



## Thurston County Board of Commissioners Work Session Summary

<b>Date of Work Session:</b>	December 15, 2017
<b>Time:</b>	2:30 p.m.
<b>Office/Department:</b>	Resource Stewardship
<b>Subject:</b>	Title 26 –Code Enforcement
<b>Staff Contact/Author:</b>	Name/Title: Gary Richardson <span style="float: right;">Phone: x 2125</span>
<b>Attendees:</b>	Commissioners Present: Bud Blake, Gary Edwards
	County Manager: Ramiro Chavez; Asst. County Manager: Robin Campbell
	Other Staff: Josh Cummings, Mike Kain, Kraig Chalem, Robert Manns, Gary Richardson, Travis Burns
<b>Discussion Points:</b>	<p>The intent of the briefing was to discuss potential amendments to Title 26.</p> <p>Staff provided an overview of the proposed changes to Code Enforcement regulations in Title 26 of the Thurston County Code as well as an overview of how the enforcement process works.</p> <p>A question and answer discussion session followed the brief overview.</p> <p><b>Commissioner Comments</b> <u>Commissioner Edwards:</u></p> <ul style="list-style-type: none"> <li>• Commissioners expressed concerns about innocent purchasers who buy property unaware of code compliance issues. A discussion ensued about these concerns and how they may be addressed in the code enforcement regulations to ensure an appropriate scaling of enforcement measures. This includes guards against burdensome fines and penalties, misperceptions, and allows some flexibility for innocent purchasers.</li> <li>• Understands Travis Burns (PAO) explanation of vested rights in Washington State, and remains interest in grandfather clause for property owners who come to learn after purchasing a piece of property that code violations existed prior to sale, if possible.</li> <li>• Believes that oversight of the code enforcement program for citizens may be necessary to guard against fines/penalties that may be unwarranted, or perceived as unwarranted, due to conflicts of personality, misperception, etc.</li> </ul>

	<p><u>Commissioner Blake:</u></p> <ul style="list-style-type: none"> <li>• Is concerned about having clarity on chain of command in terms of how decisions are made and who makes such decisions relating to the issuance of citations.</li> <li>• Wants to make sure a thorough and appropriate review is conducted prior to issuing citations or penalties.</li> <li>• Would like to see some sort of measure that involves a public stakeholder such as an ombudsman as a measure to balance possible compliance. Commissioner Blake would appreciate Planning and Economic Development and the County Manager to outline a means of oversight.</li> </ul> <p><u>Ramiro Chavez:</u></p> <ul style="list-style-type: none"> <li>• In response to Gary Edwards's example of how enforcement may unnecessarily or improperly disrupt the exercise of building permits, Mr. Chavez stated that he wants to change culture and improve workflow to address violations while allowing projects to move forward. Mr. Chavez also suggested staff show the amendments broken out and a 'value of purpose' statement accompanying each for the Board to review.</li> </ul>
<p><b>Results/Board Direction:</b></p>	<ul style="list-style-type: none"> <li>• Provide matrix of proposed amendments and their Value/Goal.</li> <li>• Develop means to memorialize in code an oversight of penalties prior to issuance.</li> </ul>