



Agenda
Code Enforcement Board Meeting
Tuesday, October 8, 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. October 8, 2024 Agenda

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

Approval of Minutes: (Approved by Motion)

2. August 13, 2024 Minutes

Compliance Hearings/Administration of Oaths:

3. **20241344 Pablo & Paula Gonzalez**

Location of Violation: 115 Hillview Dr, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds, **RMC 12.11.030** Sight Obstruction

Notice of Civil Violation Issued: September 3, 2024

4. **20241107 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: August 15, 2024

5. **20241375 Connie Vandercook**

Location of Violation: 1323 Cedar Ave, Richland, WA 99354

Mailing Address: 3230 92nd Dr NE, Lake Stevens, WA 98258

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds, **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(R)** Objects Blocking the Sidewalk

Notice of Civil Violation Issued: September 17, 2024

6. **20241165 Jadwin Spokane LLC**

Location of Violation: 1866 Jadwin Ave, Richland, WA 99354

Mailing Address: 915 W 2nd Ave, Spokane, WA 99201

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds

Notice of Civil Violation Issued: September 16, 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: 10/8/2024

Agenda Category: Approval of Minutes

Prepared By:

Subject:
August 13, 2024 Minutes

Department:
Police

Recommended Motion:

Summary:

Attachments:



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/8/2024 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

20241344 Pablo & Paula Gonzalez

Location of Violation: 115 Hillview Dr, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds, **RMC 12.11.030** Sight Obstruction

Notice of Civil Violation Issued: September 3, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 115 Hillview Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

September 3, 2024

Pablo Jr and Paula Gonzalez
115 Hillview Dr
Richland WA 99352

Case Number: 20241344

An inspection on September 3, 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):

115 Hillview Dr, 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 12.11.030 Sight Obstruction: Between a height of three feet and eight feet, as measured from the edge of the adjoining roadway (at the gutter line), a required vision clearance triangle shall be free of all structures, fences, vegetation, signs, retaining walls, cut slopes and any other sight obstructions. Legally parked vehicles, utility poles, streetlight poles, and traffic control devices shall not be considered sight obstructions in the vision clearance triangle. Additional objects 12 inches in diameter and smaller (including tree trunks and signposts) may be allowed within sight distance areas if located individually or in combination so as not to substantially restrict the driver's view of approaching traffic or pedestrians.

Required Corrective Action(s):

Mow the grass and weeds throughout the property, including the backyard, and Trim the large tree at the corner of Dawn Hill Ct and Hillview Dr. Trim so the vegetation does not exceed three feet in height and the vegetation does not hang less than eight feet from the surface of the roadway, so the Vision Clearance Triangle is 100% free from obstruction, in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 6, 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:

Prior Case #20230918, CEB date June 11, 2024, RMC 10.04.040 (P) and RMC 12.11.030, 115 Hillview Dr, 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: October 8, 2024

Time: 6:00 PM

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

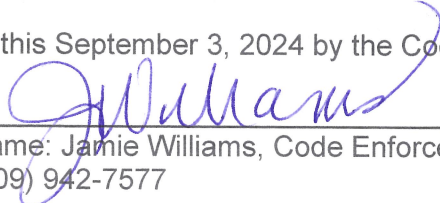
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 September 3, 2024 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Jamie Williams, Code Enforcement

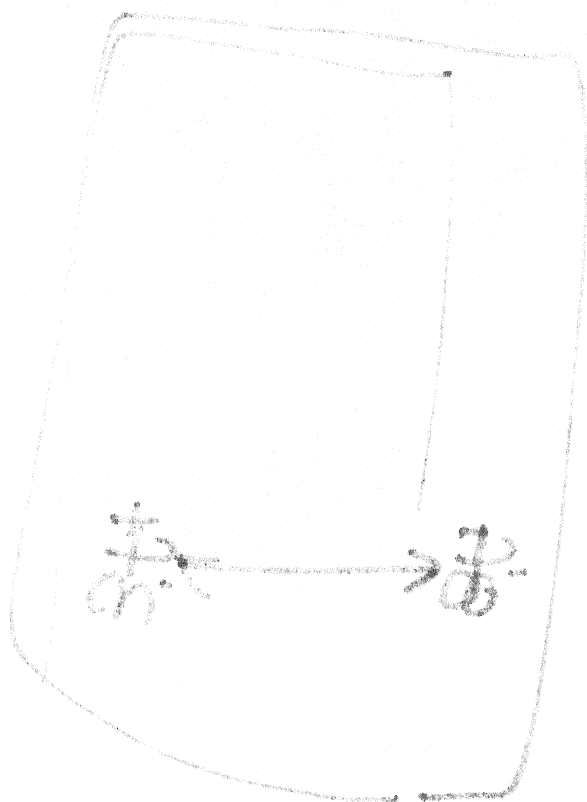
Phone: (509) 942-7577

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

May 9, 2024

91 7199 9991 7038 4494 7622

Pablo Jr & Paula Gonzalez
115 Hillview Dr
Richland, WA 99352

Case Number: 20230918

An inspection on May 9, 2024 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

115 Hillview Dr, Richland, WA 99352

Description of Violation(s):

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

RMC 12.11.030 – Between a height of three feet and eight feet, as measured from the edge of the adjoining roadway (at the gutter line), a required vision clearance triangle shall be free of all structures, fences, vegetation, signs, retaining walls, cut slopes and any other sight obstructions. Legally parked vehicles, utility poles, streetlight poles, and traffic control devices shall not be considered sight obstructions in the vision clearance triangle. Additional objects 12 inches in diameter and smaller (including tree trunks and sign posts) may be allowed within sight distance areas if located individually or in combination so as not to substantially restrict the driver's view of approaching traffic or pedestrians. If there is vertical curvature on the primary roadway within 500 feet of the driveway or minor roadway, then the clearance heights may require adjustments based on an engineering evaluation. The public works director, upon recommendation of the traffic engineer, shall determine what objects, if any, are allowed within sight distance triangles and if any height modifications are required. RMC Table 12.11.020 A = 8ft C = 70ft

RMC 12.11.050 – Notwithstanding any other provision of this code, no person may install, set out, or maintain any fence, hedge, shrubbery, natural growth, or other obstruction which impedes the view of a vehicle operator of any traffic signal, stop sign, or yield sign. Traffic signals, stop signs, and yield signs must be completely and continuously visible from a point of nine feet from the right edge of the travel lane and at a minimum distance in advance of the traffic control devices listed in Table 12.11.050. If it is impractical to achieve the necessary sight distance in advance of a traffic control device, the public works director may consider alternative mitigations based upon recommendations by the traffic engineer. Table 12.11.050 Speed Limit 25mph Distance from Traffic Control Device 215ft.

Required Corrective Action(s):

Mow all grasses and weeds so they do not exceed 6 inches in height. Trim the large tree along Hillview Dr so the vision clearance triangle is completely free from obstruction in accordance with the Richland Municipal Code. Trim the large tree along Dawn Hill Ct so the stop sign is 100% clear from obstruction in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by June 9, 2024 no later than 5:00 p.m.

You received notice dated March 25, 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: June 11, 2024

Time: 6:00 PM

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

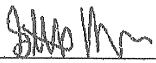
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 May 9, 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: 3/25/2024

Location: 115 Hillview St, Richland WA 99352

Report #: 20230918

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

Description of the Violation(s):

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

RMC 12.11.030 – Between a height of three feet and eight feet, as measured from the edge of the adjoining roadway (at the gutter line), a required vision clearance triangle shall be free of all structures, fences, vegetation, signs, retaining walls, cut slopes and any other sight obstructions. Legally parked vehicles, utility poles, streetlight poles, and traffic control devices shall not be considered sight obstructions in the vision clearance triangle. Additional objects 12 inches in diameter and smaller (including tree trunks and sign posts) may be allowed within sight distance areas if located individually or in combination so as not to substantially restrict the driver's view of approaching traffic or pedestrians. If there is vertical curvature on the primary roadway within 500 feet of the driveway or minor roadway, then the clearance heights may require adjustments based on an engineering evaluation. The public works director, upon recommendation of the traffic engineer, shall determine what objects, if any, are allowed within sight distance triangles and if any height modifications are required. **RMC Table 12.11.020 A = 8ft C = 70ft**

RMC 12.11.050 – Notwithstanding any other provision of this code, no person may install, set out, or maintain any fence, hedge, shrubbery, natural growth, or other obstruction which impedes the view of a vehicle operator of any traffic signal, stop sign, or yield sign. Traffic signals, stop signs, and yield signs must be completely and continuously visible from a point of nine feet from the right edge of the travel lane and at a minimum distance in advance of the traffic control devices listed in Table 12.11.050. If it is impractical to achieve the necessary sight distance in advance of a traffic control device, the public works director may consider alternative mitigations based upon recommendations by the traffic engineer. **Posted Speed Limit 25mph Distance in Advance of Traffic Control Device 215 feet.**

Required Corrective Action(s):

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

- Mow all grasses and weeds on the property so they do not exceed 6 inches in height in accordance with the Richland Municipal Code. This includes under and around the large tree next to the sidewalk at the northwest corner of the lot.
- Trim the large tree along Hillview Dr so the vision clearance triangle is completely free from obstruction from a height of 3 feet to 8 feet off the ground in accordance with the Richland Municipal Code.

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

- Trim the large tree along Dawn Hill Ct so the stop sign is 100% clear from obstruction at least 215 feet from the sign in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 4/22/2024 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 3/25/2024 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: 10/8/2024 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

20241107 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: August 15, 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

7577

NOTICE OF REPEAT CIVIL VIOLATION

August 15, 2024

Dave Daling
2331 Michael Ave
Richland WA 99352

Case Number: 20241107

An inspection on August 12, 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 and vegetation from the property, clear the sidewalk so it is free from obstruction, and mow the grass and 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 6, 2024 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case #20240558-CEB date July 9, 2024, RMC 10.04.040 (P) Grasses and Weeds; RMC 10.04.040 (Q) Dead/Dying Trees, RMC 12.16.010 Keeping sidewalks and rights-of-way clean and maintained; 2331 Michael Ave, 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: October 8, 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 August 15, 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

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******

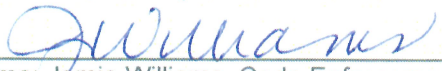
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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: 10/8/2024 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

20241375 Connie Vandercook

Location of Violation: 1323 Cedar Ave, Richland, WA 99354

Mailing Address: 3230 92nd Dr NE, Lake Stevens, WA 98258

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds, **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(R)** Objects Blocking the Sidewalk

Notice of Civil Violation Issued: September 17, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1323 Cedar Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

September 17, 2024

Connie Vandercook
3230 92nd Dr NE
Lake Stevens, WA 98258

Case Number: 20241375

An inspection on September 17, 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):

1323 Cedar Ave, Richland, WA 99354

Description of Violation(s):

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

RMC 10.04.040(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(R) – Objects that interfere with, obstruct, tend to obstruct, or render dangerous for passage of either persons or vehicles to any public park, street, sidewalk, alley, highway or other public area. Objects subject to this section include but are not limited to basketball hoop standards, street hockey goals and nonoperational or abandoned vehicles, or parts thereof, or other articles of personal property, which are discarded or left in a state of partial repair.

Required Corrective Action(s):

Mow the entire property including the back yard so grasses and weeds do not exceed 6 inches in height. Remove all household items from the outside of the dwellings dispose of or store inside. Remove all trash, cardboard and plastic and dispose in a proper manner. Remove all objects blocking the sidewalk including vehicles, so the sidewalk is 100% clear from obstruction in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 6, 2024 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case 20240466, correction notice date 04-16-2024 for RMC 10.04.040(G) and RMC 10.04.040(P) at 1323 Cedar Ave, Richland, WA 99354

Case 20241011, correction notice date 07-15-2024 for RMC 10.04.030(C), RMC 10.04.040(G) and RMC 10.04.040(R) at 1323 Cedar Ave, Richland, WA 99354

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: October 8, 2024

Time: 6:00 PM

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

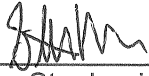
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 September 17, 2024 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Stephanie Dorko, Code Enforcement
Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



Richland Police Department – Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352

Correction Notice

Date: 7/15/2024

Location: 1323 Cedar Ave, Richland WA 99354

Report #: 20241044

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(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(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 10.04.040(R) – Objects that interfere with, obstruct, tend to obstruct, or render dangerous for passage of either persons or vehicles to any public park, street, sidewalk, alley, highway or other public area. Objects subject to this section include but are not limited to basketball hoop standards, street hockey goals and nonoperational or abandoned vehicles, or parts thereof, or other articles of personal property, which are discarded or left in a state of partial repair.

Required Corrective Action(s):

- **Remove all trash, plastic, trash bags, cardboard and debris from the front yard and driveway and dispose of in accordance with the Richland Municipal Code.**
- **Remove all household items including furniture, clothes, totes and appliances from the front yard and store or dispose of in accordance with the Richland Municipal Code.**
- **Move the red Ford Ranger with WA plate CV0734J off the roadway and store completely on private property in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 7/29/2024 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.

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

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 7/15/2024 by Officer Stephanie Dorko
Phone Number: 509-942-7644



Correction Notice

Date: 4/16/2024

Location: 1323 Cedar Ave, Richland WA 99354

Report #: 20240466

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 10.04.040(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 and vehicle parts including carpeting from the driveway and store or dispose of in accordance with the Richland Municipal Code. Mow the entire property so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 4/30/2024 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.

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 4/16/2024 by Officer Stephanie Dorko
Phone Number: 509-942-7644



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/8/2024 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

20241165 Jadwin Spokane LLC

Location of Violation: 1866 Jadwin Ave, Richland, WA 99354

Mailing Address: 915 W 2nd Ave, Spokane, WA 99201

Description of Violations: **RMC 10.04.040(P)** Grass & Weeds

Notice of Civil Violation Issued: September 16, 2024

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1866 Jadwin Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

September 16, 2024

Jadwin Spokane LLC
915 W 2nd Ave
Spokane, WA 99201

Case Number: 20241165

An inspection on September 16, 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):

1866 Jadwin Ave, Richland, WA 99354

Description of Violation(s):

RMC 10.04.040(P) – All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground. Any parcel of land or contiguous segregated parcels of land which when combined represent a parcel larger than one acre in size, may comply with these requirements by providing a firebreak along that portion of the perimeter of the parcel which abuts developed property or an improved street. The firebreak shall be a minimum of 20 feet in width, within which all weeds and vegetation, except established trees, shall not exceed 12 inches in height measured above the ground.

Required Corrective Action(s):

Mow a 20-foot fire break around the perimeter of the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 6, 2024 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case 20240545 Code Board Date 06/11/2024 for RMC 10.04.040(P) at 1866 Jadwin Ave, Richland, WA 99354

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: October 8, 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.

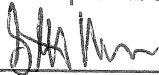
Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). 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 September 16, 2024 by the Code Enforcement Officer signing below.

Signature: _____



Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal Impersonation in the first degree is a Class C Felony.



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

NOTICE OF REPEAT CIVIL VIOLATION

91 7199 9991 7038 4494 7646

May 9, 2024

Jadwin Spokane LLC
915 W 2nd Ave
Spokane, WA 99201

Case Number: 20240545

An inspection on May 9, 2024 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

1866 Jadwin Ave, Richland, WA 99354 Parcel [102982020745003](#)

Description of Violation(s):

RMC 10.04.040(P) – All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground. Any parcel of land or contiguous segregated parcels of land which when combined represent a parcel larger than one acre in size, may comply with these requirements by providing a firebreak along that portion of the perimeter of the parcel which abuts developed property or an improved street. The firebreak shall be a minimum of 20 feet in width, within which all weeds and vegetation, except established trees, shall not exceed 12 inches in height measured above the ground.

Required Corrective Action(s):

Mow a 20-foot fire break around the perimeter of the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by June 9, 2024 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case 20221358 opened 10/05/2022 at 1866 Jadwin Ave for RMC 10.04.040(P)

You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.

HEARING NOTICE: Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to

appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: June 11, 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 May 9, 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: 5/15/2023

Location: 1866 Jadwin Ave, Richland WA 99352

Report #: 20221358

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) – Household Items and Vehicle Parts; 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. Any parcel of land or contiguous segregated parcels of land which when combined represent a parcel larger than one acre in size, may comply with these requirements by providing a firebreak along that portion of the perimeter of the parcel which abuts developed property or an improved street. **The firebreak shall be a minimum of 20 feet in width, within which all weeds and vegetation, except established trees,** shall not exceed 12 inches in height measured above the ground.

RMC 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):

Mow a 20-foot fire break around the parcel in accordance with the Richland Municipal Code. Continued

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

Required Corrective Action (s) Continued-

Remove all household items including mattresses and furniture and store or dispose of in accordance with the Richland Municipal Code.

Remove all trash and refuse and dispose of in accordance with the Richland Municipal Code.

Clear the sidewalks of vegetation and debris so the sidewalks along Jadwin Ave and McMurray Ave sides of the property are free from obstruction in accordance with the Richland Municipal Code.

*** There are transient camp remains in the trees along the east property line. Removal of the trees and/or clearing the underbrush would assist in preventing their return. It is not required but is a recommendation based on previous contacts with encampments in the area. Posting no trespass signs and contacting Richland Police Department to remove occupants is also recommended. Please contact Code Enforcement upon receipt of this Correction Notice.

The corrective actions(s) identified in this Correction Notice must be completed by 6/5/2023 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 5/15/2023 by Officer Jamie Williams

Phone Number: 509-942-7577