

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: January 20, 2026
SUBJECT: Nuisance Abatement - 3457 Soo Street
ITEM NUMBER: 10.b
SECTION: GENERAL BUSINESS

REQUESTED MOTION

To adopt Resolution No. 26-04, approving the abatement of a public nuisance for the property located at 3457 Soo Street.

INTRODUCTION

The city council is being asked to order an abatement of a public nuisance of a fence for property located at 3457 Soo Street. The council has the authority to declare and abate nuisances on private property that do not comply with the city's property maintenance standards.

DISCUSSION

The fence in question has been in place since 2018. The applicants vacated the rear/western portion of the property in April of 2019. As a condition of the vacation, a fence permit was required to ensure that the fence met compliance. A fence application was never applied for.

A complaint was received in August of 2025 for the fence. Staff sent multiple letters and an administrative citation after the fence was not removed nor a permit application submitted that could be approved. As of the date of this packet, the applicant has not submitted a fence permit application with documents that staff can approve. The applicant has stated they are working on a vacation but the city has not received a completed application with the petition of over 50% of the abutting property owners yet.

Listed below is the section of the code and the violations that have been documented:

- City Code Section 107-65(10)(a), Fence Location - The fence has not been permitted/ approved and is believed to be in the right of way.

Section 22-24 - Abatement Procedure

The conditions identified above are defined as a public nuisances in the City's Code.

Abatement notices are served to the owner of the property by posting it or sending it to the property owner of record via mail. The notice specifies that the nuisance must be remedied within five (5) working days, and if that nuisance remains, the city council will hold a hearing to order the abatement of the nuisance. The notice also identifies the time and date of the hearing scheduled before the city council. The property owner has the right to appear at the hearing.

If the council orders the abatement, the city will abate the nuisance and the cost of the abatement, including administrative costs, will be charged to the property owner and certified against the property for collection with taxes if the bill is not paid. Staff has prepared Resolution 26-04, ordering the abatement of the public nuisance conditions, for consideration by the City Council.

The Abatement Hearing Notice/Correction Notice has been mailed to the property owner, requiring the property be brought into compliance. If the abatement is ordered, the staff will work to correct the conditions. The cost of correcting the public nuisance condition will be recovered by the city either by a lien against the property, by obtaining a judgment against the owner, or by special assessment.

Included with this report is a resolution to order the abatement of the nuisances on the property at 3457 Soo Street and documentation showing photographs of the property.

RECOMMENDATION

The property owner has been notified on numerous occasions regarding the code violations, and while progress has been made at times, it has not been brought into compliance. Staff recommends that the city council conduct the required hearing and adopt Resolution No. 26-04, approving the abatement of the nuisances at 3457 Soo Street. The order specifies the corrections required to bring the property into compliance with the city's Property Maintenance Codes and would permit the city to abate the conditions. If the council approves the motion, staff will move forward with abatement of the nuisance conditions.

ATTACHMENTS

[Location Map](#)

[Abatement Packet 3457 Soo Street](#)

[Resolution 26-04 - Nuisance Abatement - 3457 Soo Street](#)