

Code compliance discussion with Barcelo Homes

AGENDA

- Problem statement - Continuing nature of code violations.
- Objective - Need for a compliant path forward.
- Background - City council adopted new code enforcement regulations in response to citizen requests to increase code enforcement on development projects.
 - Increasing fines, revoking permits and other code enforcement actions.
 - Hiring additional code enforcement staff to facilitate stronger and proactive enforcement.
- Unlawful continuance of work in violation of a posted stop work order.
 - Admitted to removing a previous stop work order.
 - Previously informed that such unlawful continuance is a violation of city ordinance.
- Approved plans required tree protection fencing.
 - Trenching within a tree root zone.
 - Numerous staff discussions about tree protection and excavations within root zones.
- Work must be in accordance with the approved plans and follow adopted codes.
 - Occurred on multiple projects.
 - Creates delays
 - Cheap to correct on paper, more expensive to repair in field.
 - Retaining walls with inadequate reinforcement.
 - BBQ installation not per manufacturer installation instructions.
 - Proposed changes - prior to any work revised plans must be submitted to the city for review and approved.
 - Includes lot coverage and/or hardscape beyond that shown on the approved plans.
- Operations in accordance with the Construction Management Plan and Conditions of Permit Approval.
 - Construction vehicle parking.
 - Road blockages.
 - Hours of work.
 - Weekdays – 7 AM to 7 PM.
 - Saturdays – 9 AM to 6 PM.
 - No Work on Sundays and Holidays
- The above items have been assigned to the city code enforcement officer for further enforcement.
- Discussion of compliant path forward.