



Agenda  
Code Enforcement Board Meeting  
Tuesday, December 12, 2023  
Richland City Hall ~ Council Chambers  
625 Swift Boulevard

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**Board Members:** Chair White, Vice-Chair Faylor, and Members Coddington, Huber and Wright-Chavez

**Staff Liaison** Nick Mutrux

**Council Liaison** Ryan Whitten

**Regular Meeting - 6:00 p.m.**

**Call to Order/Attendance:**

**Approval of Agenda:** (Approved by Motion)

1. December 12, 2023 Agenda

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

**Approval of Minutes:** (Approved by Motion)

2. November 14, 2023 Meeting Minutes

**Compliance Hearings/Administration of Oaths:**

**3. 20220818 Kayla Reyes**

Location of Violations: 2402 Pullen St, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 12.16.010** Sidewalk Tripping Hazard

Notice of Civil Violation Issued: November 21, 2023

- Jamie Williams, Code Enforcement Officer

**4. 20220821 Kyle Olson**

Location of Violations: 1215 Cottonwood Dr, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 12.16.010** Sidewalk Tripping Hazard

Notice of Civil Violation Issued: November 21, 2023

- Jamie Williams, Code Enforcement Officer

**5. 20230857 James Doherty**

Location of Violations: 1134 Englewood Dr, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 12.16.010** Maintaining Right-of-Way

Notice of Civil Violation Issued: November 16, 2023

- Stephanie Dorko, Code Enforcement Officer

**6. 20220826 Bryan Stone**

Location of Violations: 2342 Davison Ave, Richland, WA 99354

Mailing Address: 604 NW 15th St Apt 19, Andrews, TX 79714

Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.040(Q)** Noxious Weeds

Notice of Civil Violation Issued: November 20, 2023

- Heidi Glasen, Code Enforcement Officer

**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: 12/12/2023

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

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Subject:  
November 14, 2023 Meeting Minutes

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Department:  
Police

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Recommended Motion:

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Summary:

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Attachments:



## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/12/2023

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

**20220818 Kayla Reyes**

Location of Violations: 2402 Pullen St, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 12.16.010** Sidewalk Tripping Hazard

Notice of Civil Violation Issued: November 21, 2023

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 2402 Pullen Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 21, 2023

Kayla Reyes  
2402 Pullen St  
Richland WA 99354

Case Number: 20220818

An inspection on November 21, 2023 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):**

2402 Pullen St, Richland WA 99354

**Description of Violation(s):**

**RMC 12.16.010 Sidewalk Tripping Hazard:** It shall be the duty of every person or entity having charge or control of any premises within the city to keep the public sidewalks or sidewalks along such property in the street or streets adjacent thereto cleaned and maintained in a reasonable and safe condition. Maintenance of the sidewalk shall include correction of any unsafe condition that impairs the use of the sidewalks by pedestrians, up to and including removal and replacement of the sidewalk.

**Required Corrective Action(s):**

**Repair / replace the panel(s) of sidewalk along Pullen St as marked by the City in accordance with the Richland Municipal Code.**

The corrective action(s) identified in this notice must be completed by December 10, 2023 no later than 5:00 p.m.

You received notice dated October 12, 2023 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: December 12, 2023

Time: 6:00 PM

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

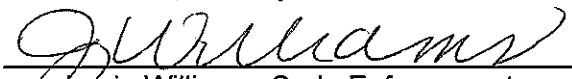
**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty 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 November 21, 2023 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.***



### **Correction Notice**

Date: 10/12/2023

Location: 2402 Pullen St, Richland WA 99354

Report #: 20220818

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 Sidewalk Tripping Hazard:** It shall be the duty of every person or entity having charge or control of any premises within the city to keep the public sidewalks or sidewalks along such property in the street or streets adjacent thereto cleaned and maintained in a reasonable and safe condition. Maintenance of the sidewalk shall include correction of any unsafe condition that impairs the use of the sidewalks by pedestrians, up to and including removal and replacement of the sidewalk.

#### **Required Corrective Action(s): FINAL NOTICE**

**Please repair / replace the panels of sidewalk along the Pullen St as marked by the City in accordance with the Richland Municipal Code.**

**If compliance is not met this case a Notice of Civil Violation will be issued which will refer your case to the December 12, 2023, Code Enforcement board at 6pm.**

**Please contact Public Works at 509 942-7640 to obtain a permit for the needed sidewalk repair/replacement. Contact Officer Williams at the number below to leave a voicemail with your plan for compliance.**

**The corrective actions(s) identified in this Correction Notice must be completed by 11/20/2023 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.**

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 10/12/2023 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: 12/12/2023

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

**20220821 Kyle Olson**

Location of Violations: 1215 Cottonwood Dr, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 12.16.010** Sidewalk Tripping Hazard

Notice of Civil Violation Issued: November 21, 2023

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1215 Cottonwood Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 21, 2023

Kyle Olson  
1215 Cottonwood Dr  
Richland WA 99354

Case Number: 20220821

An inspection on November 21, 2023 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):**

1215 Cottonwood Dr, Richland WA 99354

**Description of Violation(s):**

**RMC 12.16.010 Sidewalk Tripping Hazard:** It shall be the duty of every person or entity having charge or control of any premises within the city to keep the public sidewalks or sidewalks along such property in the street or streets adjacent thereto cleaned and maintained in a reasonable and safe condition.

Maintenance of the sidewalk shall include correction of any unsafe condition that impairs the use of the sidewalks by pedestrians, up to and including removal and replacement of the sidewalk.

**Required Corrective Action(s):**

**Repair / replace the panel(s) of sidewalk along Cottonwood Dr curb line as marked by the City in accordance with the Richland Municipal Code.**

The corrective action(s) identified in this notice must be completed by December 10, 2023 no later than 5:00 p.m.

You received notice dated October 12, 2023 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: December 12, 2023

Time: 6:00 PM

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

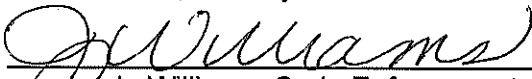
**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty 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 November 21, 2023 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

**FINAL Correction Notice**

Date: 10/12/2023

Location: 1215 Cottonwood Dr, Richland WA 99354

Report #: 20220821

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 Sidewalk Tripping Hazard:** It shall be the duty of every person or entity having charge or control of any premises within the city to keep the public sidewalks or sidewalks along such property in the street or streets adjacent thereto cleaned and maintained in a reasonable and safe condition. Maintenance of the sidewalk shall include correction of any unsafe condition that impairs the use of the sidewalks by pedestrians, up to and including removal and replacement of the sidewalk.

**Required Corrective Action(s):**

Please repair / replace the panel(s) of sidewalk along Cottonwood Dr curb line as marked by the City in accordance with the Richland Municipal Code.

\*Please contact Code Enforcement Officer Williams at #509 942-7577 and leave a voicemail upon receipt of this notice with a plan for a compliance.

**The corrective actions(s) identified in this Correction Notice must be completed by 11/20/2023 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.**

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 10/12/2023 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: 12/12/2023

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

**20230857 James Doherty**

Location of Violations: 1134 Englewood Dr, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 12.16.010** Maintaining Right-of-Way

Notice of Civil Violation Issued: November 16, 2023

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1134 Englewood Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 16, 2023

James Doherty  
1134 Englewood Dr  
Richland, WA 99352

Case Number: 20230857

An inspection on November 16, 2023 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):**

1134 Englewood Dr, Richland, WA 99352

**Description of Violation(s):**

RMC 10.04.040(P) – All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground.

RMC 12.16.010 – It shall also 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 city nuisance code.

**Required Corrective Action(s):**

Mow the entire property so grasses and weeds do not exceed six inches in height. Clear all vegetation overhanging and blocking the sidewalk along Edgewood Dr so the sidewalk is 100% clear from obstruction in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 10, 2023 no later than 5:00 p.m.

You received notice dated October 5, 2023 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: December 12, 2023

Time: 6:00 PM

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

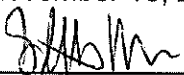
**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty 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 November 16, 2023 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: 10/5/2023

Location: 1134 Englewood Dr, Richland WA 99352

Report #: 20230857

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) – All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground.

RMC 10.04.040(O) – The keeping or permitting the existence of morning glory, tackweed, Russian thistle, or other noxious weed, growing or otherwise, which is a health or safety hazard to persons or property.

RMC 12.16.010 – It shall also 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 city nuisance code.

### **Required Corrective Action(s):**

- **Mow the entire property so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code.**
- **Remove all noxious weed, tackweed, from the property and dispose of in accordance with the Richland Municipal Code.**
- **Clear all vegetation overhanging and blocking the sidewalk along Edgewood Dr and Englewood Dr so the sidewalk is 100% clear from obstruction in accordance with the Richland Municipal Code.**

**\*\* This is the third notice in three years for the same violations, if compliance is not met by the below date, the case will be referred to the November 14, 2023 Code Enforcement Board.**

**The corrective actions(s) identified in this Correction Notice must be completed by 10/30/2023 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 10/5/2023 by Officer Stephanie Dorko  
Phone Number: 509-942-7644



## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/12/2023

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Heidi Glasen, Code Enforcement Officer

Subject:

**20220826 Bryan Stone**

Location of Violations: 2342 Davison Ave, Richland, WA 99354

Mailing Address: 604 NW 15th St Apt 19, Andrews, TX 79714

Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.040(Q)** Noxious Weeds

Notice of Civil Violation Issued: November 20, 2023

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 2342 Davison Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 20, 2023

Bryan R Stone  
604 NW 15<sup>th</sup> Street Apt 19  
Andrews, TX 79714

91 7199 9991 7038 4494 7219

Case Number: 2023 0826

An inspection on November 16, 2023 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):**

2342 Davison Ave Richland, WA 99354

**Description of Violation(s):**

RMC 10.04.040(P) All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground

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):**

Mow the entire property so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code. Remove and dispose of the dead trees & shrubs from the entire property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 10, 2023 no later than 5:00 p.m.

You received notice dated October 27, 2023 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, 505 Swift Blvd., Richland, WA** on the following date and time:

Date: December 12, 2023

Time: 6:00 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 November 20, 2023 by the Code Enforcement Officer signing below.

Signature:   
Printed Name: Heidi Glasen  
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.***



## **Final Correction Notice**

Date: 10/27/2023

Location: 2342 Davison Ave Richland, WA 99354

Report #: 20230826

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)** All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground. 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(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 mow the entire property including the back yard, front yard, the driveway, the sidewalk & the right of way so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code.

Please remove and dispose of the dead trees & shrubs from the entire property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 11/10/2023 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 10/27/2023 by Officer Heidi Glasen  
Phone Number: 509-942-7740