



Agenda
Code Enforcement Board Meeting
Tuesday, April 9, 2024
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Board Members: Chair White, Vice-Chair Faylor, and Member Coddington

Council Liaison: Councilmember Maier

Staff Liaison: Police Professional Staff Supervisor Mutrux

Regular Meeting - 6:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

1. April 9, 2024 Agenda

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

Approval of Minutes: (Approved by Motion)

2. March 12, 2024 Minutes

Compliance Hearings/Administration of Oaths:

3. 20230428 Suzanne Clark

Location of Violation: 1016 Van Giesen St, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(P)** Grass and Weeds

Notice of Civil Violation Issued: March 25, 2024

- Stephanie Dorko, Code Enforcement Officer

4. 20230796 Esau Visionario and Yesenia Alvarado

Location of Violation: 1851 Nova Ln, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(O)** Noxious Weeds, **RMC 10.04.040(Q)** Dead and Dying Vegetation

Notice of Civil Violation Issued: March 25, 2024

- Stephanie Dorko, Code Enforcement Officer

5. 20231018 Drew Hexum and Manuel Vien

Location of Violation: 1845 Nova Ln, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(O)** Noxious Weeds

Notice of Civil Violation Issued: March 26, 2024

- Jamie Williams, Code Enforcement Officer

6. 20230987 BridgeI LLC

Location of Violation: 354 Wright Ave, Richland, WA 99352

Mailing Address: 10175 SW Barbur Blvd Ste 214B, Portland, OR 97219

Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.030(C)** Accumulation of garbage

Notice of Civil Violation Issued: March 26, 2024

- Jamie Williams, 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: 4/9/2024

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

Subject:
March 12, 2024 Minutes

Department:
Police

Recommended Motion:

Summary:

Attachments:



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 4/9/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

20230428 Suzanne Clark

Location of Violation: 1016 Van Giesen St, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 10.04.030(C)**

Accumulation of Garbage, **RMC 10.04.040(P)** Grass and Weeds

Notice of Civil Violation Issued: March 25, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1016 Van Giesen Packet



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

NOTICE OF CIVIL VIOLATION

March 25, 2024

91 7199 9991 7038 4494 7561

Suzanne Clark
1016 Van Giesen St
Richland, WA 99354

Case Number: 20230428

An inspection on March 25, 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):

1016 Van Giesen St, Richland, WA 99354

Description of Violation(s):

RMC 10.04.040(G) – The permitting to remain outside any dwelling, building, or other structure any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side or rear yard of the property which may be maintained by a “responsible person” as defined in RMC 10.04.010 and which items can be seen from a public sidewalk, street or road unless enclosed behind a 100 percent sight-obscuring fence and in a manner where it is not visible from public property or from private property when observer is standing at ground level.

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

RMC 10.04.040(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.

Required Corrective Action(s):

Remove all household items, clothing, and vehicle parts from the carport area and store in accordance with the Richland Municipal Code. Remove all dead vegetation, cut wood, limbs, trash and debris from the property and dispose of in accordance with the Richland Municipal Code. Cut the vegetation growing and spreading between the carport and neighboring property along Mahan Ave and dispose of in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by April 7, 2024 no later than 5:00 p.m.

You received notice dated March 12, 2024 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: April 9, 2024

Time: 6:00 PM

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

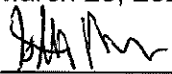
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 March 25, 2024 by the Code Enforcement Officer signing below.

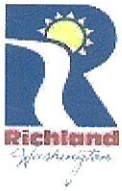
Signature: 

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.



Correction Notice

Date: 3/12/2024

Location: 1016 Van Giesen St, Richland WA 99354

Report #: 20230428

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(G) – The permitting to remain outside any dwelling, building, or other structure any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side or rear yard of the property which may be maintained by a “responsible person” as defined in RMC 10.04.010 and which items can be seen from a public sidewalk, street or road unless enclosed behind a 100 percent sight-obscuring fence and in a manner where it is not visible from public property or from private property when observer is standing at ground level.

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

RMC 10.04.040(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.

Required Corrective Action(s):

***** FINAL NOTICE *****

- **Remove all household items, clothing, and vehicle parts from the carport area and store in accordance with the Richland Municipal Code.**
- **Remove all dead vegetation, cut wood, limbs, trash and debris from the property and dispose of in accordance with the Richland Municipal Code.**
- **Cut the browned, dead vegetation growing between the carport and neighboring property along Mahan Ave and dispose of in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 3/25/2024 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 3/12/2024 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: 4/9/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

20230796 Esau Visionario and Yesenia Alvarado

Location of Violation: 1851 Nova Ln, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(O)** Noxious Weeds, **RMC 10.04.040(Q)** Dead and Dying Vegetation

Notice of Civil Violation Issued: March 25, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1851 Nova Packet



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

NOTICE OF CIVIL VIOLATION

March 25, 2024

91 7199 9991 7038 4494 5857

Esau Visionario & Yesenia Alvarado
1851 Nova Ln
Richland, WA 99352

Case Number: 20230796

An inspection on March 25, 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):
1851 Nova Ln, Richland, WA 99352

Description of Violation(s):
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 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):
Remove all dead vegetation and noxious weeds, including tumbleweeds from the property and dispose of in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by April 7, 2024 no later than 5:00 p.m.

You received notice dated March 1, 2024 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: April 9, 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 March 25, 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.



Correction Notice

Date: 3/1/2024

Location: 1851 Nova Ln, Richland WA 99352

Report #: 20230796

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

Description of the Violation(s):

RMC 10.04.030(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):

*** FINAL NOTICE ***

Remove all noxious weeds, including tumbleweeds from the property and dispose of in accordance with the Richland Municipal Code. The case will be referred to the April 2024 Code Enforcement Board if compliance is not met by the below date. Please contact the Code Officer if more time is needed to meet compliance.

The corrective actions(s) identified in this Correction Notice must be completed by 3/25/2024 no later than 8:00 am.

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

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

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

Issued on 3/1/2024 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



Correction Notice

Date: 1/8/2024

Location: 1851 Nova Ln, Richland WA 99352

Report #: 20230796

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(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.

Required Corrective Action(s):

*** SECOND NOTICE ***

Remove all noxious weeds, tumbleweeds, from the property and dispose of in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 1/29/2024 no later than 8:00 am.

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

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

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

Issued on 1/8/2024 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: 4/9/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

20231018 Drew Hexum and Manuel Vien

Location of Violation: 1845 Nova Ln, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(O)** Noxious Weeds

Notice of Civil Violation Issued: March 26, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1845 Nova Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

March 26, 2024

Drew Hexum and Manuel Vien
1845 Nova Ln
Richland WA 99352

Case Number: 20231018

An inspection on March 25, 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):
1845 Nova Ln, Richland WA 99352

Description of Violation(s):
RMC 10.04.040 (O) Noxious weeds: The keeping or permitting the existence of morning glory, tack weed, Russian thistle, or other noxious weed, growing or otherwise, which is a health or safety hazard to persons or property.

Required Corrective Action(s):
Remove the Noxious Weeds throughout the property including the backyard in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by April 7, 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:

#20220922, October 10, 2023, RMC 10.04.040 (O) Noxious Weeds, 1845 Nova Ln, Richland WA 99352

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: April 9, 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 March 26, 2024 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

September 19, 2023

Drew Hexum and Manuel Vien
1845 Nova Ln
Richland WA 99352

Case Number: 20220922

An inspection on September 18, 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):

1845 Nova Ln, Richland WA 99352

Description of Violation(s):

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

Required Corrective Action(s):

Remove the Noxious Weeds throughout the property, including the backyard in accordance with the Richland Municipal Code.

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

You received notice dated June 13, 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: October 10, 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 September 19, 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

Correction Notice

Date: 6/13/2023

Location: 1845 Nova Ln, Richland WA 99352

Report #: 20220922

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 (O) Noxious weeds: The keeping or permitting the existence of morning glory, tack weed, Russian thistle, or other noxious weed, growing or otherwise, which is a health or safety hazard to persons or property.

Required Corrective Action(s):

Please remove the noxious weeds throughout the property including the backyard in accordance with the Richland Municipal Code.

*Please contact Officer Williams at #509 942-7577 upon receipt of this notice.

Please see attached information for the Benton County Noxious Weed Board (BCNWB).

***BCNWB, Konrad Kauer is available to assist you with information / assistance regarding Noxious Weeds.

The corrective actions(s) identified in this Correction Notice must be completed by 7/1/2023 no later than 8:00 am.

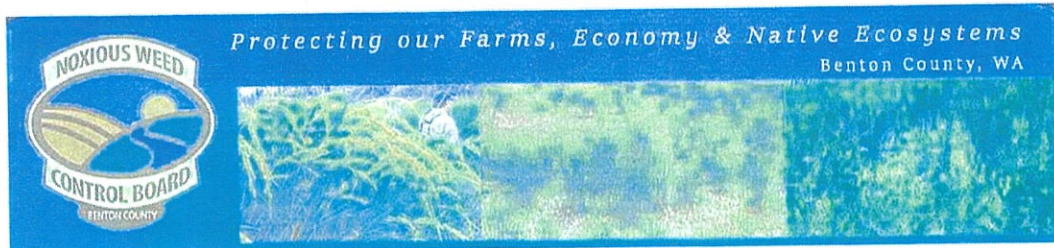
*Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed.

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 6/13/2023 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



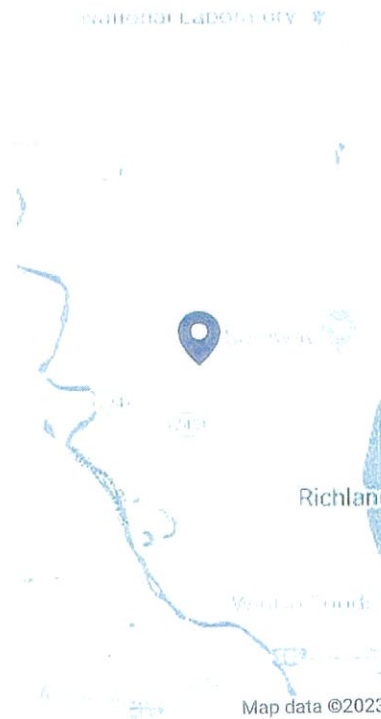
[Home](#) [About Us](#) [Contact Us](#) [Noxious Weeds](#) [Invader Update](#)
[Media/Resources](#) [Enforcement](#) [Landowners](#) [Jobs](#) [Board Meetings](#)
[Calendar](#)

Contact Us

OUR OFFICE

1841 Terminal Dr

Richland, WA, 99354



Email: bcnwcb@frontier.com

Phone: (509) 943-6005



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 4/9/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

20230987 Bridge I LLC

Location of Violation: 354 Wright Ave, Richland, WA 99352

Mailing Address: 10175 SW Barbur Blvd Ste 214B, Portland, OR 97219

Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.030(C)** Accumulation of garbage

Notice of Civil Violation Issued: March 26, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 354 Wright Packet



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

NOTICE OF CIVIL VIOLATION

March 26, 2024

BRIDGE1 LLC
10175 SW Barbur Blvd, Ste 214B
Portland, OR 97219

Case Number: 20230987

An inspection on March 25, 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):

354 Wright Ave, Richland WA 99352

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.

Required Corrective Action(s):

Mow the grass and weeds throughout the property including the backyard and remove the accumulated trash including the dead vegetation throughout the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by April 7, 2024 no later than 5:00 p.m.

You received notice dated February 21, 2024 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: April 9, 2024

Time: 6:00 PM

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

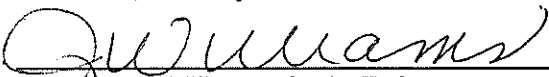
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 March 26, 2024 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: 2/21/2024

Location: 354 Wright Ave, Richland WA 99352

Report #: 20230987

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.

Required Corrective Action(s):

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

Remove the accumulate trash including the dead vegetation throughout the property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 3/15/2024 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 2/21/2024 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