational vehicles to only be parked on permitted all-weather surfaces in urban zones.

CCC Title 9.24.010 – Nuisances, would include language not allowing truck tractor or semi-trucks to be parked or stored in urban, residential zones nor on sites not permitted, improved or approved for such use.

CCC Title 9.24.010 – Nuisances, would include language not allowing unattended basketball hoops to be stored on public sidewalks, on the travel portion of the roadway, or within the right-of-way.

CCC Title 14.14A.040 would include language requiring demolition within six months of preliminary approval, of any vacant building or structure located on lands proposed for development, not intended for use in the development.

CCC Title 32.04.050 – Civil Penalty, would change the First Violation of “Auto Wrecking” from \$100 to \$250 and Subsequent Violations from \$250 to \$500. All other zoning violations are at the higher rates.

CCC Title 40.260.235 – Urban Livestock, would take the Clark County Planning Commission recommendation to not allow Roosters, Peacocks and Turkeys within the Urban Growth Area of the city of Vancouver. This mirrors language already found in CCC Title 8 – Animal, and Vancouver Municipal Code 20.895.050.

COUNCIL POLICY IMPLICATIONS

This addresses a variety of community complaints.

ADMINISTRATIVE POLICY IMPLICATIONS

County staff would begin enforcing these amended codes which mirror those found within the city limits of Vancouver.

COMMUNITY OUTREACH

Only the proposed changes to Title 40, banning roosters, peacocks and turkeys in the Vancouver UGA, required Planning Commission approval, which was obtained on February 2, 2017.

BUDGET IMPLICATIONS

YES	NO	
x		Action falls within existing budget capacity.
	x	Action falls within existing budget capacity but requires a change of purpose within existing appropriation
	x	Additional budget capacity is necessary and will be requested at the next supplemental. If YES, please complete the budget impact statement. If YES, this action will be referred to the county council with a recommendation from the county manager.

There is no budget impact associated with these recommended code changes.

BUDGET DETAILS

Local Fund Dollar Amount	n/a
Grant Fund Dollar Amount	n/a
Account	General fund – Code Enforcement
Company Name	n/a

DISTRIBUTION:

Board staff will post all staff reports to The Grid. <http://www.clark.wa.gov/thegrid/>

Paul Scarpelli
Code Enforcement Manager

Martin Snell
Community Development Director

APPROVED: _____
CLARK COUNTY, WASHINGTON
BOARD OF COUNTY COUNCILORS

DATE: _____

SR# _____

BUDGET IMPACT ATTACHMENT

Part I: Narrative Explanation

I. A – Explanation of what the request does that has fiscal impact and the assumptions for developing revenue and costing information

There is no budget impact

Part II: Estimated Revenues

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
0001/General Fund – Code Enforcement	0	0	0	0	0	0
Total	0	0	0	0	0	0

II. A – Describe the type of revenue (grant, fees, etc.)

No additional revenue is anticipated due to these code amendments.

Part III: Estimated Expenditures

III. A – Expenditures summed up

Fund #/Title	FTE's	Current Biennium		Next Biennium		Second Biennium	
		GF	Total	GF	Total	GF	Total
Total	0	0	0	0	0	0	0

III. B – Expenditure by object category

Fund #/Title	Current Biennium		Next Biennium		Second Biennium	
	GF	Total	GF	Total	GF	Total
Salary/Benefits						
Contractual						
Supplies						
Travel						
Other controllables						
Capital Outlays						
Inter-fund Transfers						
Debt Service						
Total	0	0	0	0	0	0