



Clearfield City Good Landlord Training

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Please note: This portion of the Good Landlord Program training is a supplement to the regular training provided by one of the following agencies: Utah Apartment Association or The Good Landlord. ***Both*** portions must be completed every two years.

Broken Window Theory

1969 experiment by Philip Zimbardo from Stanford University:

Zimbardo left two identical, vulnerable cars in the street in different neighborhoods (one good and one bad) and waited for them to be vandalized.

The car in the bad neighborhood was stripped bare in a day. The car which was left in a good neighborhood in Palo Alto, California sat unmolested for almost one week, until Zimbardo himself put a hammer through one of its windows. Almost as if this act were the starting gun they waited for, the Californians rallied round to destroy that car just as thoroughly as the car in the bad neighborhood.



Broken Window Theory



Evidence of decay encourages crime.

Evidence of decay can be the accumulation of trash, weeds, junk, broken windows, or deteriorated building exteriors that remain in the neighborhood for an unreasonably long period of time.

The following sequence of events can be expected in deteriorating neighborhoods.

Broken Window Theory

People who live and work in areas where there is evidence of decay feel more vulnerable and begin to withdraw. They become less willing to intervene to maintain public order (for example, to attempt to break up groups of rowdy teens loitering on street corners) or to address physical signs of deterioration.



Broken Window Theory

Sensing this deterioration, criminals and other possible offenders become bolder and intensify their harassment and vandalism. Residents become yet more fearful and withdraw further from community involvement and upkeep. This atmosphere then attracts offenders from outside the area, who sense that it has become a vulnerable and **less risky site for crime.**



Broken Window Theory

Steps to Reduce Crime:

- Prompt removal of abandoned vehicles
- Fast cleanup of illegally dumped items, litter and garbage
- Prompt graffiti removal
- Fresh paint on buildings
- Clean sidewalks and gutters
- Quick replacement of broken windows



CPTED

- **C**rime
- **P**revention
- **T**hrough
- **E**nvironmental
- **D**esign

CPTED

The four key principles that make CPTED work:

1. Natural Surveillance
2. Natural Access Control
3. Territorial Reinforcement
4. Target Hardening

CPTED

1. Natural Surveillance – Increase Visibility

Seeing and being seen are important aspects of crime prevention. Natural surveillance guides the placement of physical features such as windows, lighting, landscaping, and activities which affect how much of an area can be seen. A potential criminal is less likely to attempt a crime if he or she is at risk of being observed. At the same time, we are likely to feel safer when we can see and be seen.



CPTED

The 3 ft. and 7 ft. Rules:

- Bushes and shrubs no higher than 3 ft. above the ground; tree canopies minimum 7 ft. high.
- Overgrown or improperly placed landscaping will give criminals cover and create ambush points.



CPTED

- **How hard would it be to sneak up to this house without being detected ?**
- **Would the residents inside the house be able to see someone approaching from the street ?**
- **Does this house give the burglar cover as he gains entry through a window ?**
- **How long could the burglar stay behind the bushes in front of the windows without being detected?**



**GOOD CPTED
DESIGN**

CPTED

- **Not enough visibility!**



**BAD CPTED
DESIGN**

CPTED

- **Not enough visibility!**



**BAD CPTED
DESIGN**

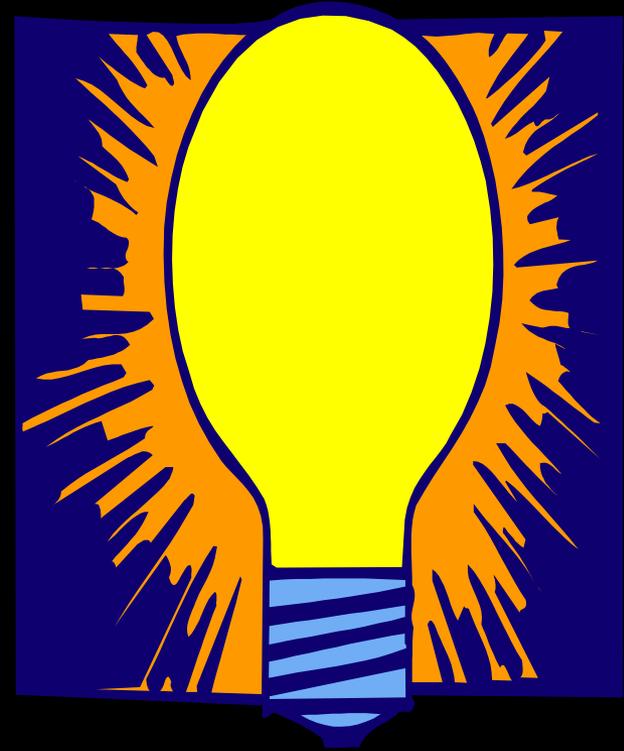
CPTED

- If criminals think they can be observed and identified, they are less likely to act criminally on your property.



CPTED

- At night it is important to illuminate all doorways that open to the outside.
- Provide appropriate illumination to sidewalks and all areas of the yard and select landscaping so it will allow unobstructed views of vulnerable doors and windows.



CPTED

2. Natural Access Control

Natural Access Control means controlling access to areas in some way and having a way to deny access if necessary.

Access control can be achieved by using fencing, gates and even landscaping. When considering how you want to control access into an area, be sure not to forget about the importance of surveillance. These two concepts can occasionally conflict with one another.



CPTED

- Would this access deter a criminal?



GOOD CPTED
DESIGN

CPTED

- Good access control, but not enough visibility



**BAD CPTED
DESIGN**

CPTED

3. Territorial Reinforcement

- Territorial Reinforcement is the psychological impression people get of your property. We have all seen apartment communities and homes that do not look cared for. Whether it is overgrown landscaping or peeling paint, the message being sent is one of indifference. If the property owner does not care, why should anyone else?
- Abnormal users usually take advantage of areas like these and use them for their illegal activities such as drugs, thefts, assaults, burglaries, etc.

CPTED

- What does this suggest?

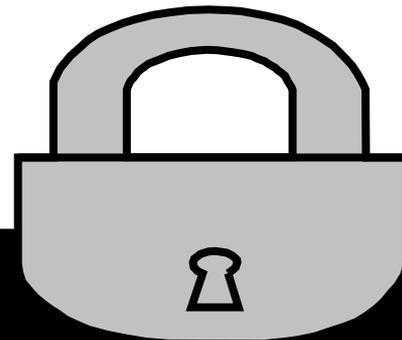


Clearfield
City?

CPTED

4. Target Hardening

- Target Hardening is the traditional approach to crime prevention and security. A few common ways to target harden a home include adding dead bolt locks and security strike plates with three inch screws.
- Benjamin Franklin once said “An ounce of prevention is worth a pound of cure.”
- This is just a quick overview of CPTED, there is so much more to it. You can get additional information on the internet or in the library.



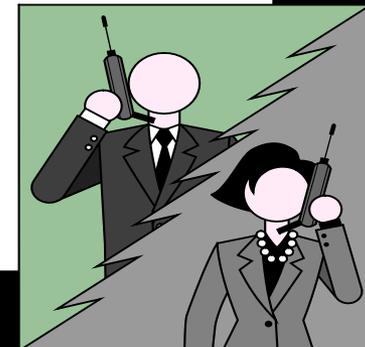
DRUGS



Drug House Recognition

Neighbors may observe:

- Heavy traffic
- Short term traffic
- Packets traded for cash
- Vehicles parked around corners
- Seeing the same individuals several times during the same day or week
- Lookouts
- Chemical odors
- Large quantity of everyday chemicals



Drug House Recognition

What to look for:

- Small Plastic Bags
- Needles
- Saran Wrap (LOTS OF IT)
- Locked containers for no apparent reason
- Small balloon ends
- Glass ware (Beakers, funnels).
- Digital scales
- Cut straws or emptied pens
- Glass or metal pipes
- “O” sheets (Financial records)

Drug House Recognition

Is your tenant an Accountant?

\$ 600 ← License Notes 1345

Date	Name	Amount
12/24	John A King	\$ 100
12/30	Zach Durfee	\$ 70 + 55 + 200
12/31	John Fryer	\$ 300 tip
12/31	John Fryer	\$ 30 + 70
✓ 1/3	Jeremiah + David Wilkinson	\$ 700 + 100 3250
✓ 1/4	Andy Reden	\$ 70
✓ 1/4	Jacques Muje	\$ 400 + 100
✓ 1/15	James Rowland	\$ 300 + 70
✓ 1/21	Robert Rogers (Brent Lind)	\$ 100 + 55
✓ 1/26	Mikhail Shulikov	\$ 255
2/1	Casey Jackson	\$ 425 + 1670 4000 465
✓ 2/2	Casey Jackson	\$ 220 + 1000 1160
✓ 2/3	Casey Jackson	\$ 220 + 1000
✓ 2/5	Casey Jackson	\$ 2000
✓ 2/5	Casey Jackson	\$ 170?
✓ 2/4	Double w/ Jayden	\$ 150
✓ 2/7	Double w/ Angie	\$ 55
✓ 2/11	Randy Yates	\$ 400 + 55
✓ 2/17	Double w/ Angie	\$ 300 + 70
✓ 2/17	Double w/ Gatsby	\$ 1500 + 70 13965
✓ 3/11	Steven Obiat	600 + 70
✓ 3/13	Raymond	100 + 125
✓ 3/13	Chris Hathaway	300 + 70

Appointment Schedule

This type of notebook is referred to as an "O" sheet (as in, who owes money for the drugs)

Drug House Recognition

What does paraphernalia look like?



Drug House Recognition

What home business would use this?



Digital scale for weighing drugs.

Drug House Recognition

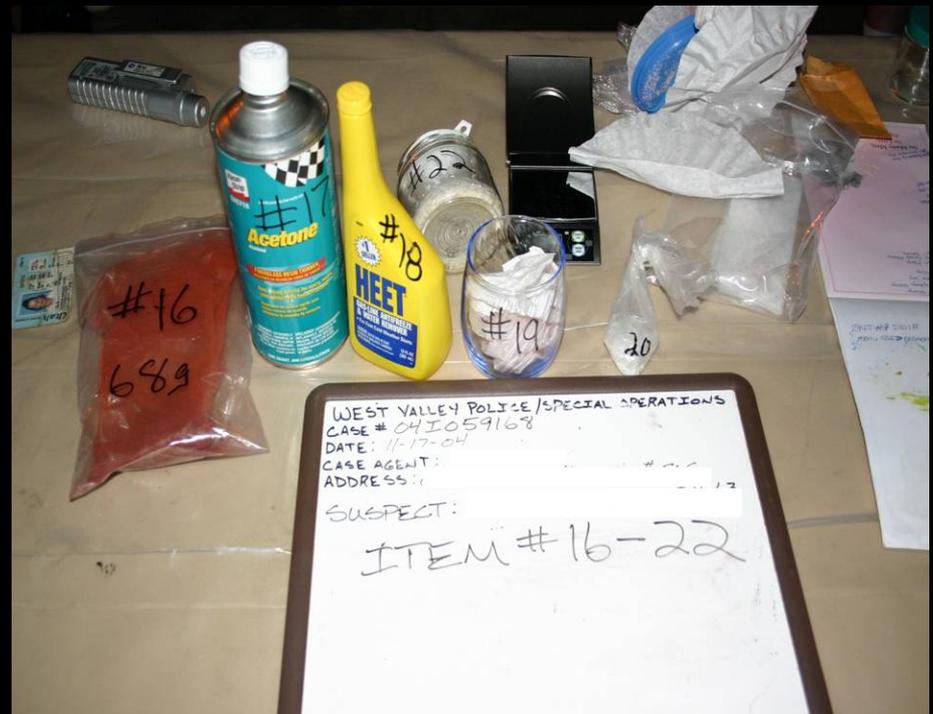
Is your tenant having a birthday every time you make a visit?



Balloons and little baggies used to package drugs for distribution.

Methamphetamine

Chemicals



Methamphetamine

Meth Lab Equipment



Methamphetamine

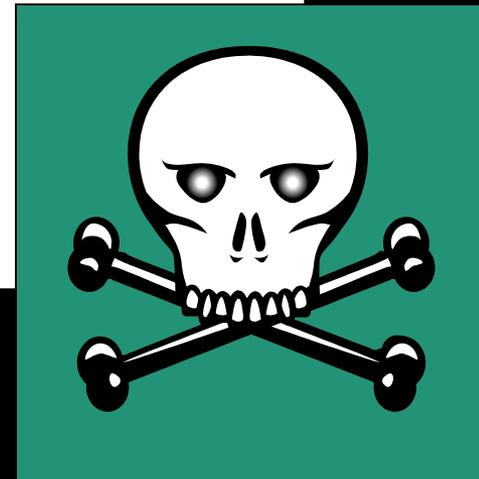
Meth Lab Equipment



Methamphetamine

What to do if you find a Meth Lab:

- Leave
- Check your health & wash up
- Alert local law enforcement
- Check local law for clean-up requirements
- Contact the Davis County Health Department



Role of Police

***Arrest by itself
has no bearing on tenancy rights.***



- Criminal arrest & civil eviction unrelated.
- Police do not evict. They make criminal arrests.
- Eviction is a civil suit. Only landlords can evict.
- Law enforcement involved only after court judgment.
- Civil concerns and Police/criminal concerns may conflict.

Examples of when to call the Police:

- Domestic dispute between tenants
- Drugs/paraphernalia
- Underage drinking
- If you feel unsafe
- If threats have been made against you
- Suspicious activity
- Illegal Activity/Crime occurring



Examples of when **NOT** to call the Police:

- Abandoned vehicles
- Failure to pay rent
- People living/staying at the residence who are not authorized
- Disputes between neighbors
- Disputes between landlord and tenant
- If two grown adults can work out the issue, you do not need the police

Landlords are responsible!

Landlords Are Responsible for their property.

Being responsible for your property means that you must have a vested interest in your business.

Take care of problems before the Police have to inform you.

Rental Dwelling Licenses

Why require a license?

- Rental dwellings *cost the city more money*
 - More calls to the Police
 - Code Enforcement violations
- There is a *disproportionate burden* on other taxpayers to provide service to rental dwellings

Rental License Requirements:

- Every landlord must obtain a rental license
- Only 1 license per landlord, regardless of number of units
- License must be renewed annually
- Two fees:
 - License fee
 - Disproportionate service fee (per unit)

How many families per unit?

The term “Family” is defined by Clearfield City Code Section 11-3-3 as follows:

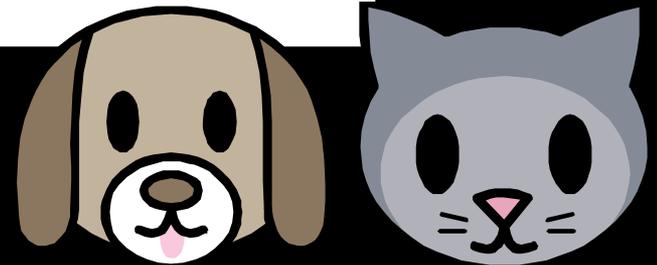
- A. The head of household and all persons related to the head of household by blood, marriage, legal guardianship, or adoption as a parent, child, sibling, grandparent or legal guardian, living together as a single housekeeping unit in a dwelling unit. Such spouse, parent, child, sibling, grandparent or guardian must actually reside in the subject dwelling; or
- B. Up to three (3) unrelated persons, with or without children, living together as a single housekeeping unit in a dwelling unit.



How many dogs and cats per unit?

Clearfield City Code 6-1-2A:

- The total number of dogs and cats that may be owned, harbored, licensed or maintained by any person at any one property or residence within the city shall not exceed a combination of three (3) such animals; however, no such combination thereof shall include more than two (2) dogs.



How to apply for or renew a Rental Dwelling License:

- Request Zoning Verification (801) 525-2785
- Obtain application from Community Development Department
- Submit the following documents:
 - A completed/signed Good Landlord Program Agreement
 - Fit Premises Questionnaire for each rental property
 - Rental Dwelling License Application

Good Landlord Program Requirements:

- Landlord Agrees to Perform Tenant Screening
 - Criminal Background Check
 - Driver's License or State ID
 - Credit Check
 - Income/Employment Verification
 - Rental References
 - Complete Application

Good Landlord Program Tenant Selection:

“Landlords ...will refuse to rent to any prospective tenants or other occupants who:

- Provided false information to the Landlord on the Application or otherwise; or
- Have been convicted of a felony for which the individual has not been released from probation or parole; or
- Have been convicted of a felony for which the individual has been released from probation or parole, but for which the conviction date occurred less than four years from the date of tenancy.

Good Landlord Program

Towing Obligations:

- Landlord shall notify the Clearfield City Police Department before authorizing any vehicle tow from the property unless the vehicle blocks an entrance or an exit. Landlord shall post at least two signs of the name of the towing company and contact information in conspicuous places such that the information is readily available. Notice given in house rules to residents shall be sufficient notice for enforcement upon residents and tenants.



The Importance of Communication

- When notices are sent to landlord's regarding the Rental Dwelling License, please note it is very important to follow up with the city by the date listed in the notice. **Failure to comply could result in immediate termination from the Good Landlord Program and the license will be subject to the full amount of the licensing and disproportionate fee.**
- Several properties have already been removed from the Good Landlord Program for one or more of the following:
 - Failure to complete training requirements
 - Failure to respond to our office when notices have been sent
 - Failure to take corrective action, satisfactory to the City, to address problems arising from repeated, unreasonable calls for service
 - Leasing to individuals that are do not meet the criteria under the “Tenant Selection” of the Good Landlord Agreement



CLEARFIELD CITY POLICE DEPARTMENT



CODE ENFORCEMENT DIVISION

Good Landlord Training Program



- ▣ PURPOSE OF NUISANCE ORDINANCE:
 - It is the purpose of the nuisance ordinance to establish means whereby the City may remove or abate or cause the removal or abatement of weeds, garbage, nuisance vehicles or equipment, refuse or deleterious objects or structures, pursuant to its inherent police powers and those granted to its general power to abate nuisances.

AUTHORITY



- ▣ State Law authorizes enforcement of ordinances passed by the Mayor and City Council.



ENFORCEMENT



- ▣ Two Full Time Code Enforcement Officers
- ▣ Marked Vehicles/Uniforms
- ▣ Part of the Clearfield City Police Department
- ▣ Enforcement of Utah State Law as well as Clearfield City Ordinances.



STANDARDS



- ❑ Landscaping must be properly installed and maintained (no weeds over 6" high)
- ❑ All vehicles on the property must be licensed, registered, and operable (unless fully enclosed inside a garage)
- ❑ The following items are prohibited and constitute a violation of the ordinance:
 - Scrap metal, wastepaper products, discarded building materials, machinery or machinery parts, or other waste materials in or upon any yard, lot or parcel of real property within the city. 14-day Notice of Violation sent to property owner and resident
 - Weeds, garbage, refuse, objects or structures that create a source of contamination or pollution of water, air, soil, or property, a danger to health, a breeding place or habitation for insects, rodents, or other forms of life deleterious to human habitation, or that otherwise create a condition deleterious to their surroundings.
- ❑ Refer to Clearfield City Code, Title 5, Chapter 1 for additional nuisance violations.

PROCEDURES



- ❑ Complaint received by Code Enforcement
 - Officer observation
 - Phone complaint
 - On-line complaint
- ❑ Initial inspection of property performed to determine violation(s)
- ❑ Documentation and pictures taken by Officer
- ❑ 14-day Notice of Violation sent to property owner and resident
 - Notice includes description of violation, time frame and remedial action required to come into compliance
- ❑ Re-inspection performed after 14 days.
- ❑ Criminal Citation issued with a mandatory court appearance/fine/probation or
- ❑ Summons requested (summons will be later served and court date will be included)
- ❑ Abatement of nuisance violations pursuant to Utah Municipal Code.

DELETERIOUS OBJECTS/STRUCTURES COVERED OUT-DOOR POOL



JUNK



JUNK



Nuisance Vehicles



- NUISANCE VEHICLE: Any vehicle that:
 - A. Is not registered within one hundred eighty (180) days after the date upon which such registration and inspection is required by law; or
 - B. Is wrecked, dismantled, partially dismantled or otherwise rendered inoperable.
 - C. Exceptions to subsections A and B of this definition are vehicles stored in an approved storage facility, vehicles stored at a site for which site plan approval was granted by the city for such use, or vehicles which are being repaired under a restoration permit issued in accordance with section [5-1-16](#) of this chapter. Any vehicle which is kept in an enclosed structure, out of sight of the general public, shall not be considered a nuisance vehicle. "Enclosed structure" shall mean a structure with four (4) walls and a roof and shall not include any type of fenced area.

INOPERABLE/UNREGISTERED VEHICLES



INOPERABLE/UNREGISTERED VEHICLES



INOPERABLE/UNREGISTERED VEHICLES



WEEDS



- ▣ Weeds or noxious vegetative growth on any real property, alleys, or sidewalk areas, which have grown to a height of 6 inches or taller or has grown on or over the sidewalk areas to include:
 - Sidewalk
 - Parking Strip
 - Curb
 - Gutter
 - Parking Surface

WEEDS



WEEDS



WEEDS



WEEDS/VEGETATIVE GROWTH OVERHANGING THE SIDEWALK



CLEAR VIEW ORDINANCE



▣ TREES

- Tree branches overhanging the street must be maintained at a height no lower than 15 feet above street level
- Tree branches overhanging the sidewalk must be maintained at a height no lower than 7 feet above the sidewalk level

TREES



TREES

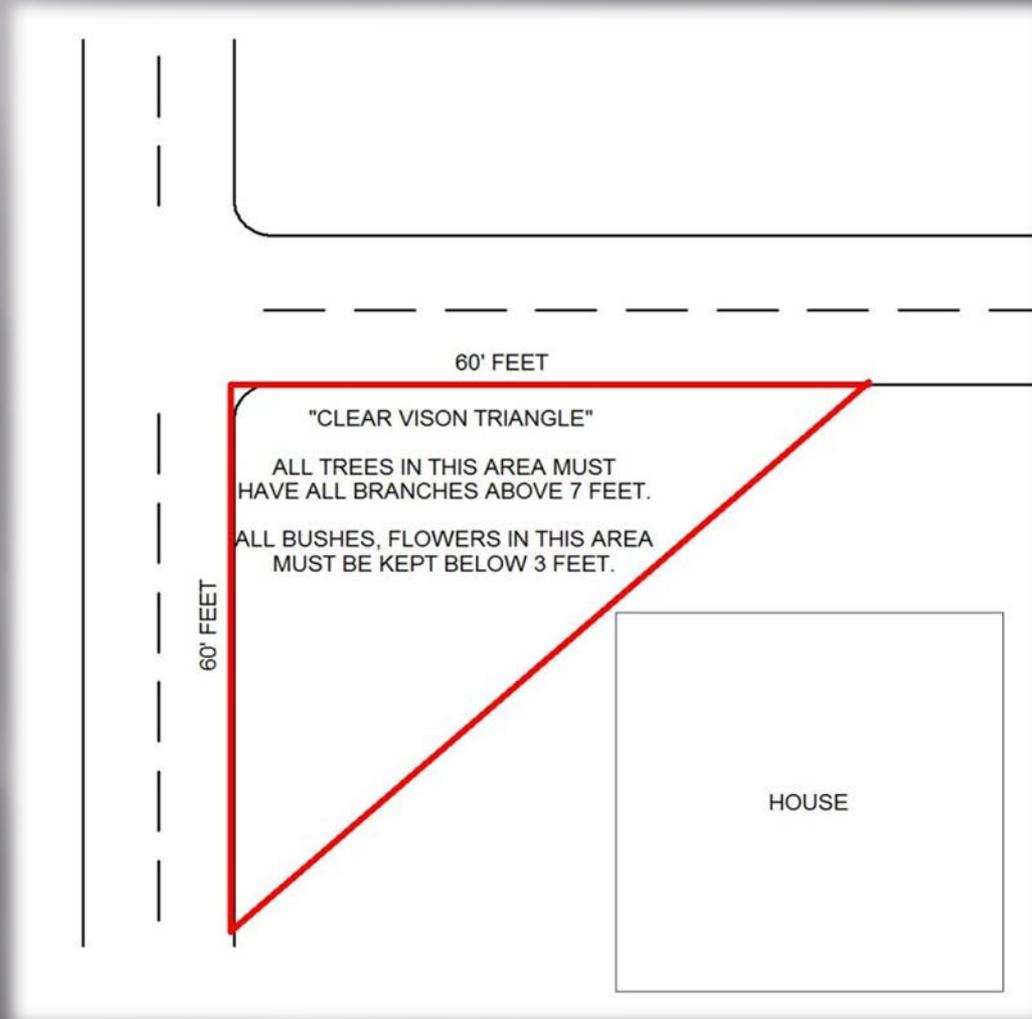


CLEAR VISION TRIANGLE



- ▣ Clearfield City Code 11-13-10 (A): Corner Lots: In all zones which require a front and corner side yard, no obstruction to view in excess of thirty six inches (36") in height shall be placed on any corner lot within a triangular area formed by the street curb lines and the line connecting them at points sixty feet (60') from the intersection of the curb.

CLEAR VISION EXAMPLE



CLEAR VIEW TRIANGLE



RESOURCES



- ▣ City-owned dump trailer that can be scheduled for up to three days at a time at no cost once a nuisance violation has been given.
- ▣ Contact with every citizen issued a notice to find out why property is not cleaned up.
- ▣ Provide extensions for individuals who are working to get the problems resolved.

TAX LIENS/ABATEMENTS



- ▣ If property owner fails to correct the problem, the City is authorized to initiate the abatement process.
- ▣ City will pursue court-ordered restitution and file any liens necessary to recoup costs of abatement.
- ▣ An additional administrative fee of \$120.00 will be assessed to any property that requires abatement.

ABATEMENT NEEDED



DURING ABATEMENT



POST ABATEMENT



FORMS



- ▣ Notice of Violation (14 day compliance period)
- ▣ Restoration Permit: \$25.00/\$50.00/Initial 6 months with one extension for 6 months. Two (2) per household, per year.
- ▣ Criminal Citation (requires mandatory court appearance)
- ▣ Court Compliance Notice (must be signed off by Officer prior to any court appearance)
- ▣ Trailer Request Agreement



Additional information pertaining to the Code Enforcement Division as well as the Clearfield City Code can be located at www.clearfieldcity.org or by calling the Code Enforcement Division at 801-525-2845.