



PLANNING & DEVELOPMENT DEPARTMENT
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Tips to Prevent Conflicts

A neighborhood issue may not be covered by law. The fundamental way to prevent conflicts with neighbors is to be a good neighbor yourself. Here are some helpful tips:

- Meet your neighbors.
- Observe the Golden Rule, “treat others as you would like to be treated”.
- Keep your neighbors informed about building, tree cutting or other disruptive activities at your property.
- Be considerate of difference in age, ethnic background, years in the neighborhood, etc.
- Consider your neighbor’s point of view (literally). Keep areas in other’s views presentable.
- Scenic views are also an important quality to living in Edmonds. Be considerate of neighbor’s views when developing fences, hedges or other landscaping.
- Understand that actions taken on your property affect your neighbor’s property value and property enjoyment.
- Be respectful, calm and listen well.

Many neighborhood conflicts and land use issues can be resolved among neighbors. Communication is the key to resolving conflict. Talking things over is the best way to handle problems and avoid enforcement or the courts.

NEIGHBORHOOD ISSUES

Example of Positive Communication Between Neighbors

“Hi Neighbor. I’m building a shed in my backyard. I checked with the City and they said I don’t need a building permit if it is under 200 square feet and meets the height requirements. But they said it must still meet the setback requirements, so it won’t be right next to our shared fence. If you hear me hammering that’s what’s going on.”

What Happens When Communication Breaks Down?

Sometimes neighbors reach a point where communication breaks down. When that happens, mediation can help.

What is Mediation?

Mediation is a voluntary, confidential and flexible process that helps you discuss difficult issues and develop your own solutions.

Advantages of Mediation

Fast, flexible, fair, confidential, less stressful

The Benefits of Mediation

<u>Mediation</u>	<u>Formal Systems</u>
Informal	Win/Lose
Quick	Drawn Out
Cooperative	Adversarial
Voluntary	Enforced
Builds relationships	Can damage relationships

Parties help create solutions Someone else decides

For mediation inquiries, City of Edmonds residents can contact:

The Dispute Resolution Center of Snohomish and Island Counties

Phone: 425-339-135 (800-280-4770)
Website: voaww.org