Agenda
Code Enforcement Board Meeting
Tuesday, February 13, 2024
Richland City Hall ~ Council Chambers
625 Swift Boulevard

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

Council Liaison: Maier
Staff Liaison: Mutrux

Regular Meeting - 6:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

1. February 13, 2024 Agenda

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

Approval of Minutes: (Approved by Motion)

2. December 12, 2023 Minutes

Compliance Hearings/Administration of Oaths:

3. **20240087 James Doherty**
   Location of Violation: 1134 Englewood St, 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: January 26, 2024
   - Stephanie Dorko, Code Enforcement Officer

4. **202231012 John Sullivan**
   Location of Violation: 1005-1007 Roberdeau St, Richland, WA 99354
   Mailing Address: Same
   Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 23.14.020(B)(4)** Livestock Structures, **RMC 10.06.030** Inoperable Vehicle Storage
   Notice of Civil Violation Issued: January 30, 2024
   - Jamie Williams, Code Enforcement Officer

5. **20240057 Bryan Stone**
   Location of Violation: 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)** Dead and Dying Trees
   Notice of Civil Violation Issued: January 12, 2024
   - Heidi Glasen, Code Enforcement Officer

Execution of Orders:

Continued Cases/Old Business:

New Business/Liaison Comments:

6. Chair and Vice Chair Nominations

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: 2/13/2024

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

Subject:
December 12, 2023 Minutes

Department:
Police

Recommended Motion:

Summary:

Attachments:

CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 2/13/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:
20240087 James Doherty
Location of Violation: 1134 Englewood St, 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: January 26, 2024

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 REPEAT CIVIL VIOLATION

January 26, 2024

James Doherty
1134 Englewood Dr
Richland, WA 99352

Case Number: 20240087

An inspection on January 26, 2024 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 February 11, 2024 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# 20220524 opened 05-16-2022 at 1134 Englewood Dr for RMC 10.04.040(P), 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: February 13, 2024 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. 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 January 26, 2024 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.

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.

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

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

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

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: 2/13/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:
202231012 John Sullivan
Location of Violation: 1005-1007 Roberdeau St, Richland, WA 99354
Mailing Address: Same
Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 23.14.020(B)(4)** Livestock Structures, **RMC 10.06.030** Inoperable Vehicle Storage
Notice of Civil Violation Issued: January 30, 2024

Department:
Police

Recommended Motion:

Summary:

Attachments:
1. 1005-1007 Roberdeau Packet

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

NOTICE OF CIVIL VIOLATION

January 30, 2024

John Sullivan
1005 Roberdeau St
Richland WA 99354

Case Number: 20231012

An inspection on January 26, 2024 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):
1005/1007 Roberdeau St, Richland WA 99354

Description of 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 10.04.030(C) Public nuisance affecting health -- accumulation of garbage, decaying vegetation, manure, etc. 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) household items and 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.
RMC 23.14.020(B)(4) Agricultural Requirements **any structures used for keeping of livestock shall be set back a min of 50 feet from the property line.**
RMC 10.06.030 Storage of inoperable vehicle: 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. One inoperable motorized vehicle may be allowed on residential property, outside of an enclosed building, if it is stored in the rear yard of the property and screened from the neighboring properties and any street by a 100 percent sight-obstructing fence.

Required Corrective Action(s):

Mow the grass and weeds throughout the property including the backyard in accordance with the Richland Municipal Code.

Remove the accumulated garbage throughout the property including the front, driveway, and backyard accordance with the Richland Municipal Code.

Properly store all household items throughout the property including the front and back of the property in accordance with the Richland Municipal Code.

Properly store the chicken coop currently stored in the front yard, in accordance with the Richland Municipal Code.

Demonstrate as operable under their own power the white Suzuki with WA BFK5933, the dark pickup truck currently parked under the carport, and the blue Jeep with ABX4336 or properly store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by February 11, 2024 no later than 5:00 p.m.

You received notice dated December 11, 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: February 13, 2024 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 January 30, 2024 by the Code Enforcement Officer signing below.

Signature: J Williams
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

Correction Notice

Date: 12/11/2023
Location: 1005/1007 Roberdeau St, Richland WA 99354
Report: #20231012
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 10.04.030(C) Public nuisance affecting health -- accumulation of garbage, decaying vegetation, manure, etc. 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) household items and 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.

RMC 23.14.020(B)(4) Agricultural Requirements **any structures used for keeping of livestock shall be set back a min of 50 feet from the property line.**

RMC 10.06.030 Storage of inoperable vehicle: 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. One inoperable motorized vehicle may be allowed on residential property, outside of an enclosed building, if it is stored in the rear yard of the property and screened from the neighboring properties and any street by a 100 percent sight-obstructing fence.

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

Required Corrective Action(s):

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

Please remove the accumulated garbage throughout the property including the front, driveway, and backyard accordance with the Richland Municipal Code.

Please properly store all household items throughout the property including the front and back of the property in accordance with the Richland Municipal Code.

Please properly store the chicken coop currently stored in the front yard, in accordance with the Richland Municipal Code.

Please demonstrate as operable under their own power the white Suzuki with WA BFK5933, the dark pickup truck currently parked under the carport, and the blue Jeep with ABX4336 or properly store in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 12/31/2023 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 12/11/2023 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: 2/13/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Heidi Glasen, Code Enforcement Officer

Subject:
20240057 Bryan Stone
Location of Violation: 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)** Dead and Dying Trees
Notice of Civil Violation Issued: January 12, 2024

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 REPEAT CIVIL VIOLATION

91 7199 9991 7038 4494 7363

January 12, 2024

Bryan R Stone
604 NW 15th St Apt 19
Andrews, TX 79714

Case Number: 20240057

An inspection on January 9, 2024 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(Q) Dead/dying trees
RMC 10.04.040(P) Grasses and weeds over 6 inches in height

Required Corrective Action(s):
Mow the entire property so grasses and weeds to not exceed 6 inches in height in accordance with the Richland Municipal Code. Remove and dispose of the dead trees and shrubs from the entire property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by February 11, 2024 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 20230826, 09-22-2023, 2342 Davison Ave Richland, WA 99354, RMC 10.04.040(Q), 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: February 13, 2024 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. 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 January 12, 2024 by the Code Enforcement Officer signing below.

Signature: Heidi Glasen
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.

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 15th 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: Heidi Glasen
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.

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

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

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

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: 2/13/2024

Agenda Category: New Business/Liaison Comments

Prepared By:

Subject:
Chair and Vice Chair Nominations

Department:
Police

Recommended Motion:

Summary:

Attachments: