

CAMP Committee 4-16-18

Wall Policy

#### REVIEW OF PROPOSED POLICY

- Property owners should assume all costs associated with maintaining and replacing walls.
- This will reduce City financial liability by up to \$3.8 million per year.
- Expected 2,600 parcels affected.
- Private Benefit (75%) vs. Public Benefit (25%)

#### POLICY QUESTIONS

- Any triggers for requiring compliance?
  
- Repair at time of sale?
  
- Repair at time of building permit?
  
- Should the City require some sort of standard to ensure consistent appearance along corridors?
  
- Can property owners replace with lesser quality (wall vs. fence)?
  
- Any difference where there are two fences/walls? (or where wall does NOT act as backyard enclosure?)

#### IMPLEMENTATION RECOMMENDATIONS

- Phase in policy shift over 10 years.

## IMPLEMENTATION QUESTIONS

- Timeline for moving from current practice to proposed policy?
  
- Public outreach / notification?