



Agenda
Code Enforcement Board Meeting
Tuesday, October 11, 2022
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Board Members: Chair White, Vice Chair Faylor, and Members Edmondson, Huber, and Wright Chavez

Staff Liaison City Council Liaison Theresa Richardson
Staff Liaison Sergeant Shawn Swanson

Regular Meeting - 7:00 p.m.

Call to Order/Attendance:

Approval of Agenda: October 11, 2022 (Approved by Motion)

Approval of Minutes: September 13, 2022 (Approved by Motion)

Compliance Hearings/Administration of Oaths:

1. Case# 20221187 Dillon Dellinger (Repeat Violation)

Location of Violation: 177 Rosemary St., Richland, WA 99352

Description of Violation: RMC 11.33.020 Trailer Storage

Mailing Address: Same

Notice of Civil Violation: September 13, 2022

- Jamie Williams

2. Case# 20220959 Gary Jennings

Location of Violation: 808 Snow Ave., Richland, WA 99352

Description of Violation: RMC 11.33.020 Trailer Storage

Mailing Address: Same

Notice of Civil Violation: September 26, 2022

- Lindsey Linhoff

3. Case# 20221000 Thomas & Ashley Henry

Location of Violation: 709 Snow Ave., Richland, WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds

Mailing Address: Same

Notice of Civil Violation: September 22, 2022

- Lindsey Linhoff

4. Case# 20221048 Nicholas Denman & Katrina Jones

Location of Violation: 1030 Birch Ave., Richland, WA 99354

Description of Violation: RMC 10.04.040(G) Household Items

Mailing Address: Same

Notice of Civil Violation: September 26, 2022

- Lindsey Linhoff

5. Case# 20221225 Keena Keaton (Repeat Violation)

Location of Violation: 211 Adams St., Richland, WA 99352

Description of Violation: RMC 12.16.010 Maintaining Right-of-Way

Mailing Address: Same

Notice of Civil Violation: September 15, 2022

- Lindsey Linhoff

6. Case# 20221230 Gertrude Watson Trustee (Repeat Violation)

Location of Violation: 107 Jadwin Ave., Richland, WA 99352

Description of Violation: RMC 10.04.040(P) Grass & Weeds

Mailing Address: 103 Jadwin Ave., Richland, WA 99352

Notice of Civil Violation: September 12, 2022

- Lindsey Linhoff

7. Case# 20221295 Sharon Ferrell (Repeat Violation)

Location of Violation: 2003 Kuhn St., Richland, WA 99352

Description of Violation: RMC 10.04.040(G) Household Items, RMC 10.06.030 Storage of Inoperable Vehicle, RMC 10.04.030(C) Accumulation of Garbage

Mailing Address: Same

Notice of Civil Violation: September 26, 2022

- Lindsey Linhoff

8. Case# 20221299 Johnathan Keck (Repeat Violation)

Location of Violation: 706 Sanford Ave., Richland, WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds

Mailing Address: Same

Notice of Civil Violation: September 22, 2022

- Lindsey Linhoff

9. Case# 20221218 Lizette Morales (Repeat Violation)

Location of Violation: 603 Torbett St., Richland, WA 99354

Description of Violation: RMC 10.06.030 Storage of Inoperable Vehicle

Mailing Address: Same

Notice of Civil Violation: September 14, 2022

- Stephanie Dorko

Execution of Orders:

Continued Cases/Old Business:

New Business/Liaison Comments:

Adjournment

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams

Subject:

Case# 20221187 Dillon Dellinger (Repeat Violation)

Location of Violation: 177 Rosemary St., Richland, WA 99352

Description of Violation: RMC 11.33.020 Trailer Storage

Mailing Address: Same

Notice of Civil Violation: September 13, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 177 Rosemary Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF REPEAT CIVIL VIOLATION

September 13, 2022

Dillion Dellinger
177 Rosemary St
Richland, WA 99352

Case Number: 20221187

An inspection on September 12, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

177 Rosemary St, Richland WA 99352

Description of Violation(s):

RMC 11.33.020 Storage and parking of boats, RVs, trailers: No boat, camper (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles, or utility trailers may be stored on public property or in a residential district. Public property includes but is not limited to public parks, parking lots, streets, roads, highways, or sidewalks. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicle or personal property is set back ten (10) feet from any alley or roadway. (Large vehicle = any vehicle that exceeds 12,000 lbs.)

Required Corrective Action(s):

Remove the Pinnacle camper trailer with WA plate 31255AH from the roadway and store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case# 20211020 opened August 16, 2021 for a violation of RMC11.33.020 at 177 Rosemary St

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code

violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: October 11, 2022

Time: 7:00 PM

****Please make the necessary arrangements if you need a language interpreter****

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this September 13, 2022 by the Code Enforcement Officer signing below.

Signature: _____

Printed Name: Jamie Williams, Code Enforcement

Phone: (509) 942-7577

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF REPEAT CIVIL VIOLATION

August 19, 2021

Dillion Dellinger
177 Rosemary St
Richland, WA 99352

Case Number: 20211020

An inspection on August 19, 2021 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

177 Rosemary St, Richland, WA 99352

Description of Violation(s):

RMC 11.33.020 – No boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers (hereafter referred to as “vehicle or personal property”) may be stored in a residential district or on public streets, roads, highways or sidewalks. With the exception of boat trailers as provided above, no vehicle or private property shall remain in a public park or municipal parking lot overnight. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicles or personal property are set back 10 feet from any alley or roadway and meet the requirements of Chapter 10.06 RMC regarding inoperable and junk vehicles. “Stored” or “storage” shall mean parking or placing of boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers for more than five consecutive days;

Required Corrective Action(s):

Remove the Heartland North Trail travel trailer with WA plate 40320AG from the roadway and store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 10, 2021 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case# 20201361 opened 10-28-20 for a violation of RMC 11.33.020 at 177 Rosemary St
Case# 20201034 opened 08-31-20 for a violation of RMC 11.33.020 at 177 Rosemary St

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per

RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held VIA ZOOM, see attachment on the following date and time:

Date: October 12, 2021

Time: 7:00 PM

****Please make the necessary arrangements if you need a language interpreter****

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this August 19, 2021 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.

Please call me at 509-713-9047 if you have problems logging in to the meeting

Join Zoom Meeting

Phone one-tap: US: [+12063379723,,94966542362#](tel:+1206337972394966542362) or [+12532158782,,94966542362#](tel:+1253215878294966542362)

Meeting URL: <https://cityofrichlandwa.zoom.us/j/94966542362>

Meeting ID: 949 6654 2362

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US: +1 206 337 9723 or +1 253 215 8782

Meeting ID: 949 6654 2362



Correction Notice

Date: 11/3/2020

Location: 177 Rosemary Ct, Richland WA 99352

Report #: 20201361

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 11.33.020 No boat, camper (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers may be stored on public property or in a residential district. Public property includes but is not limited to public parks, parking lots, streets, roads, highways or sidewalks. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicle or personal property is set back ten (10) feet from any alley or roadway

Required Corrective Action(s):

Store the yellow boat trailer with VIN 1VMBG222031019523 in accordance with the Richland Municipal Code. Note that future violations will be automatically referred to the Code Enforcement Board for monetary penalties.

The corrective actions(s) identified in this Correction Notice must be completed by 11/10/2020 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or disaffirm the City's accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 11/3/2020 by Officer Lindsey Linhoff

Phone Number: 509-942-7740

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Lindsey Linhoff

Subject:

Case# 20220959 Gary Jennings

Location of Violation: 808 Snow Ave., Richland, WA 99352

Description of Violation: RMC 11.33.020 Trailer Storage

Mailing Address: Same

Notice of Civil Violation: September 26, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 808 Snow Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF CIVIL VIOLATION

September 26, 2022

Gary K Jennings
808 Snow Ave
Richland, WA 99352

Case Number: 20220959

An inspection on September 26, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

808 Snow Ave, Richland WA 99352

Description of Violation(s):

RMC 11.33.020 No boat, camper (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers may be stored on public property or in a residential district. Public property includes but is not limited to public parks, parking lots, streets, roads, highways or sidewalks. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicle or personal property is set back ten (10) feet from any alley or roadway

Required Corrective Action(s):

Store the boat trailer with Washington plate 96781AE in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

You received notice dated August 3, 2022 requesting voluntary correction of the code violation(s). A copy of that notice is attached. To date, you have failed to comply with the Richland Municipal Code, which resulted in the issuance of this notice of civil violation.

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: October 11, 2022

Time: 7:00 PM

****Please make the necessary arrangements if you need a language interpreter****

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on September 26, 2022 by the Code Enforcement Officer signing below.

Signature: _____

Printed Name: Lindsey Linhoff, Code Enforcement

Phone: (509) 942-7740

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Correction Notice

Date: 8/3/2022

Location: 808 Snow Ave, Richland WA 99352

Report #: 20220959

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 11.33.020 No boat, camper (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers may be stored on public property or in a residential district. Public property includes but is not limited to public parks, parking lots, streets, roads, highways or sidewalks. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicle or personal property is set back ten (10) feet from any alley or roadway

Required Corrective Action(s):

Please store the boat trailer with Washington plate 96781AE in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 8/17/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or disaffirm the City's accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 8/3/2022 by Officer Lindsey Linhoff

Phone Number: 509-942-7740

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Lindsey Linhoff

Subject:

Case# 20221000 Thomas & Ashley Henry

Location of Violation: 709 Snow Ave., Richland, WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds

Mailing Address: Same

Notice of Civil Violation: September 22, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 709 Snow Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF CIVIL VIOLATION

September 22, 2022

Thomas & Ashley Henry
709 Snow Ave
Richland, WA 99352

Case Number: 20221000

An inspection on September 21, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

709 Snow Ave, Richland WA 99352

Description of Violation(s):

RMC 10.04.040(P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height.

Required Corrective Action(s):

Cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

You received notice dated August 3, 2022 requesting voluntary correction of the code violation(s). A copy of that notice is attached. To date, you have failed to comply with the Richland Municipal Code, which resulted in the issuance of this notice of civil violation.

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: October 11, 2022

Time: 7:00 PM

******Please make the necessary arrangements if you need a language interpreter******

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to

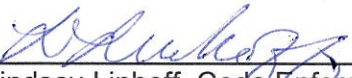
the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on September 22, 2022 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Lindsey Linhoff, Code Enforcement
Phone: (509) 942-7740

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Richland Police Department – Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

Correction Notice

Date: 8/3/2022

Location: 709 Snow Ave, Richland WA 99352

Report #: 20221000

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 10.04.040 (P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height.

Required Corrective Action(s):

Cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 8/17/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or disaffirm the City's accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 8/3/2022 by Officer Lindsey Linhoff

Phone Number: 509-942-7740

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Lindsey Linhoff

Subject:

Case# 20221048 Nicholas Denman & Katrina Jones

Location of Violation: 1030 Birch Ave., Richland, WA 99354

Description of Violation: RMC 10.04.040(G) Household Items

Mailing Address: Same

Notice of Civil Violation: September 26, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1030 Birch Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF CIVIL VIOLATION

September 26, 2022

Nicholas Denman & Katrina Jones
1030 Birch Ave
Richland WA 99354

Case Number: 20221048

An inspection on September 26, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

1030 Birch Ave, Richland WA 99354

Description of Violation(s):

RMC 10.04.040 (G) Public Nuisance Affecting Peace and Safety; permitting to remain outside any dwelling, building or structure, any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side, or rear yard of the property maintained by a "responsible person" and which items can be seen from a public sidewalk, street, or road unless obscured behind a sight-obscuring fence in a manner where it is not visible from public or private property at ground level.

Required Corrective Action(s):

Store household items indoors or out of view of the public in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

You received notice dated August 15, 2022 requesting voluntary correction of the code violation(s). A copy of that notice is attached. To date, you have failed to comply with the Richland Municipal Code, which resulted in the issuance of this notice of civil violation.

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: October 11, 2022

Time: 7:00 PM

Please make the necessary arrangements if you need a language interpreter

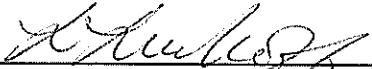
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on September 26, 2022 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Lindsey Linhoff, Code Enforcement
Phone: (509) 942-7740

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Correction Notice

Date: 8/15/2022

Location: 1030 Birch Ave, Richland WA 99354

Report #: 20221048

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 10.04.040 (P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height.

RMC 10.04.040 (G) Public Nuisance Affecting Peace and Safety; permitting to remain outside any dwelling, building or structure, any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side, or rear yard of the property maintained by a "responsible person" and which items can be seen from a public sidewalk, street, or road unless obscured behind a sight-obscuring fence in a manner where it is not visible from public or private property at ground level.

RMC 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

Required Corrective Action(s):

- Please cut the grass and weeds throughout the property;
- Store household items indoors or out of view of the public;
- Remove the dead tree from the front yard in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 8/29/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree

Richland Police Department – Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

disaffirm the City's accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 8/15/2022 by Officer Lindsey Linhoff
Phone Number: 509-942-7740



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Lindsey Linhoff

Subject:

Case# 20221225 Keena Keaton (Repeat Violation)

Location of Violation: 211 Adams St., Richland, WA 99352

Description of Violation: RMC 12.16.010 Maintaining Right-of-Way

Mailing Address: Same

Notice of Civil Violation: September 15, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 211 Adams Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF REPEAT CIVIL VIOLATION

September 15, 2022

Keena N Keaton
211 Adams St
Richland, WA 99352

Case Number: 20221225

An inspection on September 12, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

211 Adams St, Richland WA 99352

Description of Violation(s):

RMC 12.16.010 It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous or noncompliant with the city nuisance code.

Required Corrective Action(s):

Clear the nuisance and noxious weeds from the sidewalk along the Armistead Ave curb line and from the right-of-way along Adams St so the paths are 100% clear in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Past case #20210643; 6/21/21; 211 Adams St Richland WA 99352; RMC 12.16.010

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland,**

WA on the following date and time:

Date: October 11, 2022

Time: 7:00 PM

Please make the necessary arrangements if you need a language interpreter

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this September 15, 2022 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Lindsey Linhoff, Code Enforcement
Phone: (509) 942-7740

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Correction Notice

Date: 6/21/2021

Location: 211 Adams St, Richland WA 99352

Report #: 20210643

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 10.04.040 (P) Grasses and weeds over 6 inches in height: Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing or which has grown and died, shall not exceed 6 inches in height.

RMC 12.16.010 Keeping sidewalks and rights-of-way clean and maintained: It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous or noncompliant with the city nuisance code.

RMC 10.04.040(G) vehicle parts, ice chest, refrigerator, furniture, etc: Public Nuisance Affecting Peace and Safety; permitting to remain outside any dwelling, building or structure, any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side, or rear yard of the property maintained by a "responsible person" and which items can be seen from a public sidewalk, street, or road unless obscured behind a sight-obscuring fence in a manner where it is not visible from public or private property at ground level.

Required Corrective Action(s):

Please mow and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

Please clear the sidewalk and Right Of Way of weeds, grass, and debris so they are free from obstruction in accordance with the Richland Municipal Code.

Please properly store all household items in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 7/10/2021 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed.

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree

Richland Police Department – Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 6/21/2021 by Officer Jamie Williams
Phone Number: 509-942-7577

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Lindsey Linhoff

Subject:

Case# 20221230 Gertrude Watson Trustee (Repeat Violation)

Location of Violation: 107 Jadwin Ave., Richland, WA 99352

Description of Violation: RMC 10.04.040(P) Grass & Weeds

Mailing Address: 103 Jadwin Ave., Richland, WA 99352

Notice of Civil Violation: September 12, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 107 Jadwin Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF REPEAT CIVIL VIOLATION

September 12, 2022

Gertrude M Watson Trustee
103 Jadwin Ave
Richland, WA 99352

Case Number: 20221230

An inspection on September 12, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

107 Jadwin Ave, Richland WA 99352

Description of Violation(s):

RMC 10.04.040 (P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height

Required Corrective Action(s):

Cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case #20220517; 5/18/22; 107 Jadwin Ave Richland WA 99352; RMC 10.04.040(P)

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: October 10, 2022

Time: 7:00 PM

Please make the necessary arrangements if you need a language interpreter

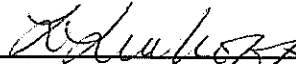
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this September 12, 2022 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Lindsey Linhoff, Code Enforcement
Phone: (509) 942-7740

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Correction Notice

Date: 5/18/2022

Location: 107 Jadwin Ave, Richland WA 99352

Report #: 20220517

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 10.04.040 (P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height.

Required Corrective Action(s):

Cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

If community resources are required to assist with compliance, please contact the Code Enforcement Officer listed below, otherwise enforcement will proceed per the RMC.

The corrective actions(s) identified in this Correction Notice must be completed by 6/1/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or disaffirm the City's accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 5/18/2022 by Officer Lindsey Linhoff
Phone Number: 509-942-7740

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Lindsey Linhoff

Subject:

Case# 20221295 Sharon Ferrell (Repeat Violation)

Location of Violation: 2003 Kuhn St., Richland, WA 99352

Description of Violation: RMC 10.04.040(G) Household Items, RMC 10.06.030 Storage of Inoperable Vehicle, RMC 10.04.030(C) Accumulation of Garbage

Mailing Address: Same

Notice of Civil Violation: September 26, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 2003 Kuhn Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF REPEAT CIVIL VIOLATION

September 26, 2022

Sharon L Ferrell
2003 Kuhn St
Richland, WA 99352

Case Number: 20221295

An inspection on September 26, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

2003 Kuhn St, Richland WA 99352

Description of Violation(s):

RMC 10.04.040 (G) Public Nuisance Affecting Peace and Safety; permitting to remain outside any dwelling, building or structure, any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side, or rear yard of the property maintained by a "responsible person" and which items can be seen from a public sidewalk, street, or road unless obscured behind a sight-obscuring fence in a manner where it is not visible from public or private property at ground level.

RMC 10.06.030 It is unlawful to place or keep an inoperable motorized vehicle or junk vehicle upon any public or private property within the City of Richland unless the vehicle is completely enclosed within a building or behind a 100% sight-obscuring fence in a manner where it is not visible from the street or other public or private property INOPERABLE VEHICLE DEFINED AS a vehicle that has been in a stationary position for more than 14 calendar days, is apparently inoperable or requires repair in order to be operable, or is unable to move 20 feet under own power.

RMC 10.04.030(C) Accumulation of garbage, decaying vegetation, manure, dead animals, or other noxious things in a street or alley, or on public or private property to an extent injurious to the public health, safety, welfare or comfort of others;

Required Corrective Action(s):

Demonstrate the green Toyota Turcell with Washington plate BTJ2376 to be operable under its own power; remove the trash from outside the residence; store household items and vehicle parts indoors or out of view of the public in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any

location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Past case #20220053; 1/19/22; 2003 Kuhn St Richland WA 99352; RMC 10.04.040 (G), RMC 10.06.030 and RMC 10.04.030 (C)

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: October 11, 2022

Time: 7:00 PM

****Please make the necessary arrangements if you need a language interpreter****

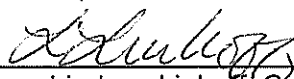
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this September 26, 2022 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Lindsey Linhoff, Code Enforcement
Phone: (509) 942-7740



Correction Notice

Date: 1/19/2022

Location: 2003 Kuhn St, Richland WA 99352

Report #: 20220053

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 10.04.030 (C) Accumulation of garbage, decaying vegetation, manure, dead animals, or other noxious things in a street or alley, or on public or private property to an extent injurious to the public health, safety, welfare or comfort of others;

RMC 10.04.040 (G) Public Nuisance Affecting Peace and Safety; permitting to remain outside any dwelling, building or structure, any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side, or rear yard of the property maintained by a "responsible person" and which items can be seen from a public sidewalk, street, or road unless obscured behind a sight-obscuring fence in a manner where it is not visible from public or private property at ground level.

RMC 10.06.030 It is unlawful to place or keep an inoperable motorized vehicle or junk vehicle upon any public or private property within the City of Richland unless the vehicle is completely enclosed within a building or behind a 100% sight-obscuring fence in a manner where it is not visible from the street or other public or private property INOPERABLE VEHICLE DEFINED AS a vehicle that has been in a stationary position for more than 14 calendar days, is apparently inoperable or requires repair in order to be operable, or is unable to move 20 feet under own power.

Required Corrective Action(s):

Remove the trash from outside the residence; in the yard and front porch

Store household items and vehicle parts indoors or out of view of the public.

Demonstrate the Honda Civic with Washington plate BNT9442 to be operable under its own power or store it in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 2/2/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree

Richland Police Department – Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or disaffirm the City's accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 1/19/2022 by Officer Lindsey Linhoff
Phone Number: 509-942-7740

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Lindsey Linhoff

Subject:

Case# 20221299 Johnathan Keck (Repeat Violation)

Location of Violation: 706 Sanford Ave., Richland, WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds

Mailing Address: Same

Notice of Civil Violation: September 22, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 706 Sanford Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF REPEAT CIVIL VIOLATION

September 22, 2022

Johnathan Keck
706 Sanford Ave
Richland, WA 99352

Case Number: 20221299

An inspection on September 22, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

706 Sanford Ave, Richland WA 99352

Description of Violation(s):

RMC 10.04.040(P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height.

Required Corrective Action(s):

Cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 11, 2022 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Past case #20220680; 6/9/22; 706 Sanford Ave Richland WA 99352; RMC 10.04.040(P) grass and weeds

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time: .

Date: October 11, 2022

Time: 7:00 PM

Please make the necessary arrangements if you need a language interpreter

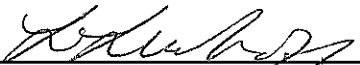
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this September 22, 2022 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Lindsey Linhoff, Code Enforcement
Phone: (509) 942-7740

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Correction Notice

Date: 6/9/2022

Location: 706 Sanford Ave, Richland WA 99352

Report #: 20220680

You have received this notice because property owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your property into compliance as identified herein.

Description of the Violation(s):

RMC 10.04.040 (P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height.

Required Corrective Action(s):

Cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code. Note that future offense will result in the issuance of a notice of repeat civil violation and monetary penalties assessed.

The corrective actions(s) identified in this Correction Notice must be completed by 6/23/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or disaffirm the City's accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 6/9/2022 by Officer Lindsey Linhoff

Phone Number: 509-942-7740



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/11/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

Case# 20221218 Lizette Morales (Repeat Violation)

Location of Violation: 603 Torbett St., Richland, WA 99354

Description of Violation: RMC 10.06.030 Storage of Inoperable Vehicle

Mailing Address: Same

Notice of Civil Violation: September 14, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 603 Torbett Packet



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

NOTICE OF REPEAT CIVIL VIOLATION

September 14, 2022

Lizette Morales
603 Torbett St
Richland, WA 99354

Case Number: 20221218

An inspection on September 13, 2022 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):
603 Torbett St, Richland, WA 99354

Description of Violation(s):
RMC 10.06.030 – It is unlawful for any person, or corporation, to place or keep an inoperable motorized vehicle or junk vehicle, or portion thereof, upon any private or public property within the city of Richland or as owner, occupant, or party in control of any real property within the city to permit or allow any such automobile or portion thereof to be placed or kept upon such property unless the vehicle or part thereof is completely enclosed within a building or behind a 100 percent sight-obscuring fence, in a manner where it is not visible from the street or other public or private property. Visibility of the vehicle shall mean as viewed from street level as determined by the street in front of the subject property.

Required Corrective Action(s):
Demonstrate the green Jeep Grand Cherokee with WA plate BJJ2382 is operable under its own power or store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 9, 2022 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case# 20220389 opened 04-18-22 for RMC 10.06.030 at 603 Torbett St
Case# 20221006 opened 08-08-22 for RMC 10.06.030 at 603 Torbett St

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to

appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: October 11, 2022

Time: 7:00 PM

****Please make the necessary arrangements if you need a language interpreter****

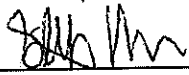
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this September 14, 2022 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Correction Notice

Date: 8/4/2022

Location: 603 Torbett St Richland WA 99354

Report #: 20221006

You have received this notice because a vehicle owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your vehicle into compliance.

Description of the Violation(s):

RMC 10.06.060 The following is adopted by the city of Richland as set forth in RCW 46.55.113(2)(i), Removal by a Police Officer: (2) In addition, a police officer may take custody of a vehicle, at his or her discretion, and provide for its prompt removal to a place of safety under any of the following circumstances; (i) When a vehicle with an expired registration of more than forty-five days is parked on a public street. **BXY0575 expired 03-27-22**

RMC 10.06.030 It is unlawful to place or keep an inoperable motorized vehicle or junk vehicle upon any public or private property within the City of Richland unless the vehicle is completely enclosed within a building or behind a 100% sight-obscuring fence in a manner where it is not visible from the street or other public or private property. **INOPERABLE VEHICLE DEFINED AS** a vehicle that has been in a stationary position for more than 14 calendar days, is apparently inoperable or requires repair in order to be operable, or is unable to move 20 feet under own power.

Required Corrective Action(s):

Renew the tabs and demonstrate the silver Dodge Grand Caravan with WA plate BXY0575 is operable under its own power or store in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 8/11/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice will result in the City issuing a Notice of Civil Violation – Intent to Abate/Remove Public Nuisance Vehicles. Once a Notice of Civil Violation has been issued, you will have 10 days to bring the vehicle(s) listed above into compliance or it/they will be removed from the City's roadway or right-of-way.

If you have received this Correction Notice in violation of RMC 10.06.060 and fail to correct the violation by the date and time listed above, a 24 hour tow notice will be affixed to the vehicle(s) and it/they will be towed 24 hours later pursuant to RMC 11.31.020.

Issued on 8/4/2022 by Officer Stephanie Dorko
Phone Number: 509-942-7644



Richland Police Department – Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 509-942-7739

Correction Notice

Date: 5/4/2022

Location: 603 Torbett Ave, Richland WA 99354

Report #: 20220389

You have received this notice because a vehicle owned or controlled by you is currently out of compliance with the Richland Municipal Code and you must take immediate action to bring your vehicle into compliance.

Description of the Violation(s):

RMC 10.06.060 The following is adopted by the city of Richland as set forth in RCW 46.55.113(2)(i), Removal by a Police Officer: (2) In addition, a police officer may take custody of a vehicle, at his or her discretion, and provide for its prompt removal to a place of safety under any of the following circumstances; (i) When a vehicle with an expired registration of more than forty-five days is parked on a public street. **WA PLATE BJJ2382 expired 03-01-2022**

RMC 10.06.030 It is unlawful to place or keep an inoperable motorized vehicle or junk vehicle upon any public or private property within the City of Richland unless the vehicle is completely enclosed within a building or behind a 100% sight-obscuring fence in a manner where it is not visible from the street or other public or private property. INOPERABLE VEHICLE DEFINED AS a vehicle that has been in a stationary position for more than 14 calendar days, is apparently inoperable or requires repair in order to be operable, or is unable to move 20 feet under own power.

Required Corrective Action(s):

Renew the tabs, make the necessary repairs to and demonstrate the green Jeep Grand Cherokee with WA plate BJJ2382 is operable under its own power or store in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 5/18/2022 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice will result in the City issuing a Notice of Civil Violation – Intent to Abate/Remove Public Nuisance Vehicles. Once a Notice of Civil Violation has been issued, you will have 10 days to bring the vehicle(s) listed above into compliance or it/they will be removed from the City's roadway or right-of-way.

If you have received this Correction Notice in violation of RMC 10.06.060 and fail to correct the violation by the date and time listed above, a 24 hour tow notice will be affixed to the vehicle(s) and it/they will be towed 24 hours later pursuant to RMC 11.31.020.

Issued on 5/4/2022 by Officer Stephanie Dorko

Phone Number: 509-942-7644