



Planning Commission Meeting Staff Report

Meeting Date: April 29, 2025

Subject: Consideration and Adoption of Resolution Adopting and Confirming Findings of the Administrative Hearing Officer and Finding Municipal Code Violations that Constitute a Nuisance on the Property Located at 408 2nd Street

Prepared By: Bill Zenoni, City Manager

Recommendation: Staff recommends that the Wheatland Planning Commission consider adoption of a resolution adopting and confirming the findings of the Administrative Hearing Officer, declaring the property located at 408 2nd Street to be a public nuisance and directing the responsible person to abate the nuisance.

Discussion: The responsible person(s) of 408 2nd Street were notified that the property was in violation of certain Wheatland Municipal Code sections pertaining to nuisances and the correction of a fire or life hazard. The City issued Notices of Violation on August 12, 2024, November 14, 2024, and December 26, 2024. An administrative review hearing was held on January 27, 2025, to determine whether the code violations identified in the Notices of Violations constituted a nuisance. The Hearing Officer determined that the conditions noted in the Notices of Violation meet the definition of a nuisance under the Wheatland Municipal Code and the City's request to abate such nuisances was granted.

The Wheatland Planning Commission conducted a public hearing on April 1, 2025 to provide an opportunity for the responsible person of 408 2nd Street to appeal the determination of the City's Hearing Officer on the abatement of nuisance at the stated property. At the conclusion of the public hearing, the Planning Commission directed staff to prepare a resolution confirming the findings of the Hearing Officer and directing the responsible person to abate the nuisance

Attachments:

1. Resolution
2. Exhibit A – Order of Administrative Hearing Officer
3. Exhibit B – Order to Abate Nuisance