

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: July 20, 2026
SUBJECT: Tall Grass and Weed Abatements: 715 Emil Avenue, 1649 Hillview Road, and 292 Oakwood Drive
ITEM NUMBER: 10.b
SECTION: GENERAL BUSINESS

REQUESTED MOTION

Adopting the following resolutions, approving the abatements of vegetative growth pursuant section [Section 22-2 \(4\)](#):

- Resolution No. 26-60, property located at 715 Emil Avenue
- Resolution No. 26-61, property located at 1649 Hillview Road
- Resolution No. 26-62, property located at 292 Oakwood Drive

The cost of the above listed abatements, including administrative costs, will be billed to the property owner. The city manager is authorized to monitor the properties throughout the 2026 and 2027 growing seasons and to abate any vegetative growth on the properties that do not comply with city regulations.

INTRODUCTION

The city council is being asked to order a weed/vegetative growth abatements for properties at 715 Emil Avenue, 1649 Hillview Road, and 292 Oakwood Drive. The council has the authority to declare and abate nuisances, including noxious weeds, grass and plant growth on private property that does not comply with the city's property maintenance standards.

DISCUSSION

ORDINANCE REQUIREMENTS

In accordance with [section 28-6\(c\)](#), all exterior property areas shall be kept free from species of weeds or plant growth which are noxious or a detriment to public health. Grass plots and lawn areas, including any contiguously abutting street boulevard areas, shall not exceed nine inches in height. Non-woody vegetation on vacant properties shall not exceed 18 inches in height. Landscaping shall be maintained so as to prevent unsightliness, health hazards or unsafe conditions.

In addition, [section 22-24](#), abatement procedure, outlines the notification and hearing process. When the city staff determines a public nuisance is being maintained or exists on a property, the staff shall notify in writing the owner of record or occupant of the nuisance and order the nuisance to be terminated and abated. This notice shall specify the timeframe in which the nuisance must be abated.

Weed and vegetative growth abatement notices are posted on the property and also sent via mail to the property owner of record. The notice specifies that the nuisance weeds, vegetation and grass must be mowed or removed within five 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.

PROPERTY CONDITIONS

715 Emil Avenue

Staff identified tall grasses, nuisance weeds and other vegetative growth in excess of nine inches in height upon inspection of the property. This vegetation is located all over the yard of the subject property.

The property was given notice to abate the nuisance growth of tall grasses, weeds and other vegetation. A copy of the notice was posted on the property. The notice specifies the pertinent city regulations, the conditions constituting a violation of those regulations, and identifies that the council will hold a hearing on July 20th, 2026 to consider abatement of the nuisance conditions, with costs charged to the property owner. A copy of the notice and photographs of the property are attached.

To date, the property owner has not brought the property into compliance. The property will be re-inspected on the day of the scheduled hearing.

1649 Hillview Road

Staff identified nuisance weeds and other vegetative growth in excess of nine inches in height upon inspection of the property. This vegetation is located around the home and includes weeds and scrub vegetative growth.

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To date, the property owner has not brought the property into compliance. The property will be re-inspected on the day of the scheduled hearing.

292 Oakwood

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To date, the property owner has not brought the property into compliance. The property will be re-inspected on the day of the scheduled hearing.

RECOMMENDATION

Staff recommends adoption of the following resolutions, approving the abatements of vegetative growth pursuant section [Section 22-2 \(4\)](#):

- Resolution No. 26-60, property located at 715 Emil Avenue
- Resolution No. 26-61, property located at 1649 Hillview Road
- Resolution No. 26-62, property located at 292 Oakwood Drive

The cost of the above listed abatements, including administrative costs, will be billed to the property owner. The city manager is authorized to monitor the properties throughout the 2026 and 2027 growing seasons and to abate any vegetative growth on the properties that do not comply with city regulations.

Staff will continue to work with the property owners to achieve compliance. However, if the situation is not remedied, an outside firm will be hired to mow the lawn, remove vegetation and remedy the violation. Costs associated will be billed to the property owners.

ATTACHMENTS

[715 Emil Avenue Correction Notice and Pictures - July 2026](#)

[Resolution 26-60 Tall Grass and Weeds Abatement - 715 Emil Avenue](#)

[1649 Hillview Rd Correction Notice and Pictures](#)

[Resolution 26-61 Tall Grass and Weeds Abatement - 1649 Hillview Road](#)

[292 Oakwood Drive Correction Notice and Pictures - July 2026](#)

[Resolution 26-62 Tall Grass and Weeds Abatement - 292 Oakwood Drive](#)