



INFORMATIONAL MEMORANDUM

TO: Public Safety Committee
 FROM: Jack Pace, DCD Director
 BY: Nora Gierloff, Deputy DCD Director
 CC: Mayor Ekberg
 DATE: August 21, 2017
 SUBJECT: Code Enforcement Update

ISSUE

Update the Committee on current Code Enforcement activities and status.

BACKGROUND

Code Enforcement has been short staffed since June but by the end of the month will be back to full staffing. We have two new code enforcement officers, Jim Toole who started 8/1/17 and Larry Mills who will start 8/28/17.

DISCUSSION

Following are brief summaries of current code enforcement efforts.

Rental Housing Program Renewals

The 589 rental license renewals were due no later than February 28th. After sending multiple notices, we charged the new late fees to 39 owners. As of August 15, 2017, 99% of owners were current on their licensing. Rental housing inspections for this year's quadrant are due by September 30th and we are resuming offering City inspections now that we have more staff.

Code Enforcement Case Backlog

In 2017 the team decided to emphasize resolving case files older than one year. Since January we have reduced the number of cases in each category and reduced those open for more than 3 years by 61%. Overall, we opened 281 cases so far in 2017 and closed 343. The average number of days to close a 2017 case was 39 days, down from 88 days for cases in 2016.

OPEN CODE ENFORCEMENT CASES BY DURATION

	< 30 DAYS	30 - 90 DAYS	90 - 180 DAYS	180 DAYS - 1 YEAR	1 - 3 YEARS	> 3 YEARS	TOTAL
January 17, 2017	14	45	32	43	40	41	215
February 14, 2017	40	28	42	46	22	17	195
March 15, 2017	26	35	28	35	26	17	167
April 14, 2017	32	41	25	35	27	16	176
May 22, 2017	42	37	28	35	30	16	188
June 21, 2017	21	23	21	29	24	16	134
July 6, 2017	28	18	27	22	25	16	136
August 15, 2017	29	23	20	27	29	16	144
Reduced by		49%	37.5%	37%	27.5%	61%	33%

Case Studies

Blocked Alleyway (116XX 42nd Av S)

This single family residential lot (LDR Zone) has had a long history of code violations. It was cleaned up through a court order in 2011 but over the past few years the property owner resumed collecting and storing vehicles, construction materials and similar items on his property and the adjacent public alleyway, blocking access. This year Code Enforcement, Public Works and Fire sent a joint letter regarding this violation and coordinated their enforcement actions. The alleyway is now completely cleared of personal stored items and vehicles. Public Works staff began clearing vegetation in the alleyway between 42nd and 44th in mid July, and installed updated "no parking" signs in the alley.

January 2017



July 2017



Illegal Structure/Junk Vehicles, etc (122XX 47th Ave S)

This single family residence (LDR) has a history of rubbish, junk vehicles and other complaints, in addition to expired permits for the 2 story addition. The 2 yellow sheds were illegally placed in the side yard setbacks against the fence. In April, the property owner started removing the rubbish in the sheds, cleaning out the yards, and tearing down the sheds to gain compliance. Code Enforcement was able to provide a 30 yard dumpster to haul off the debris (under an annual contract with Waste Management, through Public Works). 3 dumpster loads were hauled from this property. The property owner is still working to gain full compliance on this open case.

March 2017



May 2017



This single family residence has a long history of code enforcement violations, primarily for overgrowth, sight distance issues at the street corner due to the overgrowth, garbage, junk vehicles, and structural issues on the home. The elderly property owner consented to a donated dumpster in early August (part of the Waste Management contract through Public Works), and has started cleaning the yard of rubbish and garbage, and some vegetation, with the help of her daughter. The current Public Works roadway project on 42nd Av S has pushed this cleanup towards compliance, and there is daily improvement on this lot in a short amount of time.

August 3, 2017 (before dumpster)



August 7, 2017 (after dumpster delivered)



Excessive Accumulation of Rubbish/Garbage (137xx 44th Av S)

This single family residence (LDR) does not have curbside garbage service, and the residents (property owner and extended multi-generational family) rely on infrequent dump runs to remove accumulated bags and stored rubbish/garbage. The pile of garbage bags was clearly visible from a nearby street at the corner as well as several neighboring residences.

February 2017



April 2017



Overgrowth (TukwilaWorks complaint) (37xx S 126th St)

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This complaint came to Code Enforcement through TukwilaWorks. This single family residence (LDR) is owned by an elderly out-of-area owner, and her daughter and son-in-law spent several weekends at the home from their home in Grays Harbor County removing the overgrown vegetation (mostly invasive blackberries), in addition to removing two full 30 yd dumpster-loads of rubbish and vegetation (at their expense) and an illegal cargo container. The historic Craftsman home is now visible from the roadway, and will soon have a new fence and roof cleanup to further showcase the home's architectural character.

May 2017



June 2017



Future Actions

Historically our Code Enforcement Officers received a limited commission from the Police Department and used a police ticket book to write infractions (fines) for code violations that they had been unsuccessful in resolving through other means. This is cumbersome for Code Enforcement, confusing for the public who receive what looks like a traffic ticket in the mail and required that these infractions pass through the Police Department before moving to the Court. Code Enforcement has been working with the Prosecutor and City Attorney to develop a more streamlined and effective Notice of Violation process. The proposed code amendments to implement this change are scheduled for review by the Public Safety Committee on September 5th.

We are currently working with the City Attorney on updating our residential use definitions to make sure that there are no gaps or overlaps in the different terms used in our Building, Rental Housing and Zoning Codes. This will assist us in enforcing our regulations for boarding houses, dwelling units with multiple kitchens and Air B&B rentals.

Code Enforcement would like to continue to explore ways to spread the word about common code violations in order to improve neighborhood conditions. Approximately 40% of code cases involve garbage, rubbish, or parking. Staff has developed the attached flyers to help explain Tukwila's requirements to residents and businesses. These have been distributed at community events like the Night Out Against Crime.

FINANCIAL IMPACT

No budget changes requested.

RECOMMENDATION

Information Only.

ATTACHMENTS

- A. Draft New Business Flyer
- B. Parking Flyer
- C. Garbage Flyer

*"Beautiful communities
do not happen by
chance"*

WELCOME TO THE NEIGHBORHOOD!

Thank you for choosing Tukwila for your new business.

It is our pleasure to welcome you and your business into our community. Tukwila is a bustling urban shopping hub. Our thriving economy and convenient location make this an excellent place to set up shop.

There are many perks to setting up business here in Tukwila and we expect that you will be pleased with your choice for years to come. To help you settle into the neighborhood we would like to share a few tips...

CONTACT US!

6300 Southcenter Blvd.
Suite 100
Tukwila, WA 98188
(206)431-3671

Email:

CodeEnforcement@TukwilaWA.gov

MAKE AN IMPACT

If you are interested in volunteering, contributing in other ways, or if you just want more information about Tukwila Code Enforcement, *call us TODAY* to find out more!



CITY OF

TUKWILA

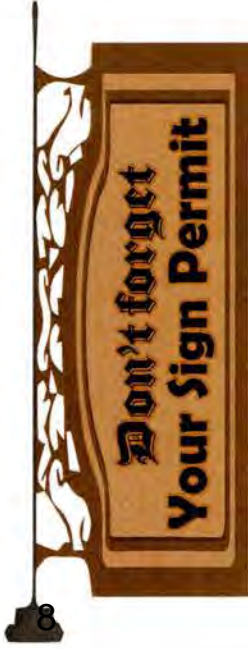
www.TukwilaWA.gov

TUKWILA
Department of Community Development
CODE ENFORCEMENT

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Welcome to Tukwila!





DID YOU KNOW TUKWILA HAS A SIGN CODE?

In an effort to help enhance the City's aesthetic character and to increase the effectiveness of visual communication in the city, Tukwila has specific rules and permit requirements that regulate signage. Before you invest in any business signage please make sure you contact Tukwila's Planning Division with the Department of Community Development.

A city Planner is available Monday – Friday from 8:30 am to 5:00 pm. You can visit in person or give them a call at 206-431-3670.

Purchasing signage without consulting a city Planner can end up being a costly mistake. You may end up buying signs you cannot use.

A QUICK GUIDE TO SIGNS

- Most signs require a permit
- Even temporary signs require a permit
- A-board signs are not allowed
- Portable signs are not allowed without a temporary sign permit.
- There are size, quantity, and placement limitations to consider.

Avoid potential frustration and call a city Planner. Let us help you get it right the first time.

ADD VALUE TO YOUR COMMUNITY, KEEP A CLEAN PROPERTY

Local businesses help shape communities and make an impact on the city's overall appearance and reputation. As a new business, you have an opportunity to help enhance our community not only with your goods or services but also with your commitment to being a good neighbor. Customers and neighbors alike appreciate a clean, safe, and inviting environment. Part of being a good neighbor is maintaining your business property.

Litter is unsightly, attracts pests, and can damage a business's reputation.

DO YOUR PART

- Keep your property free of debris.
- Avoid letting garbage accumulate by having it removed regularly.
- Make sure waste is stored in appropriate containers with tight-fitting lids and that there are appropriate containers to hold all waste properly until it is removed.
- Quick removal of graffiti helps minimize future occurrences and helps prevent crime.

Let your business be an example to the community.

It is up to all of us to become stewards of our community. Beautiful communities do not happen by chance. It takes a community working together and sharing the responsibility.

HAVE QUESTIONS? NEED INFORMATION?

Department of Community Development
(206)431-3671

TENANT IMPROVEMENT PLANS
PERMITS
LAND USE / TREE REMOVAL
SIGNS
CODE ENFORCEMENT

Tukwila Finance Department
(206)433-1833

Tukwila Police Department
(206)241-2121 (non-emergency)

Tukwila Public Works
(206)433-0179

King County Public Health
(206)205-4394

Seattle Southside Chamber of Commerce
(206)575-1633

WELCOME TO TUKWILA YOU MAKE A DIFFERENCE!





PARKING

TUKWILA MUNICIPAL CODE 8.25

Parking on grass or dirt is not allowed. All vehicles must be parked on approved durable uniform surface such as two inches of gravel, concrete, or blacktop.

Recreational vehicles, boats, and trailers must also be parked on an approved surface.

If grass or weeds have grown through the current parking area the area must be regraded to be considered an approved surface.

No more than 50% of the front yard or 800 square feet, whichever is smaller, may be used for parking. (Call 206-431-3670 – to learn about exceptions)

No more than 6 vehicles are to be parked on a single-family residential property of 13,000 sqft or less outside of a carport or enclosed garage.



Safe, healthy, attractive neighborhoods don't happen by chance.

It's a shared responsibility.

Garbage and rubbish accumulation is unsightly, attracts pests, creates a breeding ground for bacteria and is a violation of the Tukwila Municipal Code.

Do your part

- ♻️ Keep your property free of debris.
- ♻️ Avoid letting garbage or rubbish accumulate.
- ♻️ Have waste removed regularly.
- ♻️ Make sure garbage and rubbish is stored in appropriate containers with tight-fitting lids and that there are enough containers to hold all waste properly until it is removed.

Let's work together to promote a safe, healthy, and attractive community.

For information on waste removal services contact Waste Management at 1-855-885-9452 or visit their website
<http://wmnorthwest.com/tukwila/>

Not sure how to dispose of certain items? Check out King County's "What do I do with...?" website
<http://your.kingcounty.gov/solidwaste/wdidw/index.asp>

