

TITLE 8

HEALTH AND SAFETY

Chapters:

8.04 Health and Safety

Chapter 8.04

HEALTH AND SAFETY

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8.04.010 Purpose. It is the purpose of this chapter to promote the public health, safety and general welfare by regulating public nuisances within the city, by providing for the abatement of such nuisances, by prohibiting those conditions that create health or safety hazards, by prohibiting those conditions which interfere with the enjoyment of public or private property, by controlling the deposit or burning of litter, and by prohibiting littering. (Ord. 1045 §1, 2009)

8.04.020 Definitions. For purposes of this Chapter 8.04, the following capitalized words and phrases shall apply as defined herein:

“Building materials” shall mean and include lumber, plumbing materials, wallboard, sheet metal, plaster, brick, cement, asphalt, concrete block, roofing material, cans of paint and similar materials.

“Garbage” includes all putrescible waste, except sewage and body waste, including waste from accumulated animal food or vegetable matter, and including waste that attends the preparation, use, cooking, dealing in or storing meat, fish, fowl, fruit and vegetables that shall include all of such wastes or accumulations of vegetable matter of residences, restaurants, hotels and places where food is prepared for human consumption. Garbage shall not include recognized industrial by-products.

“Garbage container” shall mean any and all containers and cans used for the storage and/or collection of waste, refuse, garbage and/or rubbish.

“Junk” shall mean all appliances or parts thereof, all parts of motor vehicles, tires, all iron or other metal, plastics, glass, paper, cardboard, rubber, lumber, wood (excepting stacked firewood), mattresses, disabled trailers or parts thereof, all of which meet one of the following requirements:

- (a) are discarded;
- (b) are unusable;
- (c) are broken; or
- (d) have not been used for their primary and original purpose for a period of six months.

“Noxious weeds” shall be as defined by Idaho Code § 22-2402, as amended, and the Idaho Administrative Rules.

“Nuisance” shall mean any condition or use of property which a) injures or endangers the comfort, health or safety of others, b) is indecent, or offensive to the senses, c) obstructs the free use of property, so as to interfere with the comfortable enjoyment of life or property, or unlawfully obstructs the free passage or use, in the customary manner, of any navigable lake, river, stream, canal, or basin, or any public park, square, street, alley, sidewalk or highway, or d) is enumerated to be a nuisance by Section 8.04.030 of the Hailey Municipal Code.

“Owner” and “occupant,” wherever used in this chapter, may be used interchangeably, and shall mean every person in possession, charge or in control of any dwelling, flat, roominghouse, or any eating place, shop, place of business, manufacturing or business establishment where garbage or other refuse is created or accumulated.

“Public place” shall mean any property owned by, or dedicated to, the city of Hailey for the purposes of providing city services and general circulation to the public. Such rights-of-way include, but are not limited to public streets, alleys and sidewalks.

“Refuse” shall mean solid wastes, including garbage and rubbish.

“Rubbish” shall mean refuse other than garbage, tin cans, bottles, leaves, weeds and cuttings from trees, lawns, shrubs, and gardens or other waste materials produced in the normal course of doing business, or everyday living. Rubbish shall not include recognized industrial by-products.

“Street tree” shall mean any tree, shrub, or other woody vegetation on lands within city of Hailey street rights-of-way.

“Waste” means unwanted solid, liquid, or gaseous materials. (Ord. 1045 §1, 2009)

8.04.030 Nuisances enumerated. Without limitation of the generality of the definition of nuisance, the following acts, omissions, conditions and things are declared to be and constitute a nuisance:

A) Storing or accumulating, or permitting the storage or accumulation, of junk on any premises where the junk is exposed to view from any public place, or adjacent property.

B) The accumulation, or permitting the accumulation of tin cans, bottles, trash, litter, waste or refuse of any nature on any premises, or any dangerous accumulation of noxious weeds, trash, dirt, filth or yard trimmings, except in garbage containers maintained for regular collection. Regularly maintained compost piles shall not be considered a nuisance.

C) Permitting the existence of 1) any dilapidated, abandoned or partially destroyed building or structure, or 2) any unused building or structure which is not properly secured from entry, or failing to materially complete the exterior of any building or structure commenced and left unfinished after the expiration of a valid building permit.

D) Storing, or permitting to be stored, any toxic, radioactive, caustic, flammable, explosive or other dangerous or hazardous substances, except when stored in compliance with the requirements of all regulatory agencies having jurisdiction.

E) Permitting the existence of any putrid, unsound or unwholesome bones, meat, hides or skins, or the whole or any part of any dead animal, fish or fowl.

F) Privies, vaults, cesspools, sumps, pits, excavations or like places which are not securely protected, or which are foul or malodorous.

G) Leaving or permitting to remain outside of any dwelling, building, or other structure, or within any unoccupied or abandoned building, dwelling, or other structure, under the control of any person, and in a place accessible to the public, any abandoned, unattended or discarded icebox, freezer, refrigerator or other container which has an airtight door or lid, snap lock or other locking device which may not be released from the inside, without first removing such door or lid, snap lock or other locking device from such icebox, freezer, refrigerator or container.

H) Any unguarded or abandoned pit, well or hole dangerous to life or of more than two feet (2') in depth on any unenclosed lot, without substantial covering, protection or fencing.

I) The accumulation, or permitting the accumulation, of building materials or objects of any nature where the same endangers property or safety, or constitutes a fire hazard, or where the building materials are exposed to view from any public place or adjacent property before or after the duration of a valid building permit.

J) The existence of any fence or other structure or thing on private property abutting or fronting upon any public place or adjacent property which is in a sagging, leaning, decayed or otherwise dilapidated or unsafe condition and which may injure persons or property on a public place or adjacent property.

K) The existence or maintenance on any premises of a storage area, junkyard or dumping ground for the wrecking or disassembling of automobiles, trucks, trailers, house trailers, boats, tractors or other vehicle or machinery of any kind, or for the storing or leaving of worn out, wrecked, inoperative, abandoned or non-registered automobiles, trucks, trailers, house trailers, boats, tractors or other vehicle or machinery of any kind or of any major parts thereof; provided, however that an automobile wrecking yard or other junkyard, or storage area for machinery or equipment where the same are permitted by the city zoning regulations or where the same are being used by contractors or builders or by other persons during the construction of a project at the site is not a nuisance; provided that the repair of a vehicle by the owner of property for a period not to exceed thirty (30)

days is not a nuisance; and further provided that the repair of vehicle and storage related to the repair of the vehicle which are not visible from a public place or adjacent property is not a nuisance.

L) Visible vehicle tires not mounted on a vehicle, vehicle bodies or parts, bed mattresses or springs, water heaters or other large household appliances.

M) Animal manure in any quantity which creates a public health hazard, other than manure from domesticated pets; provided, however, animal manure may be used on a property in such a manner and for such purposes as are compatible with customary methods of good husbandry.

N) Any loud and unnecessary noises, as enumerated in Section 9.04.030 of the Hailey Municipal Code, as amended.

O) All other uses or structures which are declared to be nuisances by city ordinance, or building, fire or life safety codes. (Ord. 1045 §1, 2009)

8.04.040 Nuisance abatement notice. A. If it is determined that a nuisance exists on any lot, place or area, or any street, sidewalk, or public right-of-way abutting the same, the city shall, unless there are exigent circumstances, cause a notice to be issued to abate such nuisance. Such notice shall contain a description of the property in terms reasonably sufficient to identify the location of the nuisance, describe the nuisance in terms reasonably sufficient to identify the same, direct abatement of the nuisance, and specify the penalty provisions and appeal process as herein provided.

B. The abatement notice may be served in the following manner:

1. By personal service on the owner of the lot, place, or area, if the owner lives within the city, and by personal service on the occupant or person in charge or control of the property, if such person can be identified; or

2. If the owner does not live within the city, by registered mail to the owner at the address shown on the last available assessment roll, or as otherwise known, and, by personal service on the occupant or person in charge or control of the property, if such person can be identified; or,

3. Should the owner not be known or have an available address, the posting at a conspicuous place on the land, on abutting public right-of-way, and the publication of an advertisement at least once a week, for a period of two weeks, in a newspaper of general circulation, and by personal service on the occupant or person in charge or control of the property, if such person can be identified. The newspaper advertisement shall be a general notice that the property has been posted and shall contain a general statement of the effect of such posting. (Ord. 1045 §1, 2009)

8.04.050 Abatement required. It shall be the duty of the owner, or person occupying or controlling any lot, place or area in the city which has been declared a nuisance as provided herein, within fifteen (15) days of posting, mailing or personal service of the nuisance abatement notice to remove the nuisance. Upon the failure, neglect or refusal of any owner or occupant so notified to remove the nuisance, the city may cause legal action to be taken. (Ord. 1045 §1, 2009)

8.04.060 Appeal. Within fifteen (15) days from the date of posting, mailing or personal service of the required nuisance abatement notice to the owner or person occupying or controlling such lots or areas affected, such owner or persons may appeal to the city council. Such appeals shall be in writing and shall be filed with the city clerk. At the time of filing an appeal, the appellant shall pay a fee for the appeal as established by resolution. At the regular meeting of the city council, not less than ten (10) days nor more than thirty (30) days thereafter, the city council shall proceed to hear and pass upon such appeal and the decision of the city council thereupon shall be final and conclusive. (Ord. 1045 §1, 2009)

8.04.070 Abatement by city–costs. A. If a nuisance is deemed to be an immediate health hazard and exigent circumstances exist, the city may proceed with the removal of the nuisance which is an immediate health hazard, and the cost of the work shall be paid by the owner or occupant or other persons in control of the property.

B. Upon the failure, neglect or refusal of any owner or occupant so notified to remove the nuisance as required by court order, the city may proceed with the removal work specified in the notice for removal of such a nuisance, and the cost of the work shall be paid by the owner or occupant or other person in control of the property.

C. The expenses of removal by the city of any nuisance found under the provisions of this chapter shall constitute a lien upon the property. (Ord. 1045 §1, 2009)

8.04.080 Prohibited acts. A. It is unlawful for an owner or occupant to fail, neglect or refuse to remove a nuisance from a property within the city of Hailey within the time set forth in an abatement notice served upon the owner or occupant in accordance with Section 8.04.040(B), above.

B. It is unlawful for any person to throw or deposit, or cause to be thrown or deposited upon any public street, alley, highway, ground, sidewalk, or any private vacant lot within the city of Hailey, any refuse or waste.

C. It is unlawful for any person to burn or cause to be burned on any public street or alley within the city of Hailey any refuse or waste.

D. It is unlawful for any person to dump, deposit or place any garbage, refuse, waste or rubbish on private property or in any garbage container within the city of Hailey without the authorization of the owner or occupant. (Ord. 1045 §1, 2009)

8.04.090 Violation–penalty. Any person who violates any provision of this chapter shall be guilty of a misdemeanor and shall, upon conviction, be fined not more than one thousand dollars (\$1000.00) or imprisoned in the county jail for a period of not more than six (6) months, or by both such fine and imprisonment. The city may, at its option, institute a civil action for the removal and the abatement of such nuisance, or may institute a criminal action under this Chapter 8.04. The rights and remedies provided by this ordinance are cumulative and the use of any one right or remedy shall not preclude the city of Hailey from pursuing any or all other remedies the city may have by law, statute, ordinance or otherwise. This ordinance does not preclude the right of a private party to seek private enforcement of this ordinance against a party violating this

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ordinance, but does not provide any private right of enforcement against the city for failure to enforce the provisions of this ordinance. The notice, appeal and abatement provisions outlined herein do not apply where a private party seeks private enforcement. (Ord. 1045 §1, 2009)