

# CLACKAMAS COUNTY BOARD OF COUNTY COMMISSIONERS

## Policy Session Worksheet

**Presentation Date:** 3-17-15 **Approx. Start Time:** 10:30 am **Approx. Length:** 1 hr

**Presentation Title:** Violation Priority List Discussion

**Department:** Transportation & Development

**Presenters:** Scott Caufield, Building Codes Administrator; Andrea Hall, Code Enforcement Coordinator

**Other Invitees:** Barbara Cartmill, Director, DTD

### WHAT ACTION ARE YOU REQUESTING FROM THE BOARD?

Seeking Input and direction on the current Code Enforcement Violation Priority List and matters related to complainant confidentiality.

### EXECUTIVE SUMMARY:

On January 21, 2015, the Code Enforcement Section (CE) presented the final recommendations from the 2014 *Code Enforcement Performance Review* conducted by FCS Group. During that discussion, concern was expressed that the Code Enforcement Section is spending time and resources pursuing petty or minor code enforcement violations. It was requested by BCC that a separate, future policy session be held to discuss the County's current Violation Priority List (see attached Exhibit A) and current priority levels. It was also requested that the discussion regarding the BCC's directives for complainant confidentiality be revisited during the priority list policy session.

### **Priority List Background:**

On June 1, 1999 a study session was held at which time the BCC considered whether or not to prioritize the violations pursued by the Clackamas County Code Enforcement section (then known as Community Environment). Prior to this date, all code enforcement complaints were pursued regardless of size, which led to large numbers of violation case files being generated and large workloads for CE staff. Direction from this study session was that – due to available resources – violations should be prioritized.

In February 2000, each Division Manager within the Department of Transportation and Development was asked to develop a list of code violations specific to their program and to prioritize them so that they would be categorized from greatest to least importance.

On July 25, 2000, DTD/Community Environment submitted the proposed Violation Priority List to the BCC. The list organized violations by Division and organized them into 7 levels of priority. With input from the BCC, the list was adopted and a policy was established to enforce only priorities level 1-4. This policy became effective on June 14, 2001.

On December 4, 2001 and again on December 3, 2002 the priority list was revised to address areas that were overlooked in the initial draft or, through practice, had proven to be difficult to enforce. The Violation Priority List was unchanged until January 2012.

As indicated in recent study sessions, a prior board authorized the Code Enforcement Section to make the following changes with respect to certain low-level priorities (previously Levels 5-7) which generally have a great effect on livability:

- Pursue all building codes violations within the Urban Growth Boundary (UGB)
- Pursue all solid waste violations within the UGB
- Pursue sign code violations within the UGB
- Where three otherwise low priority violations exist on a property, the collection of violations is elevated to Priority 1 and pursued accordingly

The CE section has been enforcing these livability violations since January 2012.

**FINANCIAL IMPLICATIONS (current year and ongoing):**

The Code Enforcement program might be impacted financially depending on the nature of the any proposed changes to the Violation Priority List. Actual impacts cannot be determined until such changes are fully known.

**LEGAL/POLICY REQUIREMENTS:**

Changes to the Violation Priority List and matters related to complainant confidentiality are policy level changes. No change to County Code would be required should the BCC decide to make changes.

**PUBLIC/GOVERNMENTAL PARTICIPATION:**

The original Violation Priority List was developed with input from the various Divisions within DTD and with public input.

**OPTIONS:**

1. Keep the Violation Priority List in its present form including the authorization to enforce the livability-related provisions outlined above.
2. Modify all or a portion of the Violation Priority List which might include modifying the livability provisions or the main priorities, or both.

**RECOMMENDATIONS:**

Staff recommends keeping the current Violation Priority List

**ATTACHMENTS:**

Exhibit A: Current Code Enforcement Violation Priority List

SUBMITTED BY:

Division Director/Head Approval

Department Director/Head Approval

County Administrator Approval

*Scott Caufield*  
*Th. S. Caufield 3-11-15*

For information on this issue or copies of attachments, please contact  
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# **PRIORITIZATION OF VIOLATION ENFORCEMENT AS ADMINISTERED BY THE DEPARTMENT OF TRANSPORTATION AND DEVELOPMENT**

Enacted September 25, 2000 / Adopted June 14, 2001

(Revised December 4, 2001)

(Proposed Changes as of December 3, 2002 are Underlined)

Clackamas County code violations are divided into 7 levels, based primarily on the overriding criteria of health, life, safety, or irreparable environmental damage. The levels are prioritized in descending order of importance as applied to the criteria with the violations in priority level 1 being of the most serious concern to citizens' health, life, and safety, and to the environment.

Due to limited fiscal resources, Clackamas County has determined that not all code violations can be enforced. At this time, Levels 1-4 will be enforced and Levels 5-7 will not. Where appropriate, mediation will be offered as a means in which to resolve some issues. Additionally, unless an issue is health, life, or safety related, or enforcement is mandated by State law, violations of conditions and codes in priority levels one through four that have existed (at the same intensity) for over 10 years, will fall into priority seven and will not be enforced.

Enforcement action by the Community Environment Division will occur in accordance with the Memorandum of Understanding.

Items listed within each priority **are not** in descending order of importance; all are equal in importance. Best judgement will be used in determining the order in which violations are pursued.

## **BUILDING**

Priorities one through four are based on Chapter 9.02.340 of the Application and Enforcement of the Clackamas County Building Code; these will be pursued as violations of the building code. Items listed in priorities five through seven are violations of the building code but due to budgetary constraints will not be pursued. All structure sizes are subject to a 5% variance.

*(As a point of information, only enforcement of the Clackamas County Grading Code and the county code pertaining to the abatement of dangerous buildings are discretionary; inasmuch as these are county ordinances. Enforcement of the requirements for structural, fire and life safety, plumbing, electrical, manufactured dwellings, manufactured dwelling parks, recreational and organizational camps and all other codes defined under ORS 455.010 (7) and (8) and OAR 340-71 to -73 are not discretionary. It is the intent of County Administrative Code Chapter 9.02.340 to bring some reasonableness to this workload by prioritizing violations based on budgetary concerns. The following list represents those priorities. Our decision to prioritize violations must be included in our operating plan, which must be submitted for approval to the state.)*

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### **Priority 1 Violations**

Violations, which fall in this category, are those, which have an adverse effect on the public or pose a serious threat to individuals or the environment. Items listed are basically dealing with commercial uses except in the case of bedrooms added to single family-residences. If there was a building failure (structural, life safety, plumbing and electrical) many individuals could be harmed and high dollar damage to the structure could result. This could cause severe economic hardship in the loss of housing or jobs or damage to the environment.

#### **Commercial:**

- Life safety systems including inadequate exiting, dangerous stairs, handrails, lack of smoke/fire detection systems in commercial/industrial and public assembly buildings (excluding multi-family dwellings) (ORS 455)
- Construction of commercial /industrial buildings.
- Structural modifications to commercial/industrial buildings. This applies to additions/remodels. (ORS 455)
- Electrical/plumbing installations in commercial/industrial uses. (ORS 455, 447, 479)
- Plumbing cross connections in commercial/industrial buildings. This applies to retail uses/apartments/restaurants. (ORS 455, 447)
- Agricultural buildings (other than riding arenas) converted to commercial/industrial uses, which have employees. (ORS 455)
- Commercial/industrial buildings with outstanding structural or fire and life safety issues occupied without final inspections. (ORS 455)

#### **Residential:**

- Additions to one and two family residences or manufactured homes that create habitable space.
- Modifications to one and two family residences or manufactured homes, which create new sleeping rooms. (ORS 455, 4460)
- Single-family residences built without permits. (ORS 455, 447)
- Conversion of accessory building to create new sleeping rooms. (ORS 455)

#### **Electrical:**

- Life threatening wiring, exposed wires, service connections, etc. other than those associated with maintenance on apartments and single-family residences. (ORS 455, 479)
- Electrical installations on docks or floating structures. (ORS 455,479)
- Electrical installations for swimming pools and hot tubs.
- Wall-mounted neon and individual letter illuminated signs that require electrical permits. (ORS 455, 479)
- Supply of electricity through extension cords or generators in situations other than temporary, emergencies, or during construction or renovation projects. (ORS 455, 479)

#### **General:**

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- Swimming pools/hot tubs containing water over 24" deep without adequate barriers (case by case basis). (ORS 455)
- Dangerous buildings (case by case basis).

## Priorities (Proposed Changes)

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### **Priority 2 Violations**

Items specified in this category affect fewer people and the possible effect on housing and jobs is less.

- Commercial towers over 10 ft in height. (e.g. communication, water towers)
- Plumbing cross connections on single-family uses. (ORS 455, 447)
- Installation of manufactured dwellings, park trailers and mobile homes. (ORS 455, 446)
- Construction of private bridges. (ORS 455)

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### **Priority 3 Violations**

This category has even less effect on the public. Most violations in this category affect individuals or individual residences/accessory structures.

- Indoor riding arenas or boarding facilities with indoor riding arenas with 20 or greater occupants or stalls. (ORS 455)
- Commercial change of use to a less hazardous use. (ORS 455)
- New tenant improvements greater than 1500 sq. ft. (ORS 455, 447, 479)
- Retaining wall greater than 6' in height, which affect adjoining properties or public spaces. (ORS 455)
- New apartment decks constructed without permits. (ORS 455, dangerous building code ORS 203)

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## Priorities (Proposed Changes)

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### **Priority 4 Violations**

This category affects even fewer people. The effect would be primarily to occupants of a single-family residence.

#### **Commercial:**

- Hazardous home occupations (potential for fire, explosions, etc.). (ORS 455)
- Accessory structures greater than 1,000 sq. ft. located in rural, timber or agriculturally designated areas used for a business. (ORS 455)
- New tenant spaces less than 1500 sq. ft. (ORS 455, 447, 479)
- Commercial appliances (devices which are designed to use energy for which the codes have specific requirements) changed without a permit. (ORS 455, 447,479)

#### **Residential:**

- Newly constructed residential decks equal to or greater than 6 ft. above adjacent grade. (ORS 455)
- Single-family accessory structures greater than 500 sq. ft. in the urban area. (ORS 455)
- Accessory structures 3000 sq. ft. or greater (not used as a business) located in the rural, timber, or agriculturally designated areas.

#### **General:**

- New installations of HVAC systems, wood stoves and conversions from electrical to gas. (ORS 455, 479)
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- Installation of new showers or bathtubs. (Replacement of existing fixtures is exempt.)(ORS 455, 447,479)
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### **Priority 5 Violations**

These category lists, uses, which have little potential of damage to the public, basically affect individual residences or are less frequent in occurrence.

#### **Commercial:**

- Commercial/Industrial buildings with no outstanding structural or fire and life safety building code issues occupied without a final inspection or certificate of occupancy. (ORS 455, 447, 479)
- Agricultural buildings used for non-agricultural residential uses (see priority one for commercial and industrial uses). (ORS 455, 447, 479)
- Non-hazardous home occupations (little or no potential for fire, explosions, etc.).(ORS 455, 447, 479)
- Repair/maintenance of apartment decks or stairs. (ORS 455)
- Accessory structures less than or equal to 1,000-sq. ft. used in conjunction with a business, without employees, located in rural, timber or agriculturally designated areas. (ORS 455, 447, 479)
- Greenhouses/membrane structures less than 1000 sq. ft., which meets a minimum 3ft.setback, used for the sale or display of agricultural products to the public. (ORS 455)

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- Billboards, wall mounted signs and freestanding sign structures. (ORS 455, 479)

### Residential:

- Manufactured dwelling cabana. (ORS 455, 446)
- Finish basement, convert garage or accessory building to habitable space, which does not create bedrooms. (ORS 455, 447, 479)
- Minor structural modifications of single-family residences. (ORS 455, 447, 479)
- Accessory structures less than or equal to 3000 sq. ft. when not used as a business, located in rural, timber or agriculturally designated areas. (ORS 455, 447, 479)
- Accessory structures greater than 120 sq. ft. or 10 ft. in height, but less than or equal to 500 sq. ft. when not used as a business, located in urban designated areas. (ORS 455, 447, 479)
- Minor electrical and plumbing associated with accessory structures/agricultural buildings, which does not include the installation of new showers or bathtubs. (ORS 455, 447, 479)
- Minor structural repairs to single-family residences and accessory buildings. (ORS 455, 447, 479)
- Residential appliances changed without a permit. (i.e. dishwasher, range, hot water heater.)

### Electrical:

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- Electronically operated wall mounted signs other than neon signs and individually illuminated letter signs.
- Minor electrical work (e.g. extension of branch circuit, moving light switch or outlet). (ORS 455, 479)

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### **Priority 6 Violations**

Violations in this category have limited life safety issues or as in the case of final inspections are incumbent on the applicant to pursue.

#### **Commercial:**

- Re-roof of a commercial building. (ORS 455)
- Horse boarding facilities without indoor riding arenas. These facilities are deemed to be agricultural uses. (ORS 455)
- Indoor riding arenas with less than 20 occupants. (ORS 455)
- Horse boarding facilities with indoor riding arenas with less than 20 occupants or stalls. These facilities are deemed to be agricultural uses. (ORS 455)

#### **Residential:**

- Final inspections on single family residences, non-commercial/industrial storage buildings, manufactured homes, and accessory structures to single family and manufactured homes. (ORS 455, 447, 479, 446)
- Single-family residential patio covers. (ORS 455)
- Single-family residential carports. (ORS 455)
- Residential re-roofs including minor truss replacement or new sheeting. (ORS 455)
- Newly constructed residential decks less than or equal to 6 ft. in height above adjacent grade. (ORS 455)

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#### **General:**

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- Surface water run-off/rain drains/storm drains. (ORS 455, 447)

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### **Priority 7 Violations**

This category is basically non-people problems.

- Retaining walls less than 6' in height. (ORS 455)
- Fences/combination retaining wall fences greater than 6' but less than 10 feet in height. (ORS 455)
- Flag poles. (ORS 455)



## **PLANNING**

*Local governments are required by state law to “prepare, adopt, amend and revise comprehensive plans...” and “enact land use regulations to implement their comprehensive plans...” (ORS 197.175(2), also see ORS 215.050). Similarly, local governments are required to adopt standards and procedures governing approval of subdivisions and partitions (ORS 92.044). Local government plans and ordinances must be consistent with the LCDC goals, certain Oregon Administrative Rules and regional (Metro) standards.*

*ORS 197.013 states that “implementation and enforcement of acknowledged comprehensive plans and land use regulations are matters of statewide concern...” (emphasis added). ORS 215.190 prohibits use of structures or land in violation of local planning and zoning requirements. ORS 215.185 provides that a local government or “a person whose interest in real property...is or may be affected by the violation...” may institute proceedings to enforce the local government’s regulations. There are no other specific state provisions relating to the type of local government enforcement program*

When faced with a potential enforcement action involving a use of land that does not conform to the requirements of the ZDO, the process in the Protocol and Operational Issues portions of the BCC Code Enforcement Policies will be followed. If credible evidence is presented confirming the existence of the use for at least 10 years, the enforcement action is terminated. The termination of the enforcement action does not constitute a verification of the non-conforming use, but only ends the enforcement action. If the property owner wishes to pursue a verification of the non-conforming use, the land use process defined by state law and the ZDO must be followed.

### **Priority 1 Violations**

These violations involve land use activities that impact environmental/natural resources (irreparable harm has taken place that cannot be corrected, creating a permanent situation).

- Cutting trees within river corridor.
- Grading river/stream bank or in river/stream.
- Surface mining.
- Filling or other development within floodplain or riparian corridor.

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### **Priority 2 Violations**

These violations involve Land Uses that disturb the livability of the community. The greater the impact to the community, the higher the violation should be in priority, for enforcement within this category.

- Commercial or industrial activity in residential or resource zones.
- Livestock in the urban area.
- Horse boarding facilities/arenas in all zones other than Resource Zones (EFU, TBR, AG/F).
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### **Priority 3 Violations**

These violations involve land uses that impact densities on properties. They would include: development of a residence without land use approval (recreational vehicle, mobile home, addition to an existing structure or any of several other "residential" uses of property). These violations can usually be fixed without irreparable harm to the property. Occasional health and safety issues (i.e., lack of proper sanitation) would cause the violation to be designated a higher priority among violations in this category.

- - Second Dwellings (i.e. RVs, manufactured dwellings, accessory dwelling.)
  - Retail commercial uses in an Industrial zone.
  - Failure to obtain Design Review approval.
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### **Priority 4 Violations**

These violations involve Land Use permits where Conditions of Approval have been placed on the approval of the permit. Occasionally, these conditions involve health and/or safety issues. Conditions involving septic or other irreparable harm would be a higher priority within this category. In most cases, enforcement can be accomplished without great urgency.

- Conditions of land use permit approval. (i.e. conditional use, home occupation, design review, temporary dwellings.)

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### **Priority 5 Violations**

These violations do not cause irreparable harm, and the resolution is often applying for a land use application.

- Building within setbacks or over property lines. (causes no irreparable harm) - can be resolved through a process available to the citizen as simple as a property line adjustment or as substantial as moving the building.
- Building height, square footage and lot coverage requirements.

### **Priority 6 Violations**

These violations involve performance standards in the ZDO, mainly addressing signage and their visual impacts on the community. Enforcement is often difficult – education is usually more effective.

- Signs ( i.e. freestanding signs, A-Board signs, banners, balloons.)

### **Priority 7 Violations**

These types of violations happen fairly infrequently, and if they do occur, there is no irreparable harm or life safety issues involved. Many times these violations are ultimately civil issues between the parties.

- Unlawful land divisions.
- Storage or the use of manufactured dwellings, residential trailers or job site trailers which are not occupied or subject of conditions of a land use approval.
- Exceeding the number of allowed occupants in a single family dwelling.

## **ROADS & ENGINEERING**

*Local governments are required by State law to maintain safe roadways in order to ensure the movements of goods, services and people. There are laws that specifically address road hazards, driveway approaches to County roads, development conditions of approval for road improvements and traffic signing and markings. ORS Section 197 addresses comprehensive land use planning coordination. ORS Section 368 describes County roads and addressing roadways standards, road hazards and County road official duties. ORS Section 374 describes control of access to public highways, while ORS Section 377 addresses traffic signs. ORS Section 811 addresses rules of the road for drivers. The County implements these laws through its Roadway Standards, the Zoning and Development Ordinance, and County Comprehensive Plan.*

### **Priority 1 Violations**

- Signs attached to County sign posts (e.g. stop & yield). (ORS 368.256-b)
- Sight obstructions blocking stop signs or yield signs on all roads. (ORS 368.256-b)
- Obstructions in Right of Way causing a hazard (signs, vegetation and structures) on roads with centerline stripes. (ORS 368.256-b)
- Vegetation encroaching in Right of Way obstructing roads with centerline stripes. (ORS 368.256-b)
- Drainage onto County roads with centerline stripes. (ORS 368.256-a)
- Driveway entrance permits – damage or hazard (rock, mud, debris, water or other damage impacting the traveling public) occurring on County maintained, local access or public roads with centerline stripes. (ORS 368.256-a,b)
- Mud on roads with centerline stripes. (ORS 368.256-b)
- Basketball hoops and skateboard ramps in Right of Way on non-dead-end roads with centerline stripes. (ORS 368.256-b)
- Non-permitted gates on County-maintained Right of Way's on all County roads. (ORS 368.256-b)

### **Priority 2 Violations**

- Drainage onto County roads without centerline stripes. (ORS 368.256-a)
- Driveway entrance permits – damage or hazard (rock, mud, debris, water or other damage impacting the traveling public) occurring on County maintained, local access or public roads without centerline stripes. (ORS 368.256-a,b)
- Mud on roads without centerline stripes. (ORS 368.256-b)
- Vegetation obstructing traffic control device such as warning signs, regulatory signs on all roads (excluding stop signs and yield signs). (ORS 368.256-b)
- Basketball hoops and skateboard ramps in right of way on non-dead-end roads without centerline stripes. (ORS 368.256-b)

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- Gates on County Roads and Public Roads under County administrative jurisdiction (gates could be considered by the Board pursuant to a public hearing). (ORS 368.256-b)

### **Priority 3 Violations**

- Obstructions in right of way causing a hazard (signs, vegetation and structures) on roads without centerline stripes. (ORS 368.256-b)
- Vegetation encroaching in County right of way obstructing roads without centerline stripes. (ORS 368.256-b)
- Driveway entrance permits, inadequate sight distance, inadequate slope, transition or apron on roads with centerline stripes. (ORS 374.310-2b)
- Driveway entrance permits, inadequate sight distance, inadequate slope, transition or apron on roads without centerline stripes. (ORS 374.310-2b)
- Non-permitted Commercial driveway entrance on all roads. (ORS 374.310)
- Commercial driveway entrance permits on local access roads and public roads. (ORS 374.310)
- Delivery trucks blocking all roads. (ORS 811.550)

### **Priority 4 Violations**

- Vegetation obstructing street name signs on all roads. (ORS 368.256-b)
- Non-commercial driveway entrance permits on local access roads and public roads. (ORS 374.310)
- Enforcement of conditions of approval for road improvements as part of a land use action on all roads. (ORS 197.522)

### **Priority 5 Violations**

- Sight restrictions (excluding stop or yield signs) on unimproved, non-County maintained local access or public roads. (ORS 368.256-b)
- Vegetation encroaching into unimproved, non-County maintained local access or public roads. (ORS 368.256-b)
- Signs placed within Right of Way but away from traveled portion (Priority 3 if it looks like traffic control device). (ORS 377.720-1)

### **Priority 6 Violations**

None cited.

### **Priority 7 Violations**

- Basketball hoops and skateboard ramps in Right of Way on culdesac and dead-end streets. (ORS 368.256-b)

## **SOLID WASTE - COMMUNITY ENVIRONMENT**

*The Solid Waste and Waste Management Ordinance is a discretionary ordinance adopted by the Board in 1970. The Solid Waste Ordinance essentially contains two primary administrative elements, solid waste nuisance abatement and oversight of the franchised solid waste and recycling collection program. The powers granted the County to adopt a nuisance abatement program are found in ORS 203. This statute grants the County the authority to adopt ordinances over matters of County concern. ORS 203 and 459 both grant the County the authority to establish a franchised garbage and recycling system for the orderly collection of garbage and recyclable materials. ORS 459 and 459A requires the County to provide the "opportunity to recycle". This is accomplished through the franchised garbage and recycling collection system. The Solid Waste Ordinance governs how this should be done. Although there is some enforcement associated with the franchised garbage and recycling system the primary emphasis is on the solid waste nuisance priorities. This includes accumulations of solid waste that cause a condition of unsightliness or create a health or safety hazard.*

### **Priority 1 Violations**

These are health and safety violations, adversely affecting the public or posing a serious threat to individuals, the general public or the environment, including attractions for rodents or health threatening bacterium or pathogens. Items listed are of equal importance.

- Violations of the franchised garbage collection system (illegal drop boxes, unauthorized solid waste or recycling collectors). (ORS 203, 459)
- Illegally dumped medical wastes. (ORS 203)
- Accumulations of putrescible wastes in urban and rural areas (for example: Meat and meat scraps; fat; grease; food containers or products contaminated with food wastes). (ORS 203)
- Garbage containers overflowing with putrescible wastes (residential, commercial and multi-family). (ORS 203)
- Illegal dumping of putrescible wastes. (ORS 203)
- Dead Animals. (ORS 203)
- Accumulation of domestic animal feces/manure in the urban area. (ORS 203)

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### **Priority 2 Violations**

These violations are not health and safety related; however, these items generally affect a larger number of citizens, both in urban and rural areas of the County.

- Accumulations of large volumes of non-putrescible solid waste greater than 6 pick up loads in the urban area. (i.e. discarded equipment and furniture, building demolition or construction wastes, plastic, glass, paper products, scrap metal or similar non-putrescible wastes.) (ORS 203)
- Accumulations of large volumes of non-putrescible solid waste greater than 10 pick up loads in the rural area.
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- More than 100 junk tires. (ORS 203)

### **Priority 3 Violations**

These violations affect fewer people but apply to both urban and rural areas. Due to higher densities in the urban area, issues with inoperable vehicles are more restrictive than in the rural area.

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- 3-6 pick up loads of non-putrescible solid waste in the urban area.
- 6-10 pick up loads of non-putrescible solid waste in the rural area.
- 3 or more inoperable and/or non-currently licensed vehicles in the urban area. (ORS 203)
- 5 or more inoperable and/or non-currently licensed vehicles in the rural area. (ORS 203)
- 20 – 100 junk tires. (ORS 203)

### **Priority 4 Violations**

These violations have a moderate visual impact but do not represent a major degradation of neighborhood livability.

- Violations of the franchised garbage collection system (illegal drop boxes, unauthorized solid waste or recycling collectors). (ORS 203, 459)
- 2-inoperable and/or non-currently licensed vehicles in the urban area. (ORS 203)
- 4 inoperable and/or non-currently licensed vehicles in the rural area. (ORS 203)
- 19 junk tires or less. (ORS 203)
- Dilapidated mobile homes or trailer houses in the urban area. (ORS 203)

### **Priority 5 Violations**

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- 1 inoperable and/or non-currently licensed vehicle in the urban area.
- 3 or less inoperable and/or non-currently licensed vehicle in the rural area.

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- Dilapidated mobile homes or trailer houses in the rural area.



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### **Priority 6 Violations**

These violations have minimal impact on the general public or neighborhood livability, and are often a neighbor-to-neighbor issue over the unsightliness of minor accumulations of solid waste. It is suggested that items in this category be referred to mediation as the only resort for public assistance. If the mediation process is not successful, or the parties choose not to mediate, the County will not pursue enforcement action.

- Improperly maintained compost piles. (ORS 203)
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- One to two pickup loads of non-putrescible solid waste in urban area. (ORS 203)
- One to five pickup loads of non-putrescible solid waste in rural area. (ORS 203)

### **Priority 7 Violations**

These violations have little or no impact on neighborhood livability. It is suggested that enforcement or mediation not be pursued regarding these violations.

- Accumulations of yard debris. (ORS 203)