

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: July 21, 2025
SUBJECT: Nuisance Abatement - 303 Dennison Avenue
ITEM NUMBER: 10.d
SECTION: GENERAL BUSINESS

REQUESTED MOTION

To adopt Resolution No. 25-53, approving the abatement of multiple public nuisances for the property located at 303 Dennison Avenue.

INTRODUCTION

The city council is being asked to order an abatement of public nuisances for property located at 303 Dennison Avenue. 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

On June 5th, city code enforcement staff found violations of parking location, expired zoning permit, outside storage, and number of vehicles. Many of the same violations occurred in September 2024, but were corrected by November of 2024, that case was closed as complied at that time. On June 5th, after an inspection was done, an initial inspection letter was sent as the building permit had expired, the structure was half finished with a tarp, and there was outside storage and parking violations. On the re-inspection date no corrections were made or attempted. Due to the repeat violations from 2024, no progress on the corrections, and no contact, an abatement notice was sent. The property owner has made no contact with staff.

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

- City Code Section 8-29 - Exterior Improvements - All exterior improvements of a structure, or portion thereof, to single-family dwellings, multiple-family dwellings of 12 units or less or any structure accessory to a residential use shall be completed in accordance with city-approved construction plans within 180 days after the date the city issued the building permit. The permit has expired.
- City Code Section 28-2 (c) (1) Number of Vehicles: No more than four vehicles or one per licensed driver residing on the premises, whichever is more, may be parked or stored outside.

- City Code Section 28-2 (a) Inoperable Vehicle: All vehicles parked or stored outside must be currently licensed and operable.
- City Code Section 28-2 (c) (1) Parking Location: All passenger vehicles must be parked on a hard surface.
- City Code Section 28-4 (1) Outside Storage - All materials and equipment must be stored in an approved fully enclosed structure.

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 25-53 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 303 Dennison Avenue and documentation showing photographs of the property.

RECOMMENDATION

The property owner has been notified on numerous occasions regarding the code violations, and no actions have been taken to comply. Staff recommends that the city council conduct the required hearing and adopt Resolution No. 25-53, approving the abatement of the nuisances at 303 Dennison Avenue. 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 if they are not corrected within 30 days.

ATTACHMENTS

[303 Dennison Avenue - Abatement Packet](#)

[Resolution 25-53 - Nuisance Abatement - 303 Dennison Avenue](#)