



STAFF REPORT

DATE: AUGUST 3, 2026

TO: PLANNING COMMISSION

FROM: STEPHANIE MCFADDIN, CODE COMPLIANCE OFFICER

SUBJECT: 2026 BIENNIAL CODE COMPLIANCE REPORT, DECEMBER 8, 2025 TO AUGUST 2, 2026

OVERVIEW

The 2026 Biannual Code Compliance Report (Attachment A) summarizes major code compliance activity from December 8, 2025 to August 2, 2026. Staff is providing this report for informational purposes.

BACKGROUND AND ANALYSIS

The 2026 Biannual Code Compliance Report highlights significant code compliance activity and complaints either received, ongoing, or resolved in the first half of the 2026 calendar year. It does not include other code and planning administrative duties, such as annual stormwater permit restaurant inspections, parking permit application inspections, coyote management duties, and proactive equestrian and park facilities checks. Rather, the report is an overview of the quantity and type of zoning and municipal code violation complaints received from residents, city staff, and visitors to the City. The "Action Notes" field represents a summary only of staff activity and outcome and does not include a detailed line item of each action (inspection, notice of violation, citation, email, phone call) required to gain compliance. Staff will present this item to the City Council as a consent agenda item at their regularly scheduled meeting on August 4, 2026.

RECOMMENDATION

Staff recommends that the Planning Commission receive and file this report.

Attachments:

A. 2026 Biannual Code Compliance Report, December 8, 2025 to August 2, 2026