



MINUTES

Code Enforcement Board Meeting
City Council Chambers – 625 Swift Blvd
Tuesday, May 14, 2024 ~ 6:00 p.m.

This document is a summarized version of the Code Enforcement Board proceedings. The minutes are paraphrased, not verbatim. Access to an electronic audio recording of the meeting is available upon request.

CALL TO ORDER

Chair White called the meeting to order at 6:00 p.m.

ROLL CALL

MEMBERS PRESENT:

Skye White, Chair
Ragan Faylor, Vice Chair
Jenna Coddington, Member

MEMBERS ABSENT:

ALSO IN ATTENDANCE:

Jamie Williams, Code Enforcement Officer
Stephanie Dorko, Code Enforcement Officer
Bunnie Avery, Administrative Assistant II
Nick Mutrux, Staff Liaison

APPROVAL OF AGENDA

1. Member Coddington made a motion to approve the May 14, 2024 meeting agenda. Vice Chair Faylor seconded the motion. The motion carried 3-0.

APPROVAL OF MINUTES

2. Member Coddington made a motion to approve the minutes of the March 12, 2024 meeting of the Code Enforcement Board as presented. Vice Chair seconded the motion. The motion carried 3-0.

COMPLIANCE HEARINGS / ADMINISTRATION OF OATHS

Chair White began the hearing process by administering the oaths to all City staff, defendants and witnesses that will be participating in the hearings and called the first case to be heard.

3. **20230428** **Suzanne Clark**
Location of Violations: 1016 Van Giesen Street, 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: April 15, 2024

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the Notice of Civil Violation (Exhibit 1).

For compliance to be met 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 Avenue and dispose of in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement.

CODE BOARD DECISION: Member Coddington motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met 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 Avenue and dispose of in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement. Vice Chair Faylor seconded the motion. Motion carried 3-0.

- 4. 20230796 Esau Visionario and Yesenia Alvarado**
 Location of Violations: 1851 Nova Lane, 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: April 15, 2024

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the Notice of Civil Violation (Exhibit 1). For compliance to be met remove all dead vegetation and noxious weeds, including tumbleweeds from the property and dispose of in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement.

CODE BOARD DECISION: Vice Chair Faylor motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met remove all dead vegetation and noxious weeds, including tumbleweeds from the property and dispose of in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement. Member Coddington seconded the motion. Motion carried 3-0.

- 5. 20231018 Drew Hexum and Manuel Vien**
 Location of Violations: 1845 Nova Lane, Richland, WA 99352
 Mailing Address: Same
 Description of Violations: RMC 10.04.040(O) Noxious Weeds
 Notice of Civil Violation Issued: April 15, 2024

CASE REPORT: Jamie Williams, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,500 for the issuance of the Repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all noxious weeds throughout the property, including the backyard in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement.

CODE BOARD DECISION: Vice Chair Faylor motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,500 for the issuance of the Repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove all noxious weeds throughout the property, including the backyard in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement. Member Coddington seconded the motion. Motion carried 3-0.

- 6. 20230987 Bridge 1 LLC**
 Location of Violations: 354 Wright Avenue, 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: April 15, 2024

CASE REPORT: Jamie Williams, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the Notice of Civil Violation (Exhibit 1). For compliance to be met 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. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement.

CODE BOARD DECISION: Member Coddington motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met 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. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement. Vice Chair Faylor seconded the motion. Motion carried 3-0.

- 7. 20240451 Kaitee Mixon**
 Location of Violations: 333 Satus Street, Richland, WA 99352
 Mailing Address: Same
 Description of Violations: RMC 11.33.020 Trailer Storage
 Notice of Civil Violation Issued: April 18, 2024

CASE REPORT: Jamie Williams, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$500 for the issuance of the Repeat Notice of Civil Violation (Exhibit 1).

CODE BOARD DECISION: Member Coddington motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$500 for the issuance of the Repeat Notice of Civil Violation as compliance has been met. Vice Chair Faylor seconded the motion. Motion carried 3-0.

- 8. 20230098 Lynette Jagoda**
 Location of Violations: 2035 George Washington Way, Richland, WA 99354
 Mailing Address: 900 Rolling Meadow Drive, Lavon, TX 75166

Description of Violations: RMC 10.04.040(G) Household Items, RMC 10.04.030(C) Accumulated Garbage, RMC 23.38.120 Use of Recreational Vehicles
Notice of Civil Violation Issued: April 16, 2024

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the Notice of Civil Violation (Exhibit 1).

CODE BOARD DECISION: Vice Chair Faylor motioned to enter a default order affirming the violation identified in the City’s Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has been met. Member Coddington seconded the motion. Motion carried 3-0.

9. **20240454** **Gary Streile**
Location of Violations: 1322 Cedar Avenue, Richland, WA 99354
Mailing Address: 1821 Baker Avenue, Everett, WA 98201
Description of Violations: RMC 11.33.020 Trailer Storage, RMC 10.06.030 Inoperable Vehicle Storage, RMC 10.04.040(P) Grass and Weeds
Notice of Civil Violation Issued: April 15, 2024

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$2,000 for the issuance of the Notice of Civil Violation (Exhibit 1). For compliance to be met mow the entire property so grasses and weeds do not exceed 6 inches in height. Demonstrate the sedan in the back yard is operable under its own power or store in accordance with the Richland Municipal Code. Move the large white boat with registration number WN0737JB on the driveway so it is parked at least 10 feet from the roadway in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement.

CODE BOARD DECISION: Member Coddington motioned to enter a default order affirming the violation identified in the City’s Notice of Civil Violation, imposing a monetary penalty of \$2,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met mow the entire property so grasses and weeds do not exceed 6 inches in height. Demonstrate the sedan in the back yard is operable under its own power or store in accordance with the Richland Municipal Code. Move the large white boat with registration number WN0737JB on the driveway so it is parked at least 10 feet from the roadway in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement. Vice Chair Faylor seconded the motion. Motion carried 3-0.

10. **20240052** **Eric Mast**
Location of Violations: 634 Chestnut Avenue, Richland, WA 9935
Mailing Address: Same
Description of Violations: RMC 10.06.030 Inoperable Vehicle Storage, RMC 10.04.030(C) Accumulated Garbage, RMC 23.38.020(G) Storage Containers, RMC 21.01.010(B) Unpermitted Construction, RMC 23.14.020(4) Keeping of Livestock, RMC 10.04.040(N) Blocked Fire Hydrant
Notice of Civil Violation Issued: April 5, 2024

CASE REPORT: Jamie Williams, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the Notice of Civil Violation (Exhibit 1). For compliance to be met demonstrate the 1998 black Ford pickup with WA plate B19199V to be operable under its own power or properly store in accordance with the Richland Municipal Code. Remove the accumulated garbage, totes, scrap lumber, household items, scrap metal and dead vegetation from the entire property. Remove the blue storage container from the property. Cease use of the unpermitted structures, call Development Services and obtain the necessary building and planning permits. Move the pet cages and pets so they are at least 50 feet from the property line. Trim the vegetation around the fire hydrant so there is at least 3 feet of clearance in all directions in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement.

CODE BOARD DECISION: Vice Chair Faylor motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met demonstrate the 1998 black Ford pickup with WA plate B19199V to be operable under its own power or properly store in accordance with the Richland Municipal Code. Remove the accumulated garbage, totes, scrap lumber, household items, scrap metal and dead vegetation from the entire property. Remove the blue storage container from the property. Cease use of the unpermitted structures, call Development Services and obtain the necessary building and planning permits. Move the pet cages and pets so they are at least 50 feet from the property line. Trim the vegetation around the fire hydrant so there is at least 3 feet of clearance in all directions in accordance with the Richland Municipal Code. If correction of the violation has not occurred by June 9, 2024, the city may proceed with abatement. Member Coddington seconded the motion. Motion carried 3-0.

EXECUTION OF ORDERS:

Chair White requested that the City please hand up the Orders from tonight's hearings for execution.

CONTINUED CASES / OLD BUSINESS:

NEW / OTHER BUSINESS:

ADJOURNMENT:

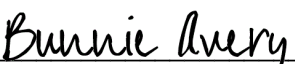
Chair White adjourned the meeting at 6:20 p.m.

APPROVED this 11th day of June 2024.

ATTEST:



SKYE WHITE, Chairman



Bunnie Avery, Administrative Assistant II