



Agenda
Code Enforcement Board Meeting
Tuesday, December 10, 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. December 10, 2024 Agenda

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

Approval of Minutes: (Approved by Motion)

2. November 12, 2024 Minutes

Compliance Hearings/Administration of Oaths:

3. **20240652 Robert Maxey Sr.**

Location of Violation: 1929 Everest Ave, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 10.06.030** Inoperable Vehicle Storage

Notice of Civil Violation Issued: November 18, 2024

- Stephanie Dorko, Code Enforcement Officer

4. **20240379 Taylor & Jacqueline Knipp**

Location of Violation: 909-911 Benham Ave, Richland, WA 99352

Mailing Address: 721 Redwood Ln, Richland, WA 99354

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

Notice of Civil Violation Issued: November 26, 2024

- Heidi Glasen, Code Enforcement Officer

Execution of Orders:

Continued Cases/Old Business:

5. **20240891 Jessica Bolyard**

Location of Violation: 2035 George Washington Way, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 10.06.030** Inoperable Vehicle Storage

Notice of Civil Violation Issued: October 11, 2024

- Stephanie Dorko, Code Enforcement Officer

New Business/Liaison Comments:

6. Cancellation of January 14, 2025 meeting
 - Stephanie Dorko, Code Enforcement Officer

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: 12/10/2024

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

Subject:
November 12, 2024 Minutes

Department:
Police

Recommended Motion:

Summary:

Attachments:



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/10/2024 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

20240652 Robert Maxey Sr.

Location of Violation: 1929 Everest Ave, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 10.06.030** Inoperable Vehicle Storage

Notice of Civil Violation Issued: November 18, 2024

- Stephanie Dorko, Code Enforcement Officer

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1929 Everest Packet



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

NOTICE OF CIVIL VIOLATION

November 18, 2024

91 7199 9991 7038 4494 7721

Robert Maxey Sr
1929 Everest Ave
Richland, WA 99354

Case Number: 20240652

An inspection on November 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):

1929 Everest Ave, Richland, WA 99354

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.

Required Corrective Action(s):

Make the necessary repairs to and demonstrate the silver Jeep Cherokee on the front lawn is operable under its own power or store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 8, 2024 no later than 5:00 p.m.

You received notice dated October 24, 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: December 10, 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 November 18, 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: 10/24/2024

Location: 1929 Everest Ave, Richland WA 99354

Report #: 20240652

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.

Required Corrective Action(s):

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

Make the necessary repairs to and demonstrate the silver Jeep Cherokee on the front lawn is operable under its own power or store in accordance with the Richland Municipal Code.

****If compliance is not met by the below date, the case will be referred to the Code Enforcement Board for non-compliance.****

The corrective actions(s) identified in this Correction Notice must be completed by 11/14/2024 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) 942-7644

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

Issued on 10/24/2024 by Officer Stephanie Dorko
Phone Number: 509-942-7644



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/10/2024 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Heidi Glasen, Code Enforcement Officer

Subject:

20240379 Taylor & Jacqueline Knipp

Location of Violation: 909-911 Benham Ave, Richland, WA 99352

Mailing Address: 721 Redwood Ln, Richland, WA 99354

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

Notice of Civil Violation Issued: November 26, 2024

- Heidi Glasen, Code Enforcement Officer

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 909-911 Benham Packet



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

NOTICE OF CIVIL VIOLATION

November 26, 2024

91 7199 9991 7038 4494 9466

Taylor & Jacqueline Knipp
721 Redwood Ln
Richland, WA 99354

Case Number: 20240379

An inspection on November 26, 2024 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

Location of Violation(s):

909/911 Benham St Richland, WA 99352

Description of Violation(s):

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

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

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

Required Corrective Action(s):

Store or dispose of the vehicle parts and household items, remove and dispose of the accumulated waste from the entire property, and mow the property so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 8, 2024 no later than 5:00 p.m.

You received notice dated April 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: December 10, 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 November 26, 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.



Correction Notice

Date: 4/25/2024

Location: 909/911 Benham St Richland, WA 99352

Report #: 20240379

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

Description of the Violation(s):

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

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

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

Required Corrective Action(s):

Please store or dispose of the vehicle parts (tires), household furniture (couches, chairs, mattresses) including tires in accordance with the Richland Municipal Code.

Remove the accumulated waste from the entire property and dispose of in accordance with the Richland Municipal Code.

Mow the 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 5/13/2024 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

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

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 4/25/2024 by Officer Heidi Glasen

Phone Number: 509-942-7740

HGLASEN@CI.RICHLAND.WA.US



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/10/2024

Agenda Category: Continued Cases/Old Business

Prepared By:

Subject:

20240891 Jessica Bolyard

Location of Violation: 2035 George Washington Way, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(G)** Household Items and Vehicle Parts, **RMC 10.06.030** Inoperable Vehicle Storage

Notice of Civil Violation Issued: October 11, 2024

- Stephanie Dorko, Code Enforcement Officer

Department:

Police

Recommended Motion:

Summary:

Attachments:



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/10/2024

Agenda Category: New Business/Liaison Comments

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

Cancellation of January 14, 2025 meeting

Department:

Police

Recommended Motion:

Summary:

There will be no Code Board meeting held on January 14, 2025.

Attachments: