

Memorandum

TO: City Council
FROM: Niki Hill, AICP , Assistant Community Development Director
DATE: January 20, 2026
SUBJECT: Nuisance Abatement - 556 Vicki Lane
ITEM NUMBER: 10.a
SECTION: GENERAL BUSINESS

REQUESTED MOTION

To adopt Resolution No. 26-03, approving the abatement of a public nuisances for the property located at 556 Vicki Lane.

INTRODUCTION

The city council is being asked to order an abatement of public nuisances for property located at 556 Vicki Lane. 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

This past year on July 28, during SHINE neighborhood inspections, city code enforcement staff found violations of parking location, outside storage, and refuse on the subject property. The following are the interactions that staff has had with the resident and how the property has remained out of compliance.

- August 20th during re-inspections for SHINE no corrections were made. Property owner called to clarify what needed to be done and request extension. Re-inspection date moved to September 30th.
- September 30th re-inspection, some corrections were made, but RV was not moved and some outside storage was not removed.
- Between October 10 and November 14 the property owner maintained regular contact with progress and a plan to complete corrections.
- From December 1 to December 12, no contact was made by the property owner prompting an abatement notice to be sent.
- More outside storage has been added more recently, the RV still not moved and at the last inspection the number of vehicles exceeds 4.

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

- City Code Section 28-4 (1)- Outside storage: All materials and equipment must be stored in an approved fully enclosed structure.
- City Code Section 28-2 (b)(3) – Parking or Storage of Recreational Vehicles – Any recreational vehicle must not be parked within five feet of a side lot line. Vehicles parked in the side yard shall be parked on an approved asphalt, concrete or similar hard surface.

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 26-03, 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 556 Vicki Lane and documentation showing photographs of the property.

RECOMMENDATION

The property owner has been notified on numerous occasions regarding the code violations, and while some progress had been made at times, it has not been brought into full compliance. Staff recommends that the city council conduct the required hearing and adopt Resolution No. 26-03, approving the abatement of the nuisances at 556 Vicki Lane. 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](#)

[556 Vicki Lane Abatement Packet](#)

[Resolution 26-03 - Nuisance Abatement - 556 Vicki Lane](#)