



# Weed Ordinance Update: Large Tract Properties

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City Council Study Session October 2019

# May Study Session Recap

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- Council inquired about possible changes to Sec. 6-2012. – Weeds and vegetation
- Possible change suggestions:
  - Maximum height of (8) inches anywhere on the property but incentivize active agricultural operations
  - Maximum height of (16) inches anywhere on the property but incentivize active agricultural operations
  - Significantly increase penalties for weed violations
  - Add surcharge and administrative costs for weed abatements when a notice of violation was issued and property owner did not comply



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# Action Items

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- Responses of large tract parcel owners to Council's request for input
  - No change needed
  - Additional hardship and expense to maintain lower height
  - Lowering height would create more work for land owners and staff and would be difficult to enforce
  - This feels like a penalty for their investment in the community
  - Would like owners of undeveloped parcels to be required to spray, mow, or farm until such time development occurs

# Council Direction

- Staff would like direction on the possible options
  1. Remove unlimited height and require consistent height overall
  2. Remove unlimited height and require 16 inches anywhere on property and 8 inches on portions that are within 20 feet of any adjacent developed property, tract, or parcel or any adjacent road
  3. Currently there we have a 3 tier system to regulate growth height standards: >1 acre; 1-5 acres; and <5 acres. Merge the 1-5 acre and <5 acre to read <1 acre shall be unlawful to permit weeds or grass to grow to a height of more than 16 inches anywhere on or within the property .
  4. No changes

# Council Direction

- Staff is proposing the following:
  - Update CCRMC section 6-2012(b)(1)(d) to better identify the owner's responsibility beyond the property lines.
  - Change the penalty structure from current state of
    - \$100.00 first notice; \$300.00 second notice; \$500.00 third notice and \$999.00 for forth notice in one year regardless of property size -to-
    - \$500.00 first notice and \$999.00 second notice for property's <1 acre
  - Increase abatement charges from 15% of abatement fee plus contracted abatement cost to 30% of abatement cost to de-incentivize property owners from using the City as property managers
    - Currently, our cost for a 20 acre flat parcel to be abated is about \$4,000. We would then bill the property owner 15% above that to be \$4,600.



# Questions and Discussion

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