



Agenda
Code Enforcement Board Meeting
Tuesday, October 14, 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 October 14, 2025 Code Enforcement Board Meeting Agenda

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

Approval of Minutes: (Approved by Motion)

2. Approval of August 12, 2025 Code Enforcement Board Meeting Minutes

Compliance Hearings/Administration of Oaths:

3. Case 20250542, Kody & Tessa Walton
 - Jamie Williams, Code Enforcement Officer
4. Case 20251074, Whitney Carman
 - Stephanie Dorko, Code Enforcement Officer
5. Case 20240242, CV The Franklin LLC
 - Stephanie Dorko, Code Enforcement Officer
6. Case 20250824, Manawadu Family LLC
 - Heidi Glasen, Code Enforcement Officer
7. Case 20251205, Mary Sichler
 - Stephanie Dorko, Code Enforcement Officer
8. Case 20251174, Peter Halverson
 - Jamie Williams, 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.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/14/2025

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

Subject

Approval of August 12, 2025 Code Enforcement Board Meeting Minutes

Department

Police

Recommended Motion

Approve the minutes of the Code Enforcement Board meeting held on August 12, 2025.

Summary

Approval of August 12, 2025 meeting minutes

Attachments

- I. Draft August 12, 2025 Code Enforcement Board Meeting Minutes



MINUTES

Code Enforcement Board Meeting
City Council Chambers – 625 Swift Blvd
Tuesday, August 12, 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 6:02 p.m.

ROLL CALL

MEMBERS PRESENT:

Skye White, Chair
Jenna Coddington, Vice Chair
Todd Samuel, Member
Eric Bostrom, 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
Heather Kintzley, Richland City Attorney
Cristi Carper, RPD Professional Staff
Manager

APPROVAL OF AGENDA

1. Vice Chair Coddington motioned to approve the August 12, 2025 meeting agenda as presented. Member Bostrom seconded the motion. The motion carried 4-0.

PUBLIC COMMENTS

Resident from Firerock Avenue spoke to the Board regarding code violations at 2230 Firerock Avenue.

APPROVAL OF MINUTES

2. Member Samuel motioned to approve the minutes of the June 10, 2025 meeting of the Code Enforcement Board as presented. Member Bostrom 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. In re Appeal of Case #25-027663 Addison Truscott Civil Trespass from Badger Mountain Park

The respondent was not present. The civil trespass notice remains in effect and the appeal will be dismissed based on the respondent's failure to appear. Chair White signed the default order presented by City Attorney Kintzley and asked that the order be mailed to the respondent.

4. 20250485 Raine Fisher
Location of Violations: 512 Smith Avenue, Richland, WA 99352
Mailing Address: Same
Description of Violations: RMC 10.04.040(R) Blocked Sidewalk
Notice of Civil Violation Issued: July 28, 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 not present.

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 Notice of Civil Violation (Exhibit 1). For compliance to be met remove the basketball hoop from the roadway and store/use on private property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement.

CODE BOARD DECISION: Vice Chair Coddington motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met remove the basketball hoop from the roadway and store/use on private property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. Motion carried 4-0.

5. 20250818 Lee Green
Location of Violations: 1312 Hains Avenue, 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
Notice of Civil Violation Issued: July 10, 2025

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

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$2,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove the accumulated 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 September 7, 2025, the city may proceed with abatement.

CODE BOARD DECISION: Member Bostrom motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$2,000 for the issuance of the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove the accumulated 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 September 7, 2025, the city may proceed with abatement. Vice Chair Coddington seconded the motion. Motion carried 4-0.

6. 20250266 Peter Halverson
Location of Violations: 2230 Firerock Avenue, 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/vegetation and RMC 12.16.010 Keeping Sidewalks and Rights of Way Clean and Maintained
Notice of Civil Violation Issued: July 9, 2025

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

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the Notice of Civil Violation (Exhibit 1). For compliance to be met mow the weeds throughout the property, remove the dead/dying vegetation, trim the vegetation so the sidewalk is free from obstruction in accordance with the Richland Municipal Code. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement.

CODE BOARD DECISION: Vice Chair Coddington motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met mow the weeds throughout the property, remove the dead/dying vegetation, trim the vegetation so the sidewalk is free from obstruction in accordance with the Richland Municipal Code. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement. Member Samuel seconded the motion. Motion carried 4-0.

7. **20251724** **Dave Daling**
Location of Violations: 2331 Michael Avenue, 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/vegetation and RMC 12.16.010 Keeping Sidewalks and Rights of Way Clean and Maintained
Notice of Civil Violation Issued: July 16, 2025

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

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$4,000 for the issuance of the repeat Notice of Civil Violation (Exhibit 1). For compliance to be met remove the dead/dying vegetation, 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. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement.

CODE BOARD DECISION: Member Samuel motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$4,000 for the issuance of the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove the dead/dying vegetation, 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. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. Motion carried 4-0.

8. **20250244** **Mary Sichler**
Location of Violations: 410 Rossell Avenue, Richland, WA 99352
Mailing Address: 8264 W. Grandridge Blvd Apt 208, Kennewick, WA 99336
Description of Violations: RMC 10.04.030(C) Accumulation of Garbage, RMC 10.04.040(P) Grass and Weeds and RMC 10.06.030 Inoperable Vehicle Storage
Notice of Civil Violation Issued: July 21, 2025

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

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 Notice of Civil Violation (Exhibit 1). For compliance to be met remove and dispose of all trash bags, trash, dead vegetation, leaves and debris from the front of 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. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement.

CODE BOARD DECISION: Member Samuel motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$1,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met remove and dispose of all trash bags, trash, dead vegetation, leaves and debris from the front of 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. If correction of the violation has not occurred by September 7, 2025, the city may proceed with abatement. Member Bostrom seconded the motion. 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:

9.	20250098	Tessa York
	Location of Violations:	2204 Camden Street, Richland, WA 99354
	Mailing Address:	Same
	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 not present.

RECOMMENDATION: This case was originally presented to the Board on April 8, 2025. Respondent was given additional time to resolve the issue. Compliance has been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$50 for the issuance of the Notice of Civil Violation (Exhibit 1) as compliance has been met.

CODE BOARD DECISION: Member Bostrom motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of \$50 for the issuance of the Notice of Civil Violation as compliance has been met. Member Samuel seconded the motion. Motion carried 4-0.

NEW / OTHER BUSINESS:

None

ADJOURNMENT:

Chair White adjourned the meeting at 6:44 p.m.

APPROVED this 14th day of October 2025.

ATTEST:

SKYE WHITE, Chairman

Bunnie Avery, Administrative Assistant II



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/14/2025 Agenda Category: Compliance Hearings/Administration of Oaths
Prepared By: Jamie Williams, Code Enforcement Officer

Subject

Case 20250542, Kody & Tessa Walton

Department

Police

Recommended Motion

Summary

Location of Violation: 1622 Woodbury St, Richland, WA 99352
Mailing Address: same
Description of Violations: RMC 10.04.040(G) Household items and vehicle parts, RMC 10.04.030(C)
 Accumulation of trash, RMC 10.06.030 Inoperable vehicle storage
Notice of Civil Violation Issued: August 25, 2025

Attachments

I. 1622 Woodbury Packet



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

NOTICE OF CIVIL VIOLATION

August 25, 2025

Tessa and Kody Walton
1622 Woodbury St
Richland WA 99354

Case Number: 20250542

An inspection on August 19, 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):
1622 Woodbury St, Richland WA 99354

Description of Violation(s):
RMC 10.04.040(G) household items and vehicle parts, etc; RMC 10.04.030(C) Public nuisance affecting health - accumulation of garbage; RMC 10.06.030 Storage of inoperable vehicle

Required Corrective Action(s):
Remove all trash including trash in the bed of the Toyota Tundra truck, properly store all household items and vehicle parts including in the bed of the Toyota Tundra truck, in accordance with the Richland Municipal Code. Make repairs to and demonstrate as operable under its own power the blue Toyota Tundra or properly store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 12, 2025 no later than 5:00 p.m.

You received notice dated July 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: October 14, 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 August 25, 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.



2nd Correction Notice

Date: 7/16/2025

Location: 1622 Woodbury St, Richland WA 99354

Report: 20250542

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

Description of the Violation(s):

RMC 10.04.040(G) household items and vehicle parts, 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.

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 10.06.030 Storage of inoperable vehicle: It is unlawful to place or keep an inoperable motorized vehicle or junk vehicle upon any public or private property within the City of Richland unless the vehicle is completely enclosed within a building or behind a 100% sight-obscuring fence in a manner where it is not visible from the street or other public or private property **INOPERABLE VEHICLE DEFINED AS** a vehicle that has been in a stationary position for more than 14 calendar days, is apparently inoperable or requires repair in order to be operable, or is unable to move 20 feet under own power. One inoperable motorized vehicle may be allowed on residential property, outside of an enclosed building, if it is stored in the rear yard of the property and screened from the neighboring properties and any street by a 100 percent sight-obstructing fence.

Required Corrective Action(s): Please remove all trash including in the bed of the pickup blue Toyota Tundra truck and properly store all household items and all vehicle parts, in accordance with the Richland Municipal Code.

Please make repairs to and demonstrate as operable all vehicles on the property including the blue Toyota Tundra or properly store in accordance with the Richland Municipal Code.

Please note: Code Enforcement received a complaint that the camper trailer stored in the yard had occupants residing in it. *If so, please cease from occupying the camper trailer in accordance with the Richland Municipal Code. * RMC 23.38.120 Use of Recreational Vehicles: No person shall live in or continuously occupy a recreational vehicle, as defined in

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

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

RMC 23.06.802, whether self-contained or not, within any zoning district within the city, unless said recreational vehicle is located within a legally established recreational vehicle park or recreational vehicle campground.

The corrective actions(s) identified in this Correction Notice must be completed by 8/5/2025 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.

Issued on 7/16/2025 by Officer Jamie Williams

Phone Number: 509-942-7577



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/14/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject

Case 20251074, Whitney Carman

Department

Police

Recommended Motion

Summary

Location of Violation:	361 Cottonwood Dr, Richland, WA 99352
Mailing Address:	Same
Description of Violations:	RMC 10.04.030(C) Accumulation of trash, RMC 10.04.040(G) Household items and vehicle parts
Repeat Notice of Civil Violation Issued:	September 17, 2025

Attachments

I. 361 Cottonwood Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

91 7199 9991 7038 4494 9886

September 17, 2025

Whitney Carman
361 Cottonwood Dr
Richland, WA 99352

Case Number: 20251074

An inspection on September 17, 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):
361 Cottonwood Dr, 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(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 cardboard, trash, plastic, and the large pile of mulch from the front yard and porch area and dispose of in accordance with the Richland Municipal Code. Remove all household items including furniture from the front yard and store or dispose of in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 12, 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 20250267 closed 04-24-2025 for RMC 10.04.030(C), RMC 10.04.040(G) at 361 Cottonwood Dr
Case 20241134 closed 09-24-2025 for RMC 10.04.030(C), RMC 10.04.040(G) at 361 Cottonwood Dr

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 14, 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 September 17, 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: 3/25/2025

Location: 361 Cottonwood Dr, Richland WA 99352

Report #: 20250267

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 cardboard, trash and plastic from the front yard and porch area and dispose of in accordance with the Richland Municipal Code. Remove all household items and parts including refrigerator doors and appliance parts, and store or dispose of in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 4/8/2025 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 3/25/2025 by Officer Stephanie Dorko

Phone Number: 509-942-7644

Email: sdorko@ci.richland.wa.us



Correction Notice

Date: 7/24/2024

Location: 361 Cottonwood Drive Richland, WA 99352

Report #: 20241135

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

Description of the Violation(s):

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

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

Required Corrective Action(s):

Please store or dispose of household items in accordance with the Richland Municipal Code.

Remove the accumulated waste from the front porch and dispose of in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 8/11/2024 no later than 8:00 am.

Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed. In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter a Voluntary Correction Agreement with the City to significantly extend your compliance date. Contact Code Enforcement to learn more about this option.

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide whether to affirm or disaffirm the City’s accusation of a violation(s). Monetary penalties may be assessed if the violation(s) is affirmed.

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

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

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

Issued on 7/24/2024 by Officer Heidi Glasen

Phone Number: 509-942-7740

HGLASEN@CI.RICHLAND.WA.US please note the code case number in the email.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/14/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject

Case 20240242, CV The Franklin LLC

Department

Police

Recommended Motion

Summary

Location of Violation: 1515 George Washington Way, Richland, WA 99352

Mailing Address: 17933 NE Evergreen Pl Ste 300, Beaverton, OR 97006

Description of Violations: RMC 21.01.010(K) UPC 106.1 Maintaining plumbing violation, RMC 21.01.010(K)
UPC 303.1 Unlawful disposal of sewage, RMC 17.08.010 Unlawful depositing of
waste

Notice of Civil Violation Issued: September 30, 2025

Attachments

I. 1515 George Washington Way NOCV



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

NOTICE OF CIVIL VIOLATION

91 7199 9991 7038 4495 1124

September 30, 2025

The Franklin LLC C/O Sean Keys
17933 NE Evergreen PI Ste 300
Beaverton, OR 97006

Case Number: 20240242

An inspection on September 30, 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):

1515 George Washington Way, Richland, WA 99354

Description of Violation(s):

RMC 21.01.010(K) - Uniform Plumbing Code with statewide amendments. UPC 106.1 – It is unlawful to use or maintain plumbing in violation of the code.

RMC 21.01.010(K) – Uniform Plumbing Code with statewide amendments. UPC 303.1 – It is unlawful to dispose of sewage or liquid waste other than through an approved drainage system installed per code. RMC 17.08.010 – It shall be unlawful for any person to place, deposit, or permit to be deposited in any unsanitary manner upon public or private property within the city of Richland, or in any area under the jurisdiction of the city, any human or animal excrement, garbage, or other objectionable waste.

Required Corrective Action(s):

In accordance with the request from Building Official Mizaël Acevedo;

1. Provide additional scoping of the pending disconnects requiring repair in accordance with the Richland Municipal Code.
2. Submit plumbing permit applications, engineering plans, and obtain inspection approvals in accordance with the Richland Municipal Code.
3. Fully correct the building sewer system in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 12, 2025 no later than 5:00 p.m.

You received notice dated September 18, 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: October 14, 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 September 30, 2025 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



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

CORRECTION NOTICE

September 18, 2025

Location: 1515 George Washington Way, Richland, WA 99354

Report: 20240242

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 action to bring your property into compliance as identified herein.

Description of Violation(s):

RMC 21.01.010(K) – Uniform Plumbing Code with statewide amendments. UPC 106.1 – It is unlawful to use or maintain plumbing in violation of the code.

RMC 21.01.010(K) – Uniform Plumbing Code with statewide amendments. UPC 303.1 – It is unlawful to dispose of sewage or liquid waste other than through an approved drainage system installed per code.

RMC 17.08.010 – It shall be unlawful for any person to place, deposit, or permit to be deposited in any unsanitary manner upon public or private property within the city of Richland, or in any area under the jurisdiction of the city, any human or animal excrement, garbage, or other objectionable waste.

Required Corrective Action(s):

In accordance with the request from Building Official Mizaal Acevedo;

1. Provide additional scoping of the pending disconnects requiring repair in accordance with the Richland Municipal Code.
2. Submit plumbing permit applications, engineering plans, and obtain inspection approvals in accordance with the Richland Municipal Code.
3. Fully correct the building sewer system in accordance with the Richland Municipal Code.

The corrective action(s) identified in this Correction Notice must be completed by September 26, 2025 no later than 5:00 p.m.

Failure to remedy the violation(s) identified in this Correction Notice will result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board. At the hearing, the Code Enforcement Board will hear the evidence presented and determine whether one or more violations has occurred.

If you are found by the Code Enforcement Board to have committed the violation(s) cited, 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.

To avoid receiving a Notice of Civil Violation, please take the corrective action identified in this

Correction Notice by the date specified. If you have questions or need more information, please contact the Code Enforcement Officer listed below.

Issued on September 18, 2025 by the Code Enforcement Officer listed below.

Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Process Letter

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

Process Letter

To Whom it May Concern:

The City has become aware of possible violation(s) of the Richland Municipal Code occurring on property owned or controlled by you. We hope to work with you to correct the violation(s), and we will take reasonable steps to allow for voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in the Correction Notice.

With the exception of barking dog complaints, which are handled in Benton County District Court, the following process is followed for civil code violations in the City of Richland:

1. Initial Inspection: An initial on-site inspection is performed by the City when a complaint is received or when a violation is observed by Code Enforcement. No further action is taken by the City if there is no evidence from the on-site inspection indicating a violation has occurred.
2. Correction Notice Issued: The City will issue a Correction Notice if the initial on-site inspection revealed evidence that a violation has occurred. The notice will describe the violation(s) and the specific corrective action required to achieve compliance. The City will make available a community resources guide listing community organizations that may be available to assist.
3. Follow-Up Inspection: On the date following the deadline for compliance provided in the Correction Notice, the City will perform a follow-up on-site inspection to determine whether voluntary compliance has been met.
 - a. If the follow-up inspection reveals that voluntary compliance has been met, the case will be closed and no further action will be required.
 - b. If the follow-up inspection reveals that voluntary compliance has not been met, the City will issue a Notice of Civil Violation for the violation(s) and schedule a hearing before the Code Enforcement Board.
4. Notice of Civil Violation Issued: A Notice of Civil Violation is issued when voluntary compliance is not met by the deadline provided in the Correction Notice. The Notice of Civil Violation contains a hearing date before the Richland Code Enforcement Board, who will hear the evidence and determine whether to affirm or disaffirm the City's Notice of Civil Violation. If you receive a Notice of Civil Violation, you are required to appear before the Code Enforcement Board. Failure to appear will result in entry of a default order affirming the violation(s).
 - a. A minimum penalty of \$50,000 shall be assessed for each Notice of Civil Violation that is affirmed by the Code Enforcement Board, regardless of whether compliance has been met. The maximum penalty the Code Enforcement Board may impose is \$500 per day per violation up to \$5,000 for all violations.
 - b. Note: In lieu of advancing your case to the Code Enforcement Board, you may be eligible to enter into a Voluntary Correction Agreement with the City. A Voluntary Correction Agreement is a binding contract between you and City whereby you agree

to correct the violation(s) within a specified timeframe (usually an extended timeframe) in exchange for granting consent to the City to abate the violation(s) and agreeing to a specific monetary penalty if you fail to correct the violation(s) yourself. Voluntary Correction Agreements will not be used for violations involving dangerous or hazardous conditions, or for repeat violations. Contact the Code Enforcement Officer responsible for your case to learn more about Voluntary Correction Agreements.

5. Code Enforcement Board Hearing: If your case advances to a hearing before the Richland Code Enforcement Board, you will be afforded an opportunity to present evidence and cross-examine the City's witnesses. At the conclusion of the hearing, the Board will determine whether the City has proven, by a preponderance of the evidence, that one or more violations of the Richland Municipal Code has occurred.
 - a. If the Board finds that one or more violations exist, monetary penalties will be imposed and corrective action will be ordered.
 - b. If the Board finds that insufficient evidence exists to affirm the violation(s), the case will be dismissed with no further action by you.
6. Assessment of Penalties. If the Board affirms the violation(s) and imposes monetary penalties, or if the terms of the Voluntary Correction Agreement are not met, the City will issue an invoice for payment. Failure to pay the penalties assessed may cause the City to pursue a number of collection actions, including but not limited to recording property liens, assigning the debt to a collection agency, or other legal action. Reimbursement for administrative costs may also be sought.

The City's objective is to work with you to achieve voluntary compliance. If you have questions about the code enforcement process, or if you need additional information, please contact the Code Enforcement Officer identified on your Correction Notice.



March 6, 2024

CV The Franklin, LLC
c/o Sean Keys, Owner
732 NW 19th Avenue
Beaverton, OR 97209

**CORRECTION NOTICE
PER UNIFORM PLUMBING CODE SECTION 106.2**

Mr. Keys,

The City is growing increasingly concerned about your failure to remedy the building sewer line deficiency at 1515 George Washington Way. You'll recall that we began discussions on this issue in June of 2023. To date, only the grease interceptor deficiency has been resolved and the building sewer line draining into the abandoned stormwater pipe is still pending repair. This deficiency poses a significant threat to public health.

On October 24, 2023, your representative, Rob Jacobs, committed to ensuring that the existing sewer pipes were scoped and that an application for a plumbing permit, with proposed drawings, would be submitted promptly thereafter for review. Despite the representations made, no progress has been made and the hazardous condition remains.

The Uniform Plumbing Code (UPC) provides that it shall be unlawful for a person, firm, or corporation to repair, use, or maintain plumbing . . . in violation of this code. See Section 106.1. Further, Section 303.01 of the UPC provides that:

It shall be unlawful for a person to cause, suffer, or permit the disposal of sewage, human excrement, or other liquid wastes, in a place or manner, except through and by means of an approved drainage system, installed, and maintained in accordance with the provisions of this code.

This correction notice is ordering CV The Franklin, LLC, in writing, to repair or replace the deficient plumbing identified herein in a safe or sanitary condition no later than **April 1, 2024**. The City is prepared to condemn the facility pursuant to Section 106.6 of the UPC if compliance is not promptly achieved. If the property is condemned pursuant to Section 106.6 of the UPC, it cannot be occupied while repairs are pending.

Should you have any questions or concerns, contact the Building Division staff at 509 942-7794 or reach out to me directly at 509 942-7602.

Respectfully,

A handwritten signature in black ink, appearing to read "Mizael Acevedo". The signature is fluid and cursive, with a long horizontal stroke extending to the right.

Mizael Acevedo
Building Official

cc: Rob Jacobs, Fortify Holdings, LLC
Project File



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/14/2025 Agenda Category: Compliance Hearings/Administration of Oaths
Prepared By: Heidi Glasen, Code Enforcement Officer

Subject

Case 20250824, Manawadu Family LLC

Department

Police

Recommended Motion

Summary

Location of Violation: 1205 & 1207 Adair Dr, Richland, WA 99352
Mailing Address: 2632 Thoroughbred Way, Richland, WA 99352
Description of Violation: RMC 10.04.040(P) Grass and weeds
Notice of Civil Violation Issued: September 29, 2025

Attachments

I. 1205-1207 Adair Packet



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

NOTICE OF CIVIL VIOLATION

September 29, 2025

Manawadu Family LLC
2632 Thoroughbred Way
Richland, WA 99352

Case Number: 20250824

An inspection on September 29, 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):

1205 & 1207 Adair Drive Richland, WA 99352, parcel #'s: 126981050003015 & 126981050003016

Description of Violation(s):

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

Required Corrective Action(s):

Mow the entire property of 1205 & 1207 Adair Dr so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code. Live sagebrush is allowed to remain on the property.

The corrective action(s) identified in this notice must be completed by October 12, 2025 no later than 5:00 p.m.

You received notice dated August 14, 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: October 14, 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 September 29, 2025 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Heidi Glasen, Code Enforcement
Phone: (509) 942-7740

Attachment – Voluntary Correction Notice

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



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

91 7199 9991 7038 4494 8285

Final Correction Notice

Date: 8/14/2025
Location: 1205 & 1207 Adair Dr Richland, WA 99352
Parcel #'s: 126981050003015, 126981050003016
Report #: 20250824

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.

Required Corrective Action(s):

Mow the entire property of 1205 & 1207 Adair Dr so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code. Live sagebrush is allowed to remain on the property.

The corrective actions(s) identified in this Correction Notice must be completed by 9/1/2025 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 8/14/2025 by Officer Heidi Glasen
Phone Number: 509-942-7740

HGLASEN@CI.RICHLAND.WA.US please note the code case number in the email.

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



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/14/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Stephanie Dorko, Code Enforcement Officer

Subject

Case 20251205, 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 10.04.030(C) Accumulation of trash
Repeat Notice of Civil Violation Issued:	September 29, 2025

Attachments

I. 410 Rossell Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

September 29, 2025

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

Case Number: 20251205

An inspection on September 29, 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 10.04.040(P) – grass and weeds over six inches in height
RMC 10.06.030 – Inoperable vehicle storage
RMC 10.04.030(C) – Accumulation of garbage

Required Corrective Action(s):
Mow the entire property so grasses and weeds do not exceed six inches in height. Demonstrate the sedan in the back yard is operable or store. Remove and dispose of all trash and dead vegetation from the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 12, 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:

20250244 Codeboard August 12, 2025, 410 Rossell Ave, RMC 10.04.040(P), 10.06.030, 10.04.030(C)

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 14, 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 September 29, 2025 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



Richland Police Department - Nuisance Code Enforcement
871 George Washington Way, Richland, WA 99352 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: 10/14/2025 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject

Case 20251174, 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 right-of-way
Repeat Notice of Civil Violation Issued:	September 17, 2025

Attachments

I. 2230 Firerock Packet



91 7199 9991 7038 4495 1070

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

NOTICE OF REPEAT CIVIL VIOLATION

September 17, 2025

Peter Halverson
2230 Firerock Ave
Richland WA 99352

Case Number: 20251174

An inspection on September 17, 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 October 12, 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:

20250266 CEB 08/10/2025, 2230 Firerock Ave, RMC 10.04.040 (P), RMC 10.04.040 (Q) RMC 12.16.010

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 14, 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 September 17, 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

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******

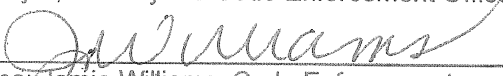
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of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