



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

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

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. July 9, 2024 Agenda

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

Approval of Minutes: (Approved by Motion)

2. June 11, 2024 Minutes

Compliance Hearings/Administration of Oaths:

3. 20240558 David Daling

Location of Violation: 2331 Michael Ave, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds, **RMC 10.04.040(Q)** Dead/dying trees, **RMC 12.16.010** Maintaining Right of Way

Notice of Civil Violation Issued: June 18, 2024

4. 20240802 Eric Mast

Location of Violation: 634 Chestnut Ave, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.06.030** Inoperable Vehicle Storage, **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 23.38.020(G)** Storage Container, **RMC 10.04.040(N)** Blocked Fire Hydrant, **RMC 21.01.010(B)** Permit Required, **RMC 23.14.020(4)** Keeping Livestock

Notice of Civil Violation Issued: June 24, 2024

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: 7/9/2024

Agenda Category: Approval of Minutes

Prepared By:

Subject:
June 11, 2024 Minutes

Department:
Police

Recommended Motion:

Summary:

Attachments:



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 7/9/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

20240558 David Daling

Location of Violation: 2331 Michael Ave, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds, **RMC 10.04.040(Q)** Dead/dying trees, **RMC 12.16.010** Maintaining Right of Way

Notice of Civil Violation Issued: June 18, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 2331 Michael Packet



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

NOTICE OF CIVIL VIOLATION

June 18, 2024

Dave Daling
2331 Michael Ave
Richland WA 99352

Case Number: 20240558

An inspection on June 18, 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):
2331 Michael Ave, Richland WA 99352

Description of Violation(s):
RMC 10.04.040 (P) Grasses and weeds over 6 inches in height, RMC 10.04.040 (Q) Dead/dying trees, RMC 12.16.010 Keeping sidewalks and rights-of-way clean and maintained

Required Corrective Action(s):
Remove the dead/dying trees, trim the vegetation and clear the sidewalk so it is free from obstruction and mow the grass/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 July 7, 2024 no later than 5:00 p.m.

You received notice dated May 29, 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: July 9, 2024

Time: 6:00 PM

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

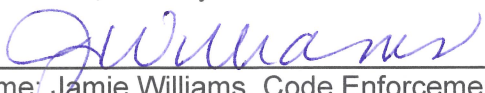
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 June 18, 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.



Correction Notice

Date: 5/29/2024

Location: 2331 Michael Ave, Richland WA 99352

Report: #20240558

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 10.04.040 (Q) Dead/dying trees: 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.

RMC 12.16.010 Keeping sidewalks and rights-of-way clean and maintained: It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous, or noncompliant with the city nuisance code.

Required Corrective Action(s):

If compliance is not met with this issued Correction Notice a Notice of Civil Violation will be issued and this case will be referred to the Code Enforcement Board

Please remove the dead/dying trees including the dead pine tree near the front of the house in accordance with the Richland Municipal Code.

Please trim the vegetation and clear the sidewalk so it is free from obstruction in accordance with the Richland Municipal Code.

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

The corrective actions(s) identified in this Correction Notice must be completed by 6/16/2024 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.

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

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 5/29/2024 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



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 7/9/2024

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Heidi Glasen, Code Enforcement Officer

Subject:

20240802 Eric Mast

Location of Violation: 634 Chestnut Ave, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.06.030** Inoperable Vehicle Storage, **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 23.38.020(G)** Storage Container, **RMC 10.04.040(N)** Blocked Fire Hydrant, **RMC**

21.01.010(B) Permit Required, **RMC 23.14.020(4)** Keeping Livestock

Notice of Civil Violation Issued: June 24, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 634 Chestnut Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

June 24, 2024

Eric S Mast
634 Chestnut Ave
Richland, WA 99352

91 7199 9991 7038 4494 9060

Case Number: 20240802

An inspection on June 11, 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):

634 Chestnut Ave Richland, WA 99352

Description of Violation(s):

RMC 10.06.030 It is unlawful for any person, or corporation, to place or keep an inoperable motorized vehicle or junk vehicle, or portion thereof, upon any private or public property within the city of Richland or as owner, occupant, or party in control of any real property within the city to permit or allow any such automobile or portion thereof to be placed or kept upon such property unless the vehicle or part thereof is completely enclosed within a building or behind a 100 percent sight-obscuring fence, in a manner where it is not visible from the street or other public or private property. Visibility of the vehicle shall mean as viewed from street level as determined by the street in front of the subject property.

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 23.38.020(G) Storage containers are not permitted as a permanent storage building or as temporary storage for longer than 180 consecutive days.

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

RMC 21.01.010(B) Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official to obtain the required permit.

RMC 23.14.020(4) - Limited raising or keeping of small live stock as follows: Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line. [Ord. 28-05 § 1.02].

Required Corrective Action(s):

Demstrate the 1998 black Ford Pickup with Washington plate B19199V to be operable under its own power or store it 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 and dispose of in accordance with the Richland Municipal Code.

Remove the blue storage container from the property.

Cease use of the unpermitted structure (currently being used as storage building) and obtain the necessary building and planning permit approvals in accordance with the Richland Municipal Code. Call Development Services to obtain a permit for the structure attached to the NE side of the residence.

Move the pet cages/pets to locate them 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. Remove the plants located on either side of the hydrant. The tree located behind the hydrant does not need to be moved.

The corrective action(s) identified in this notice must be completed by July 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:

20240052, 01-10-2024, 634 Chestnut Ave Richland, WA 99352, RMC 10.06.030, RMC 10.04.030(C), RMC 23.38.020(G), RMC 10.04.040(N), RMC 21.01.010(B), RMC 23.14.020(4)

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: July 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 June 24, 2024 by the Code Enforcement Officer signing below.

Signature: Heidi Glasen
Printed Name: Heidi Glasen, Code Enforcement
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

April 5, 2024

91 7199 9991 7038 4494 7875

Eric S Mast
634 Chestnut Ave
Richland, WA 99352

Case Number: 20240052

An inspection on April 4, 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):
634 Chestnut Ave Richland, WA 99352

Description of Violation(s):

RMC 10.06.030 It is unlawful for any person, or corporation, to place or keep an inoperable motorized vehicle or junk vehicle, or portion thereof, upon any private or public property within the city of Richland or as owner, occupant, or party in control of any real property within the city to permit or allow any such automobile or portion thereof to be placed or kept upon such property unless the vehicle or part thereof is completely enclosed within a building or behind a 100 percent sight-obscuring fence, in a manner where it is not visible from the street or other public or private property. Visibility of the vehicle shall mean as viewed from street level as determined by the street in front of the subject property.

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 23.38.020(G) Storage containers are not permitted as a permanent storage building or as temporary storage for longer than 180 consecutive days.

RMC 21.01.010(B) Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official to obtain the required permit.

RMC 23.14.020(4) - Limited raising or keeping of small live stock as follows: Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line. [Ord. 28-05 § 1.02].

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

Required Corrective Action(s):

Demonstrate the 1998 black Ford Pickup with Washington plate B19199V to be operable under its own power or store it 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 and dispose of in accordance with the Richland Municipal Code.

Remove the blue storage container from the property.

Cease use of the unpermitted structure (currently being used as storage building) and obtain the necessary building and planning permit approvals in accordance with the Richland Municipal Code. Call Development Services to obtain a permit for the structure attached to the NE side of the residence.

Move the pet cages/pets to locate them 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. Remove the plants located on either side of the hydrant. The tree located behind the hydrant does not need to be moved.

The corrective action(s) identified in this notice must be completed by May 12, 2024 no later than 5:00 p.m.

You received notice dated March 6, 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: May 14, 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 April 5, 2024 by the Code Enforcement Officer signing below.

Signature: Heidi Glasen
Printed Name: Heidi Glasen, Code Enforcement
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

91 7199 9991 7038 4494 7530

Final Correction Notice

Date: 3/6/2024

Location: 634 Chestnut Ave Richland, WA 99352

Report #: 20240052

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 10.06.030 It is unlawful for any person, or corporation, to place or keep an inoperable motorized vehicle or junk vehicle, or portion thereof, upon any private or public property within the city of Richland or as owner, occupant, or party in control of any real property within the city to permit or allow any such automobile or portion thereof to be placed or kept upon such property unless the vehicle or part thereof is completely enclosed within a building or behind a 100 percent sight-obscuring fence, in a manner where it is not visible from the street or other public or private property. Visibility of the vehicle shall mean as viewed from street level as determined by the street in front of the subject property.

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 23.38.020(G) Storage containers are not permitted as a permanent storage building or as temporary storage for longer than 180 consecutive days.

RMC 21.01.010(B) Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official to obtain the required permit.

RMC 23.14.020(4) - Limited raising or keeping of small live stock as follows: Any structures used for the keeping of livestock shall be set back a minimum of 50 feet from any property line. [Ord. 28-05 § 1.02].

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

Required Corrective Action(s):

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

Please demonstrate the 1998 black Ford Pickup with Washington plate B19199V to be operable under its own power or store it 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 and dispose of in accordance with the Richland Municipal Code.

Please remove the blue storage container from the property.

You are directed to cease use of the unpermitted structure (currently being used as storage building) and obtain the necessary building and planning permit approvals in accordance with the Richland Municipal Code. Please call Development Services at 509-942-7794 to obtain a permit for the structure attached to the NE side of the residence.

Please move the pet cages/pets to locate them 50 feet from the property line. Please move them to the back of the home.

Please 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. Please remove the plants located on either side of the hydrant. The tree located behind the hydrant does not need to be moved.

The corrective actions(s) identified in this Correction Notice must be completed by 3/20/2024 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 3/6/2024 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