



Agenda
Code Enforcement Board Meeting
Tuesday, January 10, 2023
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

Staff Liaison Council Member Theresa Richardson
Sergeant Shawn Swanson

Regular Meeting - 7:00 p.m.

Call to Order/Attendance:

Approval of Agenda:

1. January 10, 2023 (Approved by Motion)

Public Comments: Please limit public comments to 2 minutes per speaker.

Approval of Minutes:

2. November 8, 2022 (Approved by Motion)

Compliance Hearings/Administration of Oaths:

3. Case# 20221430 Sikh Society of Tri Cities

Location of the Violation: Parcel Number 132981000002011, Richland, WA 99352

Description of Violation: **RMC 12.16.010** Keeping sidewalks and rights of way clean and maintained, **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.040(N)** Blocking Fire Hydrant

Mailing Address: 1903 Jadwin Ave, Richland, WA 99354

Notice of Civil Violation: December 19, 2022

- Jamie Williams, Code Enforcement Officer

4. Case# 20220140 Scot & Tyler LLC

Location of Violation: 3094 Bruce Lee Lane, Richland, WA 99352

Description of Violation: **RMC 23.18.030** Residential use districts permitted land uses, **RMC 23.38.020(G)** Storage Containers

Mailing Address: 2453 Morency Dr, Richland, WA 99352

Notice of Civil Violation: December 19, 2022

- Jamie Williams, Code Enforcement Officer

Execution of Orders:

Continued Cases/Old Business:

New Business/Liaison Comments:

5. Code Cases Accruing Monthly Penalties
 - Stephanie Dorko, Code Enforcement Officer

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: 1/10/2023

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

Subject:
November 8, 2022 (Approved by Motion)

Department:
Police

Recommended Motion:
Approve the minutes of the Code Enforcement Board meeting held on November 8, 2022 as presented.

Summary:

Attachments:



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 1/10/2023

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

Case# 20221430 Sikh Society of Tri Cities

Location of the Violation: Parcel Number 132981000002011, Richland, WA 99352

Description of Violation: **RMC 12.16.010** Keeping sidewalks and rights of way clean and maintained, **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.040(N)** Blocking Fire Hydrant

Mailing Address: 1903 Jadwin Ave, Richland, WA 99354

Notice of Civil Violation: December 19, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. Parcel 132981000002011 Packet

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

The corrective actions(s) identified in this Correction Notice must be completed by 11/11/2022 no later than 8:00 am. *IF VOLUNTARY COMPLIANCE IS NOT MET THIS CASE WILL BE REFERRED TO THE DECEMBER 2022 CODE ENFORCEMENT BOARD

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.

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 10/24/2022 by Officer Jamie Williams
Phone Number: 509-942-7577



Correction Notice

Date: 10/24/2022

Location: Parcel #132981000002011, Richland WA 99352

Report #: 20221430

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 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 (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. Any parcel of land or contiguous segregated parcels of land which when combined represent a parcel larger than one acre in size, may comply with these requirements by providing a firebreak along that portion of the perimeter of the parcel which abuts developed property or an improved street. The firebreak shall be a minimum of 20 feet in width, within which all weeds and vegetation, except established trees, shall not exceed 12 inches in height measured above the ground.

RMC 10.04.040 (N) Blocking fire hydrant, utility pole, etc; The existence of any vine, shrub, or plant growing on, around, or in front of any fire hydrant, utility pole, utility box, or any other appliance or facility provided for fire protection, public, or private utility purposes in such a way as to obscure from view or impair access thereto.

Required Corrective Action(s):

Please mow and maintain a twenty-foot fire break around the perimeter of Parcel #132981000002011 (including the Ava Way, Malbec Ave, Corvina St, and Belleview Ave sides of the property) in accordance with the Richland Municipal Code.

Please clear the roadways of obstructing vegetation so the roadway surrounding Parcel #132981000002011 is free from obstruction in accordance with the Richland Municipal Code.

Please clear the vegetation around all fire hydrants on the Parcel so the three-foot radius surrounding each fire hydrant is free from obstruction in accordance with the Richland Municipal Code.

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.

5:00 p.m.

You received notice dated October 24, 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: January 10, 2023

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 December 28, 2022 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Jamie Williams, Code Enforcement

Phone: (509) 942-7577



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

NOTICE OF CIVIL VIOLATION

December 19, 2022

Sikh Society of Tri Cities
1903 Jadwin Ave
Richland WA 99354

Case Number: 202201430

An inspection on December 28, 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):

Parcel #132981000002011, Richland WA 99352

Description of Violation(s):

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 (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. Any parcel of land or contiguous segregated parcels of land which when combined represent a parcel larger than one acre in size, may comply with these requirements by providing a firebreak along that portion of the perimeter of the parcel which abuts developed property or an improved street. The firebreak shall be a minimum of 20 feet in width, within which all weeds and vegetation, except established trees, shall not exceed 12 inches in height measured above the ground. **RMC 10.04.040 (N) Blocking fire hydrant, utility pole, etc;** The existence of any vine, shrub, or plant growing on, around, or in front of any fire hydrant, utility pole, utility box, or any other appliance or facility provided for fire protection, public, or private utility purposes in such a way as to obscure from view or impair access thereto.

Required Corrective Action(s):

Please mow and maintain a twenty-foot fire break around the perimeter of Parcel #132981000002011 (including the Ava Way, Malbec Ave, Corvina St, and Bellevue Ave sides of the property) in accordance with the Richland Municipal Code. Please clear the roadways of obstructing vegetation so the roadway surrounding Parcel #132981000002011 is free from obstruction in accordance with the Richland Municipal Code. Please clear the vegetation around all fire hydrants on the Parcel so the three-foot radius surrounding each fire hydrant is free from obstruction in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by January 8, 2023 no later than



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 1/10/2023

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

Case# 20220140 Scot & Tyler LLC

Location of Violation: 3094 Bruce Lee Lane, Richland, WA 99352

Description of Violation: **RMC 23.18.030** Residential use districts permitted land uses, **RMC 23.38.020(G)** Storage Containers

Mailing Address: 2453 Morency Dr, Richland, WA 99352

Notice of Civil Violation: December 19, 2022

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 3094 Bruce Lee Ln Packet



Final Correction Notice

Date: 12/7/2022

Location: 3094 Bruce Lee Ln, Richland WA 99352

Report #: 20220140

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):

Planning: RMC23.18.030: Residential use districts permitted land uses. Subject property is zoned R-1-10. Accessory buildings may only be constructed/placed on a residential lot as an appurtenance to a permitted use. Since no permitted use exists on the property, accessory buildings, such as storage containers are not permitted.

RMC 23.38.020.G: Storage containers are not permitted as a permanent storage building or as temporary storage for longer than 180 consecutive days. Also, outdoor storage is not a permitted use in the R-1-10 zone, **the swimming pool and other items stored on site shall be removed.**

Required Corrective Action(s):

Remove the unauthorized storage containers, pools and all other items that are being stored upon the property and bring the site into conformance with the zoning regulations contained within the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 12/19/2022 no later than 8:00 am. * If compliance is not met by 12/19/2022 a Notice of Civil Violation will be issued and this case will be referred to the January 10, 2022 Code Enforcement Board.

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.

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 12/7/2022 by Officer Jamie Williams
Phone Number: 509-942-7577

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: January 10, 2023

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 December 19, 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 CIVIL VIOLATION

December 19, 2022

Scot and Tyler LLC
2453 Morency Dr
Richland WA 99352

Case Number: 20220140

An inspection on December 19, 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):

3094 Bruce Lee Ln, Richland WA 99352

Description of Violation(s):

RMC23.18.030: Residential use districts permitted land uses. Subject property is zoned R-1-10. Accessory buildings may only be constructed/placed on a residential lot as an appurtenance to a permitted use. Since no permitted use exists on the property, accessory buildings, such as storage containers are not permitted.

RMC 23.38.020.G: Storage containers are not permitted as a permanent storage building or as temporary storage for longer than 180 consecutive days. Also, outdoor storage is not a permitted use in the R-1-10 zone, **the swimming pool and other items stored on site shall be removed.**

Required Corrective Action(s):

Remove the unauthorized storage containers, pools and all other items that are being stored upon the property and bring the site into conformance with the zoning regulations contained within the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by January 8, 2023 no later than 5:00 p.m.

You received notice dated December 7, 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.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 1/10/2023

Agenda Category: New Business/Liaison Comments

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:
Code Cases Accruing Monthly Penalties

Department:
Police

Recommended Motion:
Staff recommends a motion to approve Code Enforcement to close all cases currently accruing monthly penalties on January 11, 2023.

Summary:
City of Richland Code Enforcement is currently conducting monthly follow up inspections on 18 cases that are receiving fines for non-compliance. The oldest case started receiving fines in July 2018 and the newest case started receiving fines in January 2022. All 18 properties have yet to comply with the corrective actions listed on the Notice of Decision mailed regular and certified to all property owners in violation.

Code Enforcement Officers will be closing all cases on January 11, 2023. New cases will be opened February 15, 2023, at each property still in violation and the property will go through the Code Board process as permitted by the Richland Municipal Code.

A letter will be mailed on January 12, 2023, to each property owner explaining their case has been closed and new cases will be opened if the property is not in compliance and no contact has been made with the property owner by February 15, 2023.

Attachments: