



Agenda
Code Enforcement Board Meeting
Tuesday, August 12, 2025
Richland City Hall ~ Council Chambers
625 Swift Boulevard

Regular Meeting - 6:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

1. Approval of August 12, 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 June 10, 2025 Code Enforcement Board Meeting Minutes

Compliance Hearings/Administration of Oaths:

3. In re Appeal of Addison Truscott - Civil Trespass from Badger Mountain Park
- Heather Kintzley, City Attorney
4. Case# 20250485, Raine Fisher
- Stephanie Dorko, Code Enforcement Officer
5. Case# 20250818, Lee Green
- Jamie Williams, Code Enforcement Officer
6. Case# 20250266, Peter Halverson
- Jamie Williams, Code Enforcement Officer
7. Case# 20241724, Dave Daling
- Jamie Williams, Code Enforcement Officer
8. Case# 20250244, Mary Sichler
- Stephanie Dorko, Code Enforcement Officer

Execution of Orders:

Continued Cases/Old Business:

9. Case # 20250098, Tessa York
- Stephanie Dorko, Code Enforcement Officer

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: 8/12/2025

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

Subject

Approval of June 10, 2025 Code Enforcement Board Meeting Minutes

Department

Police

Recommended Motion

Approve the minutes of the Code Enforcement Board meeting held on June 10, 2025.

Summary

Attachments

- I. 2025.06.10 Code Enforcement Board Minutes Draft



MINUTES

Code Enforcement Board Meeting
City Council Chambers – 625 Swift Blvd
Tuesday, June 10, 2025 ~ 6:00 p.m.

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 6:03 p.m.

ROLL CALL

MEMBERS PRESENT:

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

Absent:

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
Taylor Knipp
Lee Green

APPROVAL OF AGENDA

1. Vice Chair Coddington motioned to approve the June 10, 2025 meeting agenda as presented. Member Bostrom seconded the motion. The motion carried 4-0.

PUBLIC COMMENTS

The following provided witness statements/comments regarding cases 20250518 and 20250288.

Yvonne Webb
Mickey McJilton
Mike Curtis
Loren Mahony
Keith Mahony
Yurdia Roldan
Roseann Craft
Chad Everett

Cameron Anderson had a question regarding the Service Request System and how to follow up on the status of the requests. Mr. Anderson was advised to reach out either via phone or email to the Code Enforcement Officer.

APPROVAL OF MINUTES

2. Member Bostrom motioned to approve the minutes of the May 13, 2025 meeting of the Code Enforcement Board as presented. Member Samuel seconded the motion. The motion carried 4-0.

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. Mr. Knipp stated that he felt that Member Samuel may have a bias in the case and asked that he abstain from voting on his cases.

- 3. 20250518 Taylor & Jacqueline Knipp**
Location of Violations: 909/911 Benham Street, Richland, WA 99354
Mailing Address: 2100 Pullen Street, Richland, WA 99354
Description of Violations: RMC 10.04.040(P) Grass and Weeds, RMC 10.04.040(G) Household Items and Vehicle Parts, RMC 10.04.030(C) Accumulation of Garbage, and RMC 10.06.030 Inoperable Vehicle Storage
Notice of Civil Violation Issued: May 6, 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 \$5,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all household items, trash, debris and garbage from the exterior of the house and store inside or dispose. Demonstrate 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 by July 6, 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 Bostrom seconded the motion. The motion carried 3-0 with Samuel abstaining.

Vice Chair Coddington motioned to impose a monetary penalty in the amount of \$5,000 for the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all household items, trash, debris and garbage from the exterior of the house and store inside or dispose. Demonstrate 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 by July 6, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. The motion carried 3-0 with Samuel abstaining.

- 4. 20250288 Taylor Knipp**
Location of Violations: 2100 Pullen Street, 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 10.04.040(R) Blocked Sidewalk, and RMC 10.06.030 Inoperable Vehicle Storage
Notice of Civil Violation Issued: May 6, 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 \$5,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all trash, building materials, wood, metal, garbage and debris and property store or dispose. Remove all household items and vehicle parts and properly store or dispose. Demonstrate all vehicles on the front yard are operable under their own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by July 6, 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. Vice Chair Coddington seconded the motion. The motion carried 3-0 with Samuel abstaining.

Member Bostrom motioned to impose a monetary penalty in the amount of \$5,000 for the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all trash, building materials, wood, metal, garbage and debris and property store or dispose. Remove all household items and vehicle parts and properly store or dispose. Demonstrate all vehicles on the front yard are operable under their own power or store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by July 6, 2025, the city may proceed with abatement. Vice Chair Coddington seconded the motion. The motion carried 3-0 with Samuel abstaining.

5. 20250355 Lee Green
Location of Violations: 2100 Pullen Street, 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 10.04.040(R) Blocked Sidewalk, and RMC 10.06.030 Inoperable Vehicle Storage
Notice of Civil Violation Issued: May 6, 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 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 remove all trash, household items and vehicle parts throughout the property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by July 6, 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 4-0.

Member Samuel motioned to impose a monetary penalty in the amount of \$1,000 for the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove all trash, household items and vehicle parts throughout the property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by July 6, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. The motion carried 4-0.

EXECUTION OF ORDERS:

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

CONTINUED CASES / OLD BUSINESS:

NEW / OTHER BUSINESS:

None

ADJOURNMENT:

Chair White adjourned the meeting at 7:47 p.m.

APPROVED this 12th day of August 2025.

ATTEST:

SKYE WHITE, Chairman

Bunnie Avery, Administrative Assistant II

DRAFT



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 8/12/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Heather Kintzley, City Attorney

Subject

In re Appeal of Addison Truscott - Civil Trespass from Badger Mountain Park

Department

City Attorney

Recommended Motion

N/A

Summary

Addison Truscott appeals RPD Officer Raymond's issuance of a 1-year civil trespass from Badger Mountain Park for being present in the park after closing.

The Code Enforcement Board shall consider the testimony, reports or other documentary evidence, and any other evidence presented at the hearing. Formal rules of evidence shall not apply, but fundamental due process shall govern the proceedings. The City shall bear the burden of proof by a preponderance of the evidence that the notice of civil trespass was properly issued pursuant to the criteria of this section. If the appellant fails to attend a scheduled hearing, the Code Enforcement Board shall dismiss the appeal and affirm the notice of civil trespass issued by RPD.

At the conclusion of the hearing, the Code Enforcement Board shall deliberate on the evidence and render a decision. All decisions of the code enforcement board shall be made by majority vote. Within five business days of the hearing, the chair of the Code Enforcement Board shall reduce the Board's decision to writing, a copy of which shall be mailed U.S. first-class mail to the appellant at the address provided. If no address is provided, a copy of the decision shall be posted at the front desk of the Richland Police Department.

The City will provide evidence in the form of Officer Raymond's testimony and BWC video. Appellant Addison Truscott is also invited to testify and provide evidence.

Attachments

- I. Civil Trespass Appeal - Truscott

RECEIVED
JUL 11 2025

RECEIVED
JUL 14 2025
RICHLAND CITY CLERK

07/11/25:.....

incident #:

To whom it may concern:

25-027663

I, Addison Truscott want to file an appeal regarding the Notice of Civil Trespassing. There are no signs stating time frames acceptable for parking in the lot. I also researched online and it states the hours of close are 11 pm.

To the best of my knowledge, I was not trespassing as there were other vehicles as well as pedestrians in the lot and they were not issued anything.

Sincerely,

Addison Truscott

~~Ann~~

2701 Jason Loop, Richland, WA 99352
(509) 439-3632



CITY OF RICHLAND POLICE

RECEIVED
JUL 14 2025
RICHLAND CITY CLERK

RECEIVED
JUL 11 2025

Incident Number: 25-027663

871 GEORGE WASHINGTON WAY | RICHLAND, WA 99352
509.942.7340 | WWW.CI.RICHLAND.WA.US

NOTICE OF CIVIL TRESPASS-PUBLIC PROPERTY-CITY OF RICHLAND-ISSUED PURSUANT TO RMC 2.34

This serves as notice that you are no longer allowed to enter upon the following City-Owned property for the duration of time specified below:

350 Keene Rd. (Badger Mt. Park)
Location Address (if multiple, list all)

Date of Trespass: 7/2/2025 Expires (1 year-1st violation/2 years-2nd violation from date of trespass/permanent): 7/2/2026

If you return to this property/premise prior to the expiration of this notice, you are subjected to immediate arrest under RMC 9.06.070 (Trespass) or RCW 9A.52.070 (Criminal Trespass 1st) or RCW 9A.52.080 (Criminal Trespass 2nd). You may be subject to additional charges, including RCW 9A.52.010 (Burglary).

Person Served

Last Name: Truscott DOB: 12/30/2006
First Name: Addison Middle Initial: Shelly
Address: 2701 Jason Loop
City: Richland State: Wa Zip: 99352
Phone: _____

Verbally provided ID [] Photo ID Provided

I have received a copy of this trespass warning Addison Truscott
(Signature of Person Served)

Subject refused to sign [] Copy provided to subject []

I Jacob Baymond declare under penalty of perjury that on 7/2/25 at 0050 (time), I did personally serve the above-named individual with a copy of this Notice of Civil Trespass.

Signature: [Signature] Printed name: Jacob Baymond

Should this trespass order be rescinded, immediately notify RPD to update the status of the trespass order. The Richland Police Department can be reached at 509-942-7340 or via email at: RPDrecords@ci.richland.wa.us.

Please refer to RMC 2.34 for further information related to trespass from City Property.

Notice of Right to Appeal

Respondent has the right to appeal this civil trespass notice per RMC 2.34.100. An appeal of the Notice of Civil Trespass must be filed, in writing, within 10 calendar days of the issuance of the warning, and shall include the appellant's name, address and phone number, if any. No fee shall be charged for filing the appeal. The appeal shall be filed with the Richland City Clerk's Office located at 625 Swift Blvd, Richland, WA. Phone: 509-942-3789.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 8/12/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

By:

Subject

Case# 20250485, Raine Fisher

Department

Police

Recommended Motion

Summary

Location of Violation:	512 Smith Ave, Richland, WA 99354
Mailing Address:	Same
Description of Violations:	RMC 10.04.040(R) Objects Blocking the Roadway
Notice of Civil Violation Issued:	July 28, 2025

Attachments

- I. 512 Smith 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 4494 9916

July 28, 2025

Raine Fisher
512 Smith Ave
Richland, WA 99352

Case Number: 20250485

An inspection on July 28, 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):
512 Smith Ave, Richland, WA 99352

Description of Violation(s):
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 the basketball hoop from the roadway and store/use on private property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 10, 2025 no later than 5:00 p.m.

You received notice dated April 28, 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: August 12, 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 July 28, 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: 4/28/2025

Location: 512 Smith Ave, Richland WA 99352

Report #: 20250485

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(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 the basketball hoop from the roadway and store/use on private property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 5/5/2025 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. 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 4/28/2025 by Officer Stephanie Dorko

Phone Number: 509-942-7644

Email: sdorko@ci.richland.wa.us

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: 8/12/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared Jamie Williams, Code Enforcement Officer

By:

Subject

Case# 20250818, Lee Green

Department

Police

Recommended Motion

Summary

Location of Violation: 1312 Hains Ave, Richland, WA 99354

Mailing Address: Same

Description of Violations: **RMC 10.04.030(C)** Accumulation of Garbage, **RMC 10.04.040(G)** Household It
and Vehicle Parts

Notice of Civil Violation Issued: July 10, 2025

Attachments

1. 1312 Hains Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

July 10, 2025

Lee Green
1312 Hains Ave
Richland WA 99354

Case Number: 20250818

An inspection on July 7, 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):
1312 Hains Ave, Richland WA 99354

Description of Violation(s):
RMC 10.04.030 (C) Accumulation of Garbage, and RMC 10.04.040 (G) Household Items and Vehicle Parts

Required Corrective Action(s):
Remove the accumulated garbage, household items and vehicle parts throughout the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 10, 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:

Code Case #20250355, CEB June 10, 2025, RMC 10.04.030 (C) Accumulation of Garbage, and RMC 10.04.040 (G) Household Items and Vehicle Parts, 1312 Hains 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:

****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 July 10, 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.



91 7199 9991 7038 4494 9763

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

NOTICE OF CIVIL VIOLATION

May 14, 2025

Lee Green
1312 Hains Ave
Richland WA 99354

Case Number: 20250355

An inspection on May 14, 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):
1312 Hains Ave, Richland WA 99354

Description of Violation(s):
RMC 10.04.030 (C) Accumulation of Garbage, RMC 10.04.040(G) Household items and vehicle parts

Required Corrective Action(s):
Remove the accumulated trash, household items and vehicle parts throughout the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by June 8, 2025 no later than 5:00 p.m.

You received notice dated April 8, 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: June 10, 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 May 14, 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.



Correction Notice

Date: 4/8/2025

Location: 1312 Hains Ave, Richland WA 99354

Report: #20250355

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) Public nuisance affecting health -- accumulation of garbage, decaying vegetation, manure, etc. 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) household items and vehicle parts, ice chest, refrigerator, furniture, etc: Public Nuisance Affecting Peace and Safety; permitting to remain outside any dwelling, building or structure, any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side, or rear yard of the property maintained by a "responsible person" and which items can be seen from a public sidewalk, street, or road unless obscured behind a sight-obscuring fence in a manner where it is not visible from public or private property at ground level.

Required Corrective Action(s):

Please remove the accumulated trash throughout the property in accordance with the Richland Municipal Code.

Please remove, and properly store, all household items and vehicle parts throughout the property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 4/23/2025 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.

Issued on 4/8/2025 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: 8/12/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

By:

Subject

Case# 20250266, Peter Halverson

Department

Police

Recommended Motion

Summary

Location of Violation: 2230 Firerock Ave, Richland, WA 99352
Mailing Address: Same
Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.04.040(Q)** Dead/Dying Trees, **RMC 12.16.010** Maintaining Sidewalks and Right-of-Ways
Notice of Civil Violation Issued: July 9, 2025

Attachments

I. 2230 Firerock Packet



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

NOTICE OF CIVIL VIOLATION

July 9, 2025

Peter Halverson
2230 Firerock Ave
Richland WA 99352

Case Number: 20250266

An inspection on July 9, 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):

2230 Firerock 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):

Mow the weeds throughout the property, remove the dead/dying vegetation, and trim the vegetation so the sidewalk is free from obstruction in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 10, 2025 no later than 5:00 p.m.

You received notice dated June 4, 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: August 12, 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 July 9, 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.



Correction Notice *FINAL Notice*

Date: 6/4/2025

Location: 2230 Firerock Ave, Richland WA 99352

Report: 20250266

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):

Please mow the grass and weeds throughout the property in accordance with the Richland Municipal Code.

Please remove the dead/dying tree(s)/vegetation throughout the property in accordance with the Richland Municipal Code.

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

****Please contact Code Officer Williams upon receipt of this FINAL Notice. This case will refer to Code Enforcement Board if compliance is not met. ****

The corrective actions(s) identified in this Correction Notice must be completed by 6/18/2025 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.

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 509-942-7577

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 6/4/2025 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: 8/12/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

By:

Subject

Case# 20241724, Dave Daling

Department

Police

Recommended Motion

Summary

Location of Violation: 2231 Michael Ave, Richland, WA 99352

Mailing Address: Same

Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 12.16.010** Maintaining Sidewalks and Right-of-Ways, **RMC 10.04.040 (Q)** Dead/dying trees

Notice of Civil Violation Issued: July 16, 2025

Attachments

1. 2331 Michael Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

July 16, 2025

Dave Daling
2331 Michael Ave
Richland WA 99352

Case Number: 20241724

An inspection on July 15, 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):
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 August 10, 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 20241107, 2331 Michael Ave, Richland WA 99352 RNOCV referred to CEB October 8, 2024, RMC 10.04.040 (Q) Dead/Dying tree(s)/vegetation. RMC 10.04.040 (P) Grass and Weeds over 6 inches, RMC 12.16.010 Keeping sidewalks and ROW clean and maintained

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: August 12, 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 July 16, 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.



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.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 8/12/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

By:

Subject

Case# 20250244, Mary Sichler

Department

Police

Recommended Motion

Summary

Location of Violation: 410 Rossell Ave, Richland, WA 99352
Mailing Address: 8264 W Grandridge Blvd Apt 208, Kennewick, WA 99336
Description of Violations: **RMC 10.04.040(P)** Grass and Weeds, **RMC 10.06.030** Inoperable Vehicle Storage, **RMC 10.040.030(C)** Accumulation of Garbage
Notice of Civil Violation Issued: July 21, 2025

Attachments

1. 410 Rossell 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 4494 9954

July 21, 2025

Mary Sichler
8264 W Grandridge Blvd Apt 208
Kennewick, WA 99336

Case Number: 20250244

An inspection on July 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):

410 Rossell Ave, Richland, WA 99352

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(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 10.06.030 – 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):

Remove and dispose of all trash bags, trash, dead vegetation, leaves and debris front the property. Mow the entire property so grasses and weeds do not exceed six inches in height. Demonstrate the sedan vehicle in the back yard 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 August 10, 2025 no later than 5:00 p.m.

You received notice dated June 3, 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: August 12, 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 July 21, 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: 6/3/2025

Location: 410 Rossell Ave, Richland WA 99352

Report #: 20250244

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 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 10.06.030 – 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 ***

Remove and dispose of all trash bags, trash, dead vegetation, leaves and debris from the front yard. Mow the entire property so grasses and weeds do not exceed six inches in height. Demonstrate the sedan vehicle in the back yard is operable under its own power or store in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 6/30/2025 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.

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

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 6/3/2025 by Officer Stephanie Dorko
Phone Number: 509-942-7644
Email: sdorko@ci.richland.wa.us



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 8/12/2025

Agenda Category: Continued Cases/Old Business

Prepared By: Stephanie Dorko, Code Enforcement Officer

By:

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

This case was originally heard on April 8, 2025. Ms. York was given 90 days to correct the violations identified in the Notice of Decision with no monetary penalty issued.

Attachments

- I. Notice of Decision - Case No. 20250098



CITY OF RICHLAND – Code Enforcement Board
625 Swift Boulevard, Richland, WA 99352 • 509-942-7351

NOTICE OF DECISION

April 8, 2025

91 7199 9991 7038 4494 6656

Sent Via Regular and Certified U.S. Mail

Tessa York
2204 Camden St
Richland, WA 99352

RE: CASE NO. 20250098

This matter, having come before the City of Richland Code Enforcement Board for a hearing on April 8, 2025, the Board having reviewed the files and records herein and having heard the testimony offered, and being fully advised, NOW, THEREFORE, finds:

1. That a Notice of Civil Violation dated March 10, 2025 was delivered to the above-referenced responsible individual(s) charging violation(s) of Richland Municipal Code (RMC) 10.06.030 storage of inoperable vehicles for property owned or controlled by the responsible individual(s) at 2204 Camden St in Richland, Washington.
2. That the City properly notified the responsible individual(s) of the violations and asked that they be corrected.
3. That the cited conditions are, by a preponderance of evidence, violations of the Richland Municipal Code.

Responsible individual(s) failed to appear at the hearing after proper notice was given. Default order is entered pursuant to 10.02.060(F).

IT IS NOW, THEREFORE, ORDERED BY THE BOARD:

1. That you are required to correct the violation(s) by demonstrating that: 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.
2. That you shall pay a monetary penalty of \$ 0.
3. That case review in 90 days at 5:00 p.m. is the date and time by which the remaining violation(s) must be corrected as identified in this Notice; otherwise the City is

authorized to proceed with abatement of the unlawful conditions at owner's expense pursuant to RMC 10.02.070.

Monetary penalties and abatement costs which remain unpaid may result in a lien on the property. Interest shall accrue at the rate of 1% or \$10.00 (whichever is greater) per month and/or referral to a collection agency without further notice.

Pursuant to RMC 10.02.060(G), if you wish to appeal this decision, you must file an appeal with Benton County Superior Court no later than 5:00 p.m. on the fourteenth day following the date this notice is provided.

DATED on April 8, 2025.

SIGNED:



Chair, Richland Code Enforcement Board