



Agenda  
Code Enforcement Board Meeting  
Tuesday, May 13, 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 May 13, 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 April 8, 2025 Code Enforcement Board Meeting Minutes

**Compliance Hearings/Administration of Oaths:**

3. **Case# 20241675, Teresa and Russell Ford**
  - Jamie Williams, Code Enforcement Officer
4. **Case# 20250287, Laureen & Ruben Ramirez**
  - 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.



# MINUTES

Code Enforcement Board Meeting  
City Council Chambers – 625 Swift Blvd  
Tuesday, April 8, 2025 ~ 6:00 p.m.

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

## **CALL TO ORDER**

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

## **ROLL CALL**

### **MEMBERS PRESENT:**

Skye White, Chair  
Jenna Coddington, Vice Chair  
Todd Samuel, Member

### **Absent:**

Eric Bostrom, Member  
Jon Davidson, Member

### **ALSO IN ATTENDANCE:**

Jamie Williams, Code Enforcement Officer  
Stephanie Dorko, Code Enforcement Officer  
Heidi Glasen, Code Enforcement Officer  
Kurt Maier, Council Liaison  
Nick Mutrux, Staff Liaison  
Bunnie Avery, Staff Administrative Assistant  
Tracy Long  
Jacks Mason  
Tessa York

## **APPROVAL OF AGENDA**

1. Vice Chair Coddington motioned to approve the April 8, 2025 meeting agenda as presented. Member Samuel seconded the motion. The motion carried 3-0.

## **PUBLIC COMMENTS**

None

## **APPROVAL OF MINUTES**

2. Vice Chair Coddington motioned to approve the minutes of the February 11, 2025 meeting of the Code Enforcement Board as presented. Member Samuel seconded the motion. The motion carried 3-0.

## **COMPLIANCE HEARINGS / ADMINISTRATION OF OATHS**

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

3. **20250317**  
Location of Violations: 1018 Sanford Avenue, Richland, WA 99354  
Mailing Address: 1516 Wilson Street, Richland, WA 99354  
Description of Violations: RMS 10.04.030(C) Accumulation of Garbage, RMC 10.04.040(G) Household Items and Vehicle Parts  
Notice of Civil Violation Issued: March 20, 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 been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1).

**CODE BOARD DECISION:** Member Samuel motioned to find the respondent in violation of the Richland Municipal Code as cited in the repeat Notice of Civil Violation. Vice Chair Coddington seconded the motion. The motion carried 3-0.

Member Samuel motioned to impose a monetary penalty in the amount of \$1,000 for the repeat Notice of Civil Violation with no further action as compliance has been met. Vice Chair Coddington seconded the motion. Motion carried 3-0.

<b>4.</b>	<b>20250098</b>	<b>Tessa York</b>
	Location of Violations:	2204 Camden Street, Richland, WA 99352
	Mailing Address:	2204 Camden Street, Richland, WA 99352
	Description of Violations:	RMC 10.06.030 Inoperable Vehicle Storage
	Notice of Civil Violation Issued:	March 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 \$1,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met, 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. If correction of the violation has not occurred by May 5, 2025, the city may proceed with abatement.

**CODE BOARD DECISION:** Vice Chair Coddington motioned to find the respondent in violation of the Richland Municipal Code as cited in the repeat Notice of Civil Violation. Member Samuel seconded the motion. The motion carried 3-0.

Vice Chair Coddington motioned to not impose a monetary penalty for the repeat Notice of Civil Violation and extend the compliance date 90 days due to extenuating circumstances. For compliance to be met 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. If correction of the violation has not occurred by July 7, 2025, the Board will review the case. Member Samuel seconded the motion. Motion carried 3-0.

**EXECUTION OF ORDERS:**

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

**CONTINUED CASES / OLD BUSINESS:**

Vice Chair Coddington asked for an update on 2035 George Washington Way. Code Officer Dorko advised that the property is in compliance at this time.

**NEW / OTHER BUSINESS:**

None

**ADJOURNMENT:**

Chair White adjourned the meeting at 6:42 p.m.

**APPROVED** this 13th day of May 2025.

**ATTEST:**

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SKYE WHITE, Chairman

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Bunnie Avery, Administrative Assistant II

DRAFT



## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 5/13/2025    Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject:

**Case# 20241675, Teresa and Russell Ford**

Department:

Police

Recommended Motion:

Summary:

**Location of Violation:**                    **327 Canyon St, Richland WA 99352**

**Mailing Address:**                         **same**

**Description of Violation:**               **RMC 12.11.030 Sight Obstruction**

**Notice of Civil Violation issued:**     **April 24, 2025**

Attachments:

1. 327 Canyon Packet



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

**NOTICE OF CIVIL VIOLATION**

April 24, 2025

Teresa and Russell Ford  
327 Canyon St  
Richland WA 99352

Case Number: 20241675

An inspection on April 24, 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):**  
327 Canyon St, Richland WA 99352

**Description of Violation(s):**

**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):**

Reference the included map and photo and trim the vegetation trees and shrubs that fall within the outlined vision clearance triangle, so the shrubs do not exceed 3 feet in height and the tree limbs do not hang less than 8 feet from the surface of the roadway in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by May 11, 2025 no later than 5:00 p.m.

You received notice dated January 16, 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: May 13, 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 April 24, 2025 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.***



**FINAL Correction Notice**

Date: 1/16/2025

Location: 327 Canyon St, Richland WA 99352

Report: #20241675

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 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):**

Please reference the included map and photo and trim the vegetation trees and shrubs that fall within the outlined vision clearance triangle, so the shrubs do not exceed 3 feet in height and the tree limbs do not hang less than 8 feet from the surface of the roadway in accordance with the Richland Municipal Code.

**\*Please contact Code Officer Williams with a plan for compliance. No compliance with the Final Correction Notice will result in a Notice of Civil Violation issued, a referral to Code Enforcement Board.**

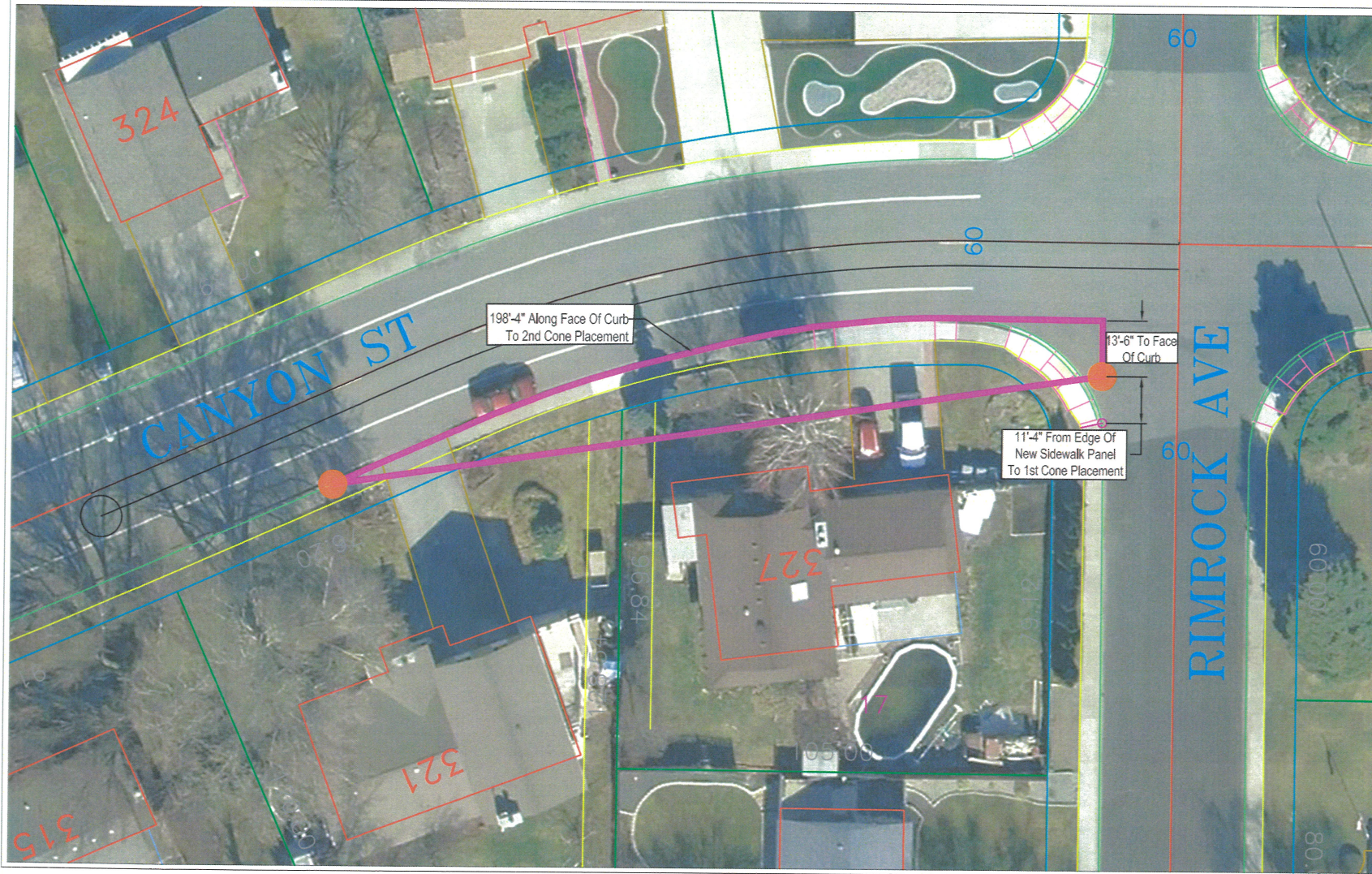
**Please Contact Code Enforcement Officer Williams at #509 942-7577 for clarification if needed and to set an in-person meeting to clarify the needed correction.**

**The corrective actions(s) identified in this Correction Notice must be completed by 2/5/2025 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.**

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.

***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***



CITY OF RICHLAND

# VISION CLEARANCE TRIANGLE - 25MPH

PROJECT: 327 Canyon Street (29.5 DEP)

DATE: 11.6.2024  
 DRAWN BY: HZ  
 SCALE: NTS  
 CAD DWG: 327 Canyon 29.5 DEP







**CITY OF RICHLAND  
POLICE DEPARTMENT**

871 George Washington Way  
Richland, WA 99352  
(509) 942-7340



02/06/2025

Teresa and Russell Ford  
327 Canyon St  
Richland WA 99352

RE: Violation of RMC 12.11.030 Sight Obstruction

Including Final CN, VCT diagram, photo of the vegetation in violation

**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 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.

**Please trim the vegetation so the area noted in the photos and in the VCT diagram, between 3' and 8' is free from obstruction –**

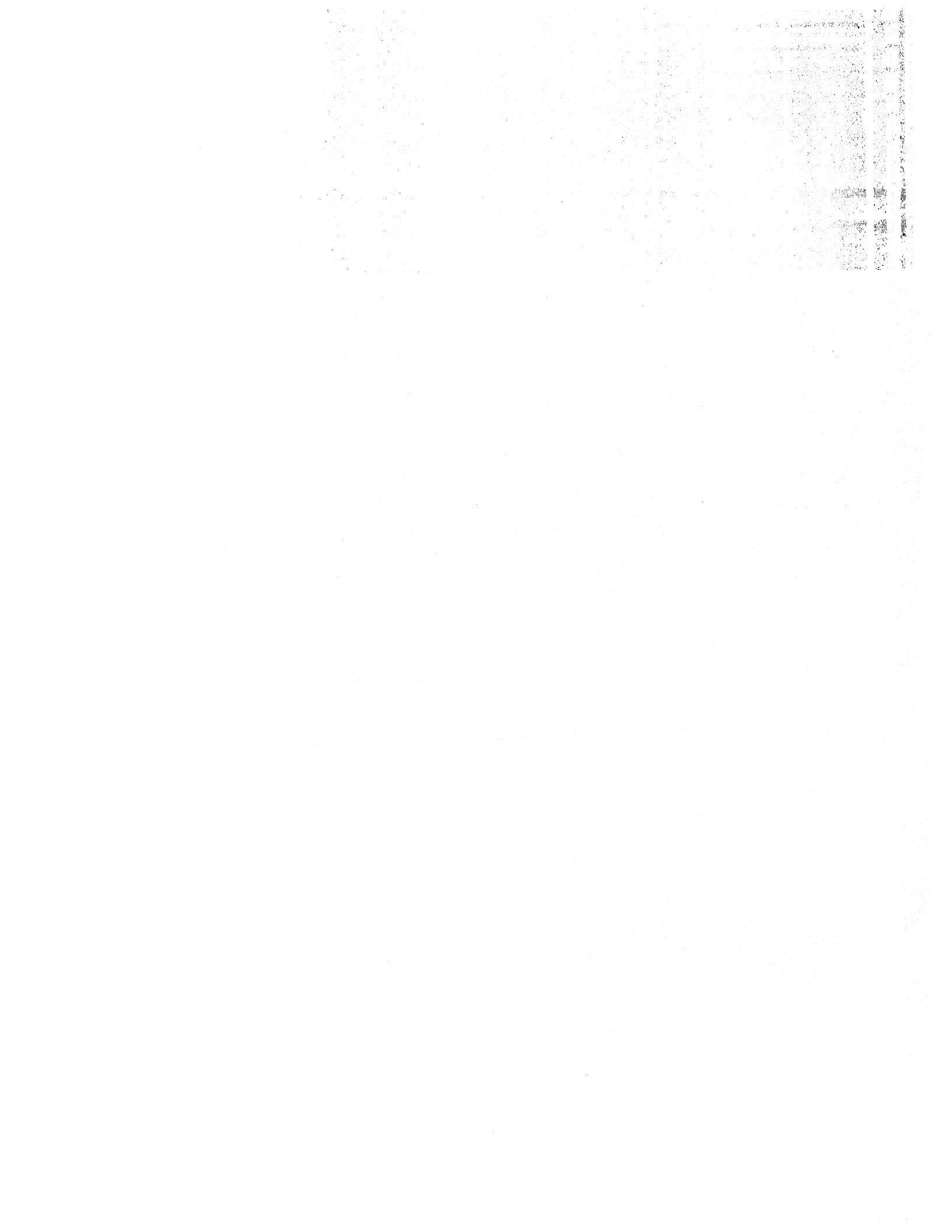
I can only grant one further extension, as the initial Correction Notice was issued 11/27/2024 and compliance was not met with this final Correction Notice.

**The extension compliance date= 02/23/2025.** I will inspect on 02/24/2025-if compliance is not met A Notice Of Civil Violation will be issued referring the case to Code Enforcement Board.

Thank you for your attention to this violation and correction.



Jamie Williams  
Code Enforcement Officer  
625 Swift Blvd., MS-#17| Richland, WA 99352  
509.942.7577



United States

8 ft  
3 ft





## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 5/13/2025    Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject:

**Case# 20250287, Lauren & Ruben Ramirez**

Department:

Police

Recommended Motion:

Summary:

<b>Location of Violation:</b>	<b>1608 Lee Blvd, Richland, WA 99352</b>
<b>Mailing Address:</b>	<b>Same</b>
<b>Description of Violations:</b>	<b>RMC 10.04.030(C) Accumulation of Garbage RMC 10.04.040(G) Household Items</b>
<b>Notice of Civil Violation Issued:</b>	<b>April 24, 2025</b>

Attachments:

1. 1608 Lee 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 0035

April 24, 2025

Ruben & Laureen Ramirez  
1608 Lee Blvd  
Richland, WA 99352

Case Number: 20250287

An inspection on April 21, 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):**

1608 Lee Blvd, Richland, WA 99352

**Description of Violation(s):**

RMC 10.04.030 – 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 household items and trash including furniture, cardboard, broken items and debris from outside the house and store or dispose of in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by May 11, 2025 no later than 5:00 p.m.

You received notice dated March 31, 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: May 13, 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.

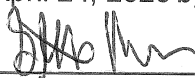
**Code Enforcement Board Hearing:** If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the 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 April 24, 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: 3/31/2025

Location: 1608 Lee Blvd, Richland WA 99352

Report #: 20250287

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.

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

**\*\*\* FINAL NOTICE \*\*\***

**Remove all household items including furniture from outside of the house and store or dispose of in accordance with the Richland Municipal Code. Remove all trash, cardboard, broken items and debris from outside the house and dispose of in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 4/21/2025 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.

*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 3/31/2025 by Officer Stephanie Dorko

Phone Number: 509-942-7644

Email: [sdorko@ci.richland.wa.us](mailto:sdorko@ci.richland.wa.us)