

AGENDA

Finance and Economic Development Committee Meeting

Thursday July 9, 2015

5:30 p.m. – 6:50 p.m.

South Conference Room

- 1. Call to Order**
- 2. Approval of the May 14, 2015 meeting minutes**
- 3. Approval of the June 11, 2015 meeting minutes**
- 4. Nuisance Update**
Staff will provide an update on the Nuisance Property List.
- 5. Junk Vehicle Code Update**
Staff will provide an update on the previous discussion of Junk Vehicle Codes.
- 6. Homeless Encampment Ordinance**
Staff will provide an update on the previous discussion of the Draft Ordinance on Homeless Encampments. This is related to a 2014 Land Use Audit by WCIA.
- 7. Adult Entertainment Ordinance**
Discussion of goals and direction.
- 8. Committee member comments**

AGENDA

MINUTES FINANCE & ECONOMIC DEVELOPMENT COMMITTEE MEETING

Thursday, May 14, 2015

South Conference Room

Council Members

Chair Matt Pina

Jeremy Nutting

City Staff

Tony Piasecki - City Manager

Dan Brewer – Planning, Building and Public
Works Director

Pat Bosmans – City Attorney

Tim George – Assistant City Attorney

Dunyele Mason – Finance Director

Bonnie Wilkins – City Clerk

1. Call to Order

Chair Matt Pina called the meeting to order at 5:30 p.m.

2. Approval of the April 9, 2015 meeting minutes

Minutes approved as submitted.

3. 2015 First Quarter Financial Update

Finance Director gave the Committee members an overview of the City's financial status for first quarter. Chair Pina suggested that this item be kept in committee until after second quarter.

4. Nuisance Update

Assistant City Attorney George gave an update on currently open and recently closed nuisance property list.

Assistant City Attorney George explained the difficulties of tracking down homeowners of nuisance properties and the process of getting the properties in compliance once they do. Tracking homeowners down is a very difficult process as some of the homeowners are deceased.

Chair Pina suggested this item be taken up at the July 9th Finance & Economic Development Committee meeting for more discussion.

5. Junk Vehicle Code

Assistant City Attorney George updated the Committee on the definition of junk vehicles and reviewed photographs taken.

Discussion ensued if the number of requirements a vehicle must meet to be classified as a junk vehicle should be reduced from 3 to 2. There was also discussion as to whether or not State law overrules City Ordinances.

It was mutually agreed upon by the Committee to continue discussion of this item at the July 9th Finance & Economic Development Committee meeting.

6. Domestic Fowl Ordinance

Staff who prepared this item were not able to attend the meeting. This item will be held over and placed on the July 9, 2015 Finance & Economic Development agenda.

7. Homeless Encampment Ordinance

Planning, Building and Public Works Director Brewer briefed the Committee that currently the City does not have any rules for homeless encampments for religious purposes and is looking at other agencies to see what their standards are. Staff and Committee members are concerned about items such as noise and trash in proximity to schools. Chair Pina asked staff to work on a Draft Ordinance to discuss at the July 9th Finance & Economic Development Committee meeting.

8. Committee member comments

None.

The next regular meeting is scheduled for June 11, 2015 from 6:00-6:50 p.m. in the South Conference room.

Adjourned at 6:50 p.m.

Respectfully submitted by,
Bonnie Wilkins, City Clerk

MINUTES – FINANCE AND ECONOMIC DEVELOPMENT COMMITTEE MEETING

June 11, 2015

South Conference Room

21630 11th Avenue South, Des Moines, WA

Council Members

Chair Matt Pina

Jeremy Nutting

Vic Pennington

City Staff

Tony Piasecki - City Manager

Michael Matthias – ACM/ED Director

Dan Brewer – PBPW Director

Dunyele Mason – Finance Director

Grant Fredricks – Consultant

Autumn Lingle – Exec. Admin. Asst.

1. Call to Order

Chair Matt Pina called the meeting to order at 5:47 p.m.

2. Port District Economic Development

ACM/ED Director Michael Matthias replayed an edited version of Port of Seattle CEO Ted Fick's PowerPoint presentation (which was originally shown at the Highline Forum May 27 meeting). It touched on many topics including how the Port can be an engine for the economy, how partnering with the Port can be beneficial to the City and the Ports vision for growth, among other issues.

3. Public Development Authority Examples

Michael Matthias provided examples of PDA's.

- Pike Place Market
- Seattle Museum Development Authority
- Seattle Chinatown International District Preservation and Development Authority
- Kent Downtown Public Market Development Authority

He noted the role the PDA played and stated that PDA's can preserve, promote and develop a community through revitalization projects such as affordable housing, property management, and economic development efforts. He expressed the need to establish goals, objectives and an outline of talking points to bring before Council regarding the potential value of a PDA as a development option for the City.

4. Development Updates

PBPW Director Dan Brewer updated the committee on timelines and benchmarks in regard to development projects and potential development projects. This included such items as pre-app meetings, permits issued, active construction and estimated completion dates. In addition, he stated that additional staff resources will be necessary to proceed in an efficient, accurate and timely manner.

5. Committee member comments

Chair Pina suggested a meeting between City Manager Piasecki, PBPW Director Dan Brewer and Committee Member Jeremy Nutting to discuss processes and ideas for efficiently providing inspection services.

The next regular meeting is scheduled for July 9, 2015, South Conference Room, 5:30-6:50 p.m. in the South Conference room.

Adjourned at 6:58 p.m.

Respectfully submitted by,
Autumn Lingle
Executive Administrative Assistant

Pat Bosmans, City Attorney
Tim George, Asst. City Attorney
21630 11th Avenue So., Suite C
Des Moines, WA 98198
206.870.6553
Fax: 206.870.4387

**OFFICE OF THE
DES MOINES
CITY ATTORNEY**

Memo

Date: July 1, 2015
To: Finance & Economic Development Committee
From: Tim George 
Re: Junk Vehicle Update

The DMMC mirrors state law in its definition of junk vehicles and defines them as follows:

“Junk vehicle” means a vehicle meeting at least three of the following requirements:

- (a) Is three years old or older;
- (b) Is extensively damaged, such damage including, but not limited to, any of the following: a broken window or missing windshield or missing wheels, tires, motor, or transmission;
- (c) Is apparently inoperable; or
- (d) Has an approximate fair market value equal only to the approximate value of the scrap value.

“Apparently inoperable” means that the vehicle does not appear to comply with requirements for safe and legal operation on public streets or highways with regard to expired or a lack of current licensing, a lack of brakes, lights, tires, safety glass, or other safety equipment or other circumstances or conditions that are evidence that the vehicle is not currently operable, including, but not limited to, a vehicle having its passenger compartment filled with trash or debris, vegetation growing inside, around, or on the vehicle, or other evidence that the vehicle has not been moved for an extended period of time.

Below please find a sample of other jurisdictions definitions of junk vehicles.

AUBURN 8.14.020

“Junk vehicle” means a vehicle meeting at least three of the following requirements (RCW 46.55.010(4)):

1. Is three years old or older;
2. Is extensively damaged, such damage including, but not limited to, any of the following: a broken window or windshield or missing wheels, tires, motor or transmission;
3. Is apparently inoperable;
4. Has an approximate fair market value equal only to the approximate value of the scrap in it.

BELLEVUE 9.09.020.

“Junk vehicle” means any vehicle substantially meeting all of the following requirements (RCW 46.55.010(4)):

1. Is three years old or older; and
2. Is extensively damaged, such damage including, but not limited to, any of the following: broken window or windshield or missing wheels, tires, motor or transmission; and
3. Is apparently inoperable; and
4. Is without a valid, current registration plate; and
5. Has an approximate fair market value equivalent only to the approximate value of the scrap in it.

BURIEN 8.45.020.

Junk Vehicles. Any wrecked, inoperable, abandoned or disassembled trailer, house trailer, boat, tractor, automobile or other vehicle, or any parts thereof. A junk vehicle includes apparently inoperable, immobile, disassembled or extensively damaged vehicles. Evidence of inoperability and damage includes, but is not limited to, a buildup of debris that obstructs use, a broken window or windshield, a missing wheel, a flat tire, a nonfunctional motor or transmission, missing bumpers, or missing license plates; provided nothing herein shall prevent the keeping or storage of any vehicle on private property which is screened from view.

COVINGTON 8.10.020.

“Junk motor vehicle” means any vehicle substantially meeting three of the following requirements:

- (a) Is extensively damaged, such damage including, but not limited to, broken windshields, missing wheels, tires, motor or transmission;

- (b) Is apparently inoperable;
- (c) Is without a valid current license plate and tabs;
- (d) Has an approximate fair market value equivalent only to the approximate value of the scrap in it.

EVERETT 8.22.020

“Junk vehicle” means a vehicle substantially meeting the following requirements:

1. Is three years old, or older;
2. Is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield, missing wheels, tires, motor, or transmission;
3. Is apparently inoperable;
4. Has an approximate fair market value equal only to the approximate value of the scrap in it.

FEDERAL WAY 7.03.020

“*Junk vehicle*” means any vehicle substantially meeting at least three of the following conditions:

- (1) Is three years old or older;
- (2) Is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield or missing wheels, tires, motor, or transmission;
- (3) Is apparently inoperable;
- (4) Has an approximate fair market value equal only to the approximate value of the scrap in it.

FIFE 19.06.400

“Junk vehicle” means a motor vehicle meeting at least three of the following requirements:

- A. Is three years old or older;
- B. Is extensively damaged, such damage including, but not limited to, any of the following: broken window or windshield or missing wheels, tires, motor or transmission;
- C. Is apparently inoperable; and

D. Has an approximate fair market value equal only to the approximate value of the scrap in it

ISSAQUAH 10.34.010

The storage or retention of an unauthorized junk motor vehicle, as defined in RCW 46.55.010(5), on private property is declared to constitute a public nuisance subject to removal and impoundment.

KENMORE 8.25.010

“Junk vehicle” means a vehicle, including boats, trailers, campers, recreational vehicles and personal watercraft, meeting any three or more of the following requirements:

- A. Is three years old or older;
- B. Is extensively damaged, including but not limited to: broken windows or windshields, or missing wheels, tires, motor or transmission;
- C. Is apparently inoperable;
- D. Is without a valid, current license plate or tabs; or
- E. Has an approximate fair market value equal to its approximate scrap value.

KENT 8.08.020

Junk vehicle means a vehicle meeting at least three (3) of the following requirements: (RCW 46.55.010(4))

1. Is three (3) years old or older;
2. Is extensively damaged, such damage including, but not limited to any of the following: A broken window or windshield or missing wheels, tires, motor or transmission;
3. Is apparently inoperable;
4. Has an approximate fair market value equal only to the approximate value of the scrap in it.

KIRKLAND 11.76.020

“Junk vehicle” means a vehicle certified by notice of violation and corrective order under Section 11.76.030 as meeting at least three of the following requirements:

- (1) Is three years old or older;
- (2) Is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield or missing wheels, tires, motor, or transmission;
- (3) Is apparently inoperable; or
- (4) Has a fair market value equivalent only to the approximate value of the scrap in it.

LYNNWOOD 10.08.100

“Junk vehicle” means a vehicle certified under RCW 46.55.230 as meeting at least three of the following requirements:

- A. Is three years old or older;
- B. Is extensively damaged, such damage including but not limited to any of the following: a broken window or windshield or missing wheels, tires, motor or transmission;
- C. Is apparently inoperable;
- D. Has an approximate fair market value equal only to the approximate value of the scrap in it.

REDMOND 10.64.010

The storage or retention of an unauthorized junk vehicle or parts thereof, as defined in RCW 46.55.010(5), on private property is declared to constitute a public nuisance subject to removal and abatement.

SAMMAMISH

Junk Vehicles. A “junk vehicle” includes apparent inoperable, immobile, disassembled, or extensively damaged vehicles. In addition, any wrecked inoperable, abandoned, or disassembled trailer, house trailer, boat, tractor, automobile, other vehicle, or any parts thereof.

SEATAC

“Junk vehicle” has the same meaning as defined in RCW 46.55.010, as now or hereafter amended.

Memo



Date: July 2, 2015

To: Council Finance and Economic Development Committee (F&EDC)

From: Denise Lathrop, AICP – Community Development Mgr.
Laura Techico, AICP – Senior Planner

RE: *Homeless Encampments*

Purpose

The purpose of this agenda item is to continue the F&EDC's discussion on proposed legislation related to Temporary Encampments for the Homeless.

Background

In June 2014, Washington Cities Insurance Authority (WCIA) completed their 2014 Land Use Liability Audit of the City's land use practices. One of the audit findings related to Des Moines compliance with legislation on Temporary Encampments for the Homeless, pursuant to RCW 35.21.915, RCW 35A.21.360 and RCW 36.01.290.

Q1.22: *Do your code and practices comply with current legislative enactments governing temporary encampments for the homeless?*

At the May 14, 2015 F&EDC meeting, staff discussed the WCIA audit findings and the State legislation that authorize religious organizations to host temporary encampments for homeless persons on property owned or controlled by a religious organization (RCW 36.01.290). In summary, the legislation grants broad authority to religious organizations to provide shelter or housing to homeless persons on property owned or controlled by such organizations. It prohibits local governments from enacting an ordinance or regulation that imposes conditions other than those necessary to protect the public health and safety and that do not substantially burden the decisions or actions of a religious organization with respect to the provision of homeless housing. It also prohibits the imposition of permit fees in excess of the actual costs associated with the review and approval of the required permit applications for homeless housing encampments.

In preparing Draft Ordinance No. 15-030, staff reviewed information from other agencies that have dealt with temporary encampments in the past including King County and the Cities of Seattle, Redmond, and Sammamish. The draft ordinance would amend DMMC 18.01.050 to add new definitions, and add new sections to Chapter 18.170 Temporary Uses. Specific amendments would address frequency and duration of the use, noticing requirements, and options for modifying standards.

Discussion

At the conclusion of the May 14th meeting the Committee requested that staff revised Draft Ordinance No. 15-030 to ensure the regulations are as stringent as possible within the confines of State law. The revisions to Draft Ordinance No. 15-030 reflect additional language that add definitions and review criteria related to site requirements and off-street parking.

If the committee concurs with the proposed legislation, staff will bring Draft Ordinance No. 15-030 before the full Council for consideration in the July/August timeframe.

CITY ATTORNEY'S FIRST DRAFT 05/07/2015

DRAFT ORDINANCE NO. 15-030

AN ORDINANCE OF THE CITY OF DES MOINES, WASHINGTON relating to zoning and the regulating of temporary homeless encampments, amending DMMC 18.01.050 by adding definitions, amending DMMC 18.20.080A project review chart, and adding and codifying new sections to chapter 18.170 DMMC.

WHEREAS, there are many homeless persons in our region that are in need of shelter and other services that are not being provided by the state and local governments, and

WHEREAS, in many communities, religious organizations play an important role in providing needed services to the homeless, including the provision of shelter upon property owned by the religious organization, and

WHEREAS, establishing temporary use provisions that allow temporary homeless encampments enable religious institutions in our community to perform a valuable public service that, for many, offers a temporary, stop-gap solution to the larger social problem of increasing numbers of homeless persons, and

WHEREAS, Draft Ordinance No. 15-030 provides guidance in regulating temporary homeless encampments and provides the City with broad discretion to protect the health and safety of our citizens; now therefore,

THE CITY COUNCIL OF THE CITY OF DES MOINES ORDAINS AS FOLLOWS:

Sec. 1. The following definitions shall be added to DMMC 18.01.050 and section 5 of Ordinance No. 1591:

~~Homeless encampment means a group of homeless persons temporarily residing out of doors on a site with services provided by a sponsor and supervised by a managing agency.~~

"Temporary Homeless encampment managing agency" means an organization that has the capacity to organize and manage a

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temporary homeless encampment. A managing agency may be the same entity as the sponsor.

"Temporary Homeless encampment sponsor" means an entity that has an agreement with the managing agency to provide basic services and support for the residents of a temporary homeless encampment and liaison with the surrounding community and joins with the managing agency in an application for a temporary use permit. A sponsor may be the same entity as the managing agency.

"Religious organization" means the federally protected practice of a recognized religious assembly, school, or institution that owns or controls real property.

"Temporary Homeless encampment" means a group of homeless persons temporarily residing out of doors on a site with services provided by a sponsor and supervised by a managing agency.

NEW SECTION. Sec. 2. A new section is added to chapter 18.170 DMMC to read as follows:

Temporary Homeless encampment — standard use permit.
Temporary homeless encampments are allowed pursuant to a temporary homeless encampment use permit, which shall be a Type I land use decision reviewed and issue pursuant to chapter 18.20 DMMC and the following conditions:

(1) An application for a temporary homeless encampment use permit must shall include a ~~local church or other community-based religious~~ organization as a sponsor or managing agency and must be located on real property owned or controlled by the religious organization.

(2) Site requirements. All temporary homeless encampments shall comply with the following site requirements:

(a) The encampment shall be located a minimum of twenty (20) feet from the property line of abutting properties containing residential uses;
;

____ (3b) Sight-obscuring fencing ~~is~~ shall be required around the perimeter of the temporary homeless encampment unless ~~the Planning Director it is determined determines the Planning, Building and Public Works Director determines~~ that there is sufficient vegetation, topographic variation, or other site conditions such that fencing would not be needed; ~~and~~

____ (4c) Exterior lighting ~~must~~ shall be directed downward and contained within the temporary homeless encampment; ~~and~~

____ (d) Tents, membrane structures, or canopies in excess of 400 square feet as defined by the International Fire Code, shall require a permit and approval from the fire marshal;

____ (e) A designated smoking area shall be provided on site and in a location that results in the least impact on neighboring properties;

____ (f) Garbage and recycling containers shall be provided on site and each site shall be cleared of debris, litter when the temporary homeless encampment moves from the site; and

____ (g) Temporary homeless encampments shall comply with all applicable standards of the Seattle-King County public health department.

____ (53) The maximum number of residents within a temporary homeless encampment is one hundred (100).

Comment [DB1]: Policy Question.

____ (64) Parking:

____ (a-) Parking for a minimum ~~offer~~ five (5) vehicles and vehicle maneuvering area shall be provided; ~~and~~

____ (b) Parking of vehicles associated with a temporary homeless encampment shall not displace the sponsor's off-street parking in such a way that the sponsor's site no longer meets the minimum or required parking of the principal

use as required by Chapter 18.210 DMMC or previous approvals, unless an alternative parking plan is approved by the City Manager or the City Manager's designee.

(75) Transportation plan. A transportation plan shall be submitted with the permit application demonstrating:

(a) Reasonable access to methods of communication and services such as groceries, supplies and medical care; and

(b) Access to public is required which shall include provision of transit services and any alternative means of transportation such as private or volunteer shuttle service and reasonable bicycle and pedestrian paths.

(8c) The temporary homeless encampment shall be located within one-half (1/2) mile of transit service.

(96) No children under eighteen (18) years of age are allowed in the temporary homeless encampment. If a child under the age of eighteen (18) attempts to stay at the temporary homeless encampment, the managing agency shall immediately contact the Washington State Department of Social and Health Services Child Protective Services.

(107) No animals shall be permitted in encampments except for service animals.

(118) A code of conduct is required to be enforced by the managing agency. The code shall contain the following as a minimum:

- (a) No illegal drugs or alcohol.
- (b) No weapons.
- (c) No violence.
- (d) No open flames.
- (e) No loitering in the surrounding neighborhood.

NEW SECTION. **Sec. 3.** A new section is added to chapter 18.170 DMMC to read as follows:

Temporary ~~H~~homeless encampment frequency and duration of temporary use. The City may not grant a temporary homeless encampment ~~temporary~~-use permit at the same site more frequently than once in every 365-day period. The City may only grant a temporary homeless encampment use permit for a specified period of time, not to exceed 92 days.

NEW SECTION. **Sec. 4.** A new section is added to chapter 18.170 DMMC to read as follows:

Notice requirements for temporary homeless encampments in new locations.

(1) Applicability. The following notice requirements apply only to new locations for temporary homeless encampments. If an encampment has previously located at the site, the provisions of [REDACTED] shall apply.

(2) Public meeting. A minimum of fourteen (14) calendar days prior to the anticipated start of the encampment, the sponsor and/or managing agency shall conduct a public informational meeting by providing mailed notice to owners of property within six hundred (600) feet of the subject property and residents and tenants adjacent to the subject property. The purpose of the meeting is to provide the surrounding community with information regarding the proposed duration and operation of the temporary homeless encampment, conditions that will likely be placed on the operation of the temporary homeless encampment, requirements of the written code of conduct, and to answer questions regarding the temporary homeless encampment.

(3) A Notice of Application for Temporary Homeless Encampment shall be provided prior to the Planning, Building and Public Works Director's decision. The purpose of the notice is to inform the surrounding community of the application. Due to the administrative and temporary nature of the permit, there is no comment period. The notice shall contain at a minimum the date of application, project location, proposed duration and operation of the temporary homeless encampment, conditions that

Comment [DB2]: Policy Question.

will likely be placed on the operation of the temporary homeless encampment, requirements of the written code of conduct, and how to get more information (i.e., City website). The Planning, Building and Public Works Department shall distribute this notice as follows:

(a) The notice, or a summary thereof, will be published in the official newspaper of the City at least seven (7) calendar days prior to the Planning, Building and Public Works Director's decision.

(b) The notice, or a summary thereof, will be distributed to owners of all property within six hundred (600) feet of any boundary of the subject property and residents and tenants adjacent to the subject property at least fourteen (14) calendar days prior to the Planning, Building and Public Works Director's decision.

(c) The notice will be posted on the City's website.

(4) A Notice of Decision for Temporary Homeless Encampment, or summary thereof, shall contain the decision of the Planning, Building and Public Works Director and appeal procedure and be distributed as required for notice of application within four (4) business days after the decision.

NEW SECTION. **Sec. 5.** A new section is added to chapter 18.170 DMMC to read as follows:

Option to Modify Standards for Temporary Homeless Encampments. The applicant may apply for a temporary homeless encampment use permit that applies standards that differ from those in DMMC [REDACTED]. If a modification is proposed, then the application will be processed according to Process [REDACTED] DMMC, including a comment period and appeal to the Hearing Examiner. In addition to all other permit application requirements, the applicant shall submit a description of the standard to be modified and shall demonstrate how the modification will result in a safe temporary homeless encampment under the specific circumstances of the application. In considering whether the modification should be granted, the Planning, Building and

Public Works Director shall consider the effects on health and safety of residents and the community.

NEW SECTION. **Sec. 6.** A new section is added to chapter 18.170 DMMC to read as follows:

Notice Requirements for Temporary Homeless Encampments at Repeat Locations.

(1) A minimum of fourteen (14) calendar days prior to the anticipated start of the encampment, the sponsor and/or managing agency shall provide mailed notice to owners of property within six hundred (600) feet of the subject property and residents and tenants adjacent to the subject property. The purpose of the notice is to inform the surrounding community of the proposed duration and operation of the temporary homeless encampment, applicable standards, requirements of the written code of conduct, and how to get more information.

(2) A minimum of fourteen (14) calendar days prior to the anticipated start of the encampment, the City shall update the City's website with the date of application, project location, proposed duration and operation of the temporary homeless encampment, the conditions that will be placed on the operation of the temporary homeless encampment, requirements of the written code of conduct and how to get more information.

Sec. 7. Codificaton. Sections 2 through 6 of this Ordinance shall be codified as a new section in chapter 18.170 DMMC entitled "Temporary Homeless Encampments."

Sec. 8. Severability - Construction.

(1) If a section, subsection, paragraph, sentence, clause, or phrase of this Ordinance is declared unconstitutional or invalid for any reason by any court of competent jurisdiction, such decision shall not affect the validity of the remaining portions of this Ordinance.

(2) If the provisions of this Ordinance are found to be inconsistent with other provisions of the Des Moines Municipal Code, this Ordinance is deemed to control.

Ordinance No. _____
Page 8 of 8

Sec. 9. Effective date. This Ordinance shall take effect and be in full force five (5) days after its passage, approval, and publication in accordance with law.

PASSED BY the City Council of the City of Des Moines this _____ day of _____, 2015 and signed in authentication thereof this _____ day of _____, 2015.

M A Y O R

APPROVED AS TO FORM:

City Attorney

ATTEST:

City Clerk

Published: _____

OPEN CASES

MAP #	Property Address	Owner	KC Assessor Condition	Legal Dept. Contacts 5/15-7/15	Police Calls for Service 5/15-7/15	Contacts by Code Enforcement 5/15-7/15	Staff Comments/Updates
11	22106 28TH Ave S	Andrew Jack Steen (Deceased)/Don Atwood (Trustee)	Poor	1	0	1	Vacant unsecured house. In probate. Citation issued to trustee of estate. Trustee has responded to citation, court date set for 8/13/15.
12	2828 S 224TH St	Wanda J. Golka (deceased)	Poor	0	0	1	Vacant and secure. In probate. Multiple citations issued (over \$10K) with no response, sent to collections. Possible candidate for Superior Court abatement.
13	24813 16TH Ave S	Victor Golka	Poor	0	0	1	Vacant and unsecured. Extensive arson damage. Multiple citations issued (over \$5k) in collections. Possible candidate for Superior Court abatement.
2	22204 20TH Ave S	Darshan & Meena Jourha	Fair	1	0	3	Vacant and secure. Weeds and debris recently cleared. House cannot be occupied as it doesn't have sewer hook-up. Owner attempting to purchase surrounding lots to develop and justify cost to provide sewer for lots.
10	24411 24th Ave S	John Pfeffer	Fair	2	0	2	Front and side yards cleared of weeds. Major improvement shown. Owner is working on back yard, given August of 2015 deadline date. Major progress made in 2015.
6	1804 S 264th Place	Juanita Sinclair	Average	0	0	4	Vacant house is now secured and construction has begun on repair. Issues have arisen with unpermitted remodel, working with Building and Code Enforcement to get necessary permits.
NEW	814 S. 252nd St.	Valerie A. Morris	Poor	3	0	7	Vacant and secure, structural issues. Demolition scheduled for July 13, 2015.

OPEN CASES

MAP #	Property Address	Owner	KC Assessor Condition	Legal Dept. Contacts 5/15-7/15	Police Calls for Service 5/15-7/15	Contacts by Code Enforcement 5/15-7/15	Staff Comments/Updates
NEW	27TH Ave Stormwater Tract (24458-29 27th Ave S.) (3 Parcels)	1. Federal Asset Recovery 2. Deruiter Iolanda 3. King County - Property Services	None Given	0	0	0	3 contiguous undeveloped parcels that contain a pond and growth. Has been used as a dumpsite for apartments in the area. Excess garbage and lack of maintenance of the pond.
NEW	2805 S. 216th St.	Sunset Development and Investments LLC (Victor Pham)	Vacant	0	0	0	Vacant property, overgrown with weeds. Garbage on property. Citations issued but no response.
	Vacant and Secured						
	Construction/Repair Underway						7/9/2015 0:00

CLOSED CASES

Property Address	Owner	KC Assessor Condition	Staff Comments/Updates
23209 21ST Ave S	Joseph M. Culler (deceased) - Recently Sold to new owner	Fair	Vacant and secured. Property sold to investor who is remodeling to flip house. Garbage removed and property cleared.
826 S 200TH St	Pete D. & Stacy Vowels	Average	Vacant house, red-tagged. Secured by Safe Guard Properties. Garbage removed. House in pre-sale.
24303 27TH Ave S	JV Financial	Average	Vacant 4-Plex, red-tagged. Safe Guard Properties has fenced and secured property.
1901 S 259TH St	Mick & Donni Milici	Average	Vacant, red-tagged. Secured by Safeguard. Garbage cleared from property. Management company maintains property once a month.
24111 23rd Ave S	Federal Home Loan Mortgage	Average	Vacant and secure. Property cleaned up, sold.
22325 Marine View Dr S	Plutus II LLC - Recently Sold to New Owner	Average (Bldg)	DM Theater. Property sold. New owner has begun rehabilitation of property.
22602 Marine View Dr S	Tuyet Vu	Average (Bldg)	BeBe Nails. Building Demolished. Plans submitted for new building. File Closed.
21640 30th Ave S	Nathaniel Greene - Recently Sold to New Owner	Average / Good	New owner. Property cleaned and now has tenants.
19603 DM Memorial Dr S	Xin Wen & Yan Wang	Good	Vacant and secured. Remains vacant for possible re-development. Owner continues to maintain.

CLOSED CASES

23601-23609 Pacific Hwy S	Recently Sold to New Owner	Commercial / No condition	Buildings demolished with plans for re-development.
24311 27TH Ave S	Saechao Wan Poo and Feuy Ta	Average	Vacant 4-Plex, secured, currently for sale. Graffiti and garbage removed, monitored by owners.
22033 16th Ave S	William Kirk (deceased)	Poor	Vacant and secure. Weeds removed. Foreclosure, property owned by Fannie Mae, for sale for \$123,000. Agent Geoff Bell with Newberry Real Estate (206) 714-6128 maintaining property.

CLOSED			
CLOSED			
RECENTLY CLOSED			