



Agenda  
Code Enforcement Board Meeting  
Tuesday, April 8, 2025  
Richland City Hall ~ Council Chambers  
625 Swift Boulevard

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**Board Members:** Chair White, Vice-Chair Coddington, and Member Bostrom, Davidson, 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. Approval of April 8, 2025 Code Enforcement Board Agenda

**Public Comments:** Public comments will be limited to 2 minutes per speaker.

**Approval of Minutes:** (Approved by Motion)

2. Approval of the February 11, 2025 Code Enforcement Board Meeting Minutes

**Compliance Hearings/Administration of Oaths:**

3. **Case # 20250317 - Jacks & Mason LLC**
  - Stephanie Dorko, Code Enforcement Officer
4. **Case # 20250098 – Tessa York**
  - Stephanie Dorko, Code Enforcement Officer

**Execution of Orders:**

**Continued Cases/Old Business:**

**New Business/Liaison Comments:**

**Adjournment**

Richland City Hall is ADA accessible. Any individual who has difficulty attending the meeting in-person may request to provide comments remotely. (Ch. 42.30 RCW) Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the meeting by calling the City Clerk's Office at 509-942-7389.



Description of Violations: RMS 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: January 10, 2025

**CASE REPORT:** Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was present to present their case and respond to questions from the Code Board.

**RECOMMENDATION:** Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$2,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all household items including furniture and dispose of or store. Remove all building materials, unsecured fencing, wood, pipes, metal, trash, tarps and debris, and dispose of or store. Demonstrate that all vehicles on the property are operable under their own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred March 9, 2025, the city may proceed with abatement.

**CODE BOARD DECISION:** Member Coddington motioned to find the respondent in violation of the Richland Municipal Code as cited in the repeat Notice of Civil Violation. Member Bostrom seconded the motion. The motion carried 5-0.

Vice Chair Faylor motioned to impose a monetary penalty in the amount of \$2,000 for the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove all household items including furniture and dispose of or store. Remove all building materials, unsecured fencing, wood, pipes, metal, trash, tarps and debris, and dispose of or store. Demonstrate that all vehicles on the property are operable under their own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred March 9, 2025, the city may proceed with abatement. Member Samuel seconded the motion. Motion carried 5-0.

**4. 20250070 Taylor & Jacqueline Knipp**  
Location of Violations: 909-911 Benham Avenue, Richland, WA 99352  
Mailing Address: 2100 Pullen Street, 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 10.06.030 Inoperable Vehicle Storage  
Notice of Civil Violation Issued: January 21, 2025

**CASE REPORT:** Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was present to present their case and respond to questions from the Code Board.

**RECOMMENDATION:** Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$2,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all trash, plastic bags, buckets, tarps, debris and unstacked building materials and store or dispose. Remove all household items and vehicle parts including furniture from the front yard and store or dispose. Demonstrate all vehicles on the property including the white GMC with Oregon plate 529EKY are operable under their own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred March 9, 2025, the city may proceed with abatement.

**CODE BOARD DECISION:** Vice Chair Faylor motioned to find the respondent in violation of the Richland Municipal Code as cited in the repeat Notice of Civil Violation. Member Bostrom seconded the motion. The motion carried 5-0.

Member Coddington motioned to impose a monetary penalty in the amount of \$1,000 for the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove all trash, plastic bags, buckets, tarps, debris and unstacked building materials and store or dispose. Remove all household items and vehicle parts including furniture from the front yard and store or dispose. Demonstrate all vehicles on the property including the white GMC with Oregon plate 529EKY are operable under their own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred March 9, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. Motion carried 4-1.

- 5. 20240891 Lynnette Jagoda**  
Location of Violations: 2035 George Washington Way, Richland, WA 99354  
Mailing Address: 900 Rolling Meadow Drive, Lavon, TX 75166  
Description of Violations: RMC 10.04.030(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: January 13, 2025

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

**RECOMMENDATION:** Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$4,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all trash, including plastic buckets, dilapidated fence, all tarps and containers throughout the property and in the trailer bed. Remove and properly store all household items including totes, ice chests, and household furniture throughout the property and in the trailer bed. Demonstrate that the white minivan on the driveway is operable under its own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by March 9, 2025, the city may proceed with abatement.

**CODE BOARD DECISION:** Member Coddington motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$4,000 for the issuance of the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove all trash, including plastic buckets, dilapidated fence, all tarps and containers throughout the property and in the trailer bed. Remove and properly store all household items including totes, ice chests, and household furniture throughout the property and in the trailer bed. Demonstrate that the white minivan on the driveway is operable under its own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by March 9, 2025, the city may proceed with abatement. Member Samuel seconded the motion. Motion carried 4-0 with Member Faylor abstaining.

- 6. 20240891 Jessica Bolyard**  
Location of Violations: 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: January 13, 2025

**CASE REPORT:** Jamie Williams, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent was present to present their case and respond to question from the Code Enforcement Board.

**RECOMMENDATION:** Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$4,000 for the issuance of the repeat Notice of Civil Violation (Exhibit

1). For compliance to be met remove all trash, including plastic buckets, dilapidated fence, all tarps and containers throughout the property and in the trailer bed. Remove and properly store all household items including totes, ice chests, and household furniture throughout the property and in the trailer bed. Demonstrate that the white minivan on the driveway is operable under its own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by March 9, 2025, the city may proceed with abatement.

**CODE BOARD DECISION:** Member Bostrom motioned to find the respondent in violation of the Richland Municipal Code as cited in the Repeat Notice of Civil Violation. Member Coddington seconded the motion. The motion carried 4-0 with Faylor abstaining.

Member Coddington motioned to impose a monetary penalty in the amount of \$5,000 for the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove all trash, including plastic buckets, dilapidated fence, all tarps and containers throughout the property and in the trailer bed. Remove and properly store all household items including totes, ice chests, and household furniture throughout the property and in the trailer bed. Demonstrate that the white minivan on the driveway is operable under its own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by March 9, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. Motion carried 4-0 with Faylor abstaining.

**7. 20241324 Jordan & Elizabeth Robinson**  
Location of Violations: 932 Tomich Avenue, Richland, WA 99352  
Mailing Address: Same  
Description of Violations: RMC 10.04.040(Q) Dead/Dying Trees  
Notice of Civil Violation Issued: January 16, 2025

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

**RECOMMENDATION:** Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$100 for the issuance of the Notice of Civil Violation (Exhibit 1). For compliance to be met remove the dead/dying tree, the dead birch tree in accordance with the Richland Municipal Code. If correction of the violation has not occurred by March 9, 2025, the city may proceed with abatement.

**CODE BOARD DECISION:** Vice Chair Faylor motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$100 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met remove the dead/dying tree, the dead birch tree in accordance with the Richland Municipal Code. If correction of the violation has not occurred by March 9, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. Motion carried 5-0.

**8. 20241737 Thomas & Ashley Henry**  
Location of Violations: 709 Snow Avenue, Richland, WA 99352  
Mailing Address: Same  
Description of Violations: RMC 10.04.030 (C) Accumulation of Garbage, RMC 10.04.040(G) Household items and Vehicle Parts  
Notice of Civil Violation Issued: January 13, 2025

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

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

**CODE BOARD DECISION:** Member Bostrom motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has been met. Member Samuel seconded the motion. Motion carried 5-0.

**9. 20241211 Laureen & Ruben Ramirez**  
Location of Violations: 1608 Lee Blvd, Richland, WA 99352  
Mailing Address: Same  
Description of Violations: RMC 10.04.040(G) Household items and Vehicle Parts  
Notice of Civil Violation Issued: January 9, 2025

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

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

**CODE BOARD DECISION:** Member Coddington motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has been met. Member Samuel seconded the motion. Motion carried 5-0.

**EXECUTION OF ORDERS:**

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

**CONTINUED CASES / OLD BUSINESS:**

None

**NEW / OTHER BUSINESS:**

**10. Election of Chair**

Member Coddington motioned to nominate Skye White for Chair. Member Bostrom seconded the motion. No other nominations and motion passed 4-0 with White abstaining.

**11. Election of Vice Chair**

Vice Chair Faylor motioned to nominate Jenna Coddington for Vice Chair. Member Bostrom seconded the motion. No other nominations and motion passed 4-0 with Coddington abstaining.

**ADJOURNMENT:**

Chair White adjourned the meeting at 7:58 p.m.

**APPROVED** this 8th day of April 2025.

**ATTEST:**

\_\_\_\_\_  
SKYE WHITE, Chairman

\_\_\_\_\_  
Bunnie Avery, Administrative Assistant II



## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 4/8/2025      Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

**Case # 20250317 - Jacks & Mason LLC**

Department:

Police

Recommended Motion:

Summary:

Location of Violation:            1018 Sanford Ave, Richland, WA 99354

Mailing Address:                    1516 Wilson St, Richland, WA 99354

Description of Violations:        **RMC 10.04.040(G)** Household Items, **RMC 10.04.030(C)** Accumulation of  
Garbage

Notice of Civil Violation Issued: March 20, 2025

Attachments:

I.    1018 Sanford Packet



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 4495 0066

March 20, 2025

Jacks & Mason LLC  
1516 Wilson St  
Richland, WA 99354

Case Number: 20250317

An inspection on March 20, 2025 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):**

1018 Sanford Ave, Richland, WA 99354

### **Description of 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.

### **Required Corrective Action(s):**

Remove all trash, cardboard, plastic and debris from the driveway area and dispose. Remove all household items and vehicle parts from the front yard and store or dispose of in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by April 6, 2025 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 20240326 closed 04-11-2024 for RMC 10.04.030(C) and RMC 10.04.040(G) at 1018 Sanford Ave  
Case 20241638 closed 01-28-2025 for RMC 10.04.030(C) and RMC 10.04.040(G) at 1018 Sanford Ave

***You are directed to take the action described above to correct the violation(s) on the property.***

**Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.**

**HEARING NOTICE:** Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: April 8, 2025

Time: 6:00 PM

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

**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

**Code Enforcement Board Hearing:** If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

**FAILURE TO APPEAR:** Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this March 20, 2025 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

91 7199 9991 7038 4494 9497

**Final Correction Notice**

Date: 12/2/2024

Location: 1018 Sanford Ave Richland, WA 99354

Report #: 20241683

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 11.33.020** No boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers (hereafter referred to as “vehicle or personal property”) may be stored in a residential district or on public streets, roads, highways or sidewalks. With the exception of boat trailers as provided above, no vehicle or private property shall remain in a public park or municipal parking lot overnight. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicles or personal property are set back 10 feet from any alley or roadway and meet the requirements of Chapter 10.06 RMC regarding inoperable and junk vehicles. “Stored” or “storage” shall mean parking or placing of boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers for more than five consecutive days;

**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

**Required Corrective Action(s):**

Store or dispose of household items throughout the property including but not limited to the mattress, entertainment center, motor, tires, and appliances in accordance with the Richland Municipal Code.

Please store the white camper in the driveway 10’ back from the roadway 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

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

The corrective actions(s) identified in this Correction Notice must be completed by 12/18/2024 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 12/2/2024 by Officer Heidi Glasen

Phone Number: 509-942-7740

[HGLASEN@CI.RICHLAND.WA.US](mailto:HGLASEN@CI.RICHLAND.WA.US) please note the code case number in the email.

*Fraudulent use or misuse of this form may result in criminal charges for Criminal Impersonation in the First Degree under RCW 9A.60.040. Criminal impersonation in the first degree*



## Correction Notice

Date: 3/26/2024

Location: 1018 Sanford Ave Richland, WA 99352

Report #: 20240326

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**

### **Required Corrective Action(s):**

**Please store or dispose of household items and vehicle parts including but not limited to the couch, recliner, wheels, buckets, unstacked lumber, household tools, and all of the tires in accordance with the Richland Municipal Code.**

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

**The corrective actions(s) identified in this Correction Notice must be completed by 4/9/2024 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

***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

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 3/26/2024 by Officer Heidi Glasen  
Phone Number: 509-942-7740



## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 4/8/2025      Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

**Case # 20250098 – Tessa York**

Department:

Police

Recommended Motion:

Summary:

Location of Violation:            2204 Camden St, Richland, WA 99352

Mailing Address:                    Same

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

Notice of Civil Violation Issued: March 10, 2025

Attachments:

I.    2204 Camden Packet



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

## **NOTICE OF CIVIL VIOLATION**

91 7199 9991 7038 4495 0073

March 10, 2025

Tessa York  
2204 Camden St  
Richland, WA 99352

Case Number: 20250098

An inspection on March 10, 2025 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):**

2204 Camden St, 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.

### **Required Corrective Action(s):**

Demonstrate all vehicles on the property are operable under their own power, including the two orange Mitsubishi Eclipses, or store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by April 6, 2025 no later than 5:00 p.m.

You received notice dated February 6, 2025 requesting voluntary correction of the code violation(s). A copy of that notice is attached. To date, you have failed to comply with the Richland Municipal Code, which resulted in the issuance of this notice of civil violation.

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

**HEARING NOTICE:** Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in **City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA** on the following date and time:

Date: April 8, 2025

Time: 6:00 PM

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


**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing.

**Code Enforcement Board Hearing:** If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

**FAILURE TO APPEAR:** Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on March 10, 2025 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: 2/6/2025

Location: 2204 Camden St, Richland WA 99352

Report #: 20250098

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

**Demonstrate all vehicles on the property are operable under their own power, including the two orange Mitsubishi Eclipses, or store in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 2/24/2025 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

*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

questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 2/6/2025 by Officer Stephanie Dorko  
Phone Number: 509-942-7644  
Email: [sdorko@ci.richland.wa.us](mailto:sdorko@ci.richland.wa.us)