



Agenda
Code Enforcement Board Meeting
Tuesday, March 10, 2026
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 March 10, 2026 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 December 9, 2025 Code Enforcement Board Meeting Minutes

Compliance Hearings/Administration of Oaths

3. Case No. 20260067, Taylor Knipp
- Jamie Williams, Code Enforcement Officer

Continued Cases/Old Business

New Business

4. Election of Chair for 2026
5. Election of Vice Chair for 2026

Liaison Comments

6. Previous Case Updates
- Nicholas Mutrux, Police Professional Staff Supervisor

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: 3/10/2026

Agenda Category: Approval of Minutes

Prepared By: Bunnie Avery, Administrative Assistant II

Subject

Approval of December 9, 2025 Code Enforcement Board Meeting Minutes

Department

Police

Recommended Motion

Approve the minutes of the Code Enforcement Board held on December 9, 2025.

Summary

Approval of minutes

Attachments

- I. 2025.12.09 Code Enforcement Board Minutes DRAFT



MINUTES

Code Enforcement Board Meeting
City Council Chambers – 625 Swift Blvd
Tuesday, December 9, 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 6:01 p.m.

ROLL CALL

MEMBERS PRESENT:

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

ALSO IN ATTENDANCE:

Jamie Williams, Code Enforcement Officer
Stephanie Dorko, Code Enforcement Officer
Heidi Glasen, Code Enforcement Officer
Nick Mutrux, Staff Liaison
Bunnie Avery, Staff Administrative Assistant

APPROVAL OF AGENDA

1. Staff Liaison Mutrux requested to move continued cases/old business item 14 on the agenda to item 3 before the new cases. Vice Chair Coddington motioned to approve the December 9, 2025 meeting agenda with the proposed change. Member Samuel seconded the motion. The motion carried 5-0.

PUBLIC COMMENTS

Resident of Craighill Avenue expressed his frustration with the conditions of 909/911 Benham.

APPROVAL OF MINUTES

2. Member Bostrom motioned to approve the minutes of the October 14, 2025 meeting of the Code Enforcement Board as presented. Vice Chair Coddington seconded the motion. The motion carried 5-0.

COMPLIANCE HEARINGS

Chair White began the hearing process and called the first case to be heard.

CONTINUED CASES

3. **20240242** **CV The Frankling LLC**
Location of Violations: 1515 George Washington Way, Richland, WA 99352
Mailing Address: 17933 NE Evergreen PI Ste 300
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, and RMC 17.08.010 Unlawful Depositing of Waste
Notice of Civil Violation Issued: October 21, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko and Mizael Acevedo.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer and Mizael Acevedo, City of Richland Building Official presented the case. Respondent not present.

RECOMMENDATION: Compliance has not been met. Mr. Acevedo recommends the case be dismissed with no penalty as the property was sold to new owners on October 24, 2025. The new owners are working to correct the issues.

CODE BOARD DECISION: Vice Chair Coddington motioned to dismiss the case with no penalty as the property has been sold and the new owners are working to make corrections. Member Bostrom seconded the motion. Motion carried 5-0.

NEW CASES

4. 20250848 Taylor & Jacqueline Knipp
Location of Violations: 909/911 Benham Street, Richland, WA 99352
Mailing Address: 2100 Pullen Street A, Richland, WA 99354
Description of Violations: RMC 10.04.030(C) Accumulation of Garbage, RMC 10.04.040(G) Household Items and Vehicle Parts, and RMC 10.06.030 Inoperable Vehicle Storage
Notice of Civil Violation Issued: October 21, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the case. Respondent not present.

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 Notice of Civil Violation (Exhibit 1). For compliance to be met remove and dispose of all trash, debris, tarps, broken, unused items, household items and vehicle parts from the exterior of the house. 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 January 11, 2026, 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 \$5,000 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, debris, tarps, broken, unused items, household items and vehicle parts from the exterior of the house. 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 January 11, 2026, the city may proceed with abatement. Member Johnson seconded the motion. Member Samuel requested to raise the fine to \$10,000. Code Officer Dorko advised that \$5,000 is the maximum amount allowed. Motion carried 5-0.

5. 20251156 Taylor Knipp
Location of Violations: 2100 Pullen Street, Richland, WA 99354
Mailing Address: 2100 Pullen Street, Richland, WA 99354
Description of Violations: RMC 11.33.020 Trailer Storage, RMC 10.04.030(C) Accumulation of Garbage, RMC 10.04.040(F) Over Two Cubic Yards of Debris
Notice of Civil Violation Issued: October 20, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the case. Respondent 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 empty the black utility trailer with WA plate 56998AL of all debris and building materials and store on private property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, 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 \$5,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met empty the black utility trailer with WA plate 56998AL of all debris and building materials and store on private property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, the city may proceed with abatement. Member Samuel seconded the motion. Motion carried 5-0.

6. 20251155 Jason Place
Location of Violations: 1000 Block of Birch Avenue, Richland, WA 99354
Mailing Address: 4604 Kendall Way, West Richland, WA 99353
Description of Violations: RMC 11.33.020 Trailer Storage
Notice of Civil Violation Issued: October 23, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the case. Respondent not present.

RECOMMENDATION: 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).

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 \$50 for the issuance of the Notice of Civil Violation as compliance has been met. Member Bostrom seconded the motion. Motion carried 5-0.

7. 20251347 Raine Fisher
Location of Violations: 512 Smith Avenue, Richland, WA 99354
Mailing Address: Same
Description of Violations: RMC 10.04.040(R) Objects Blocking Roadway
Notice of Civil Violation Issued: November 14, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the case. Respondent not present.

RECOMMENDATION: Compliance has been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,500 for the issuance of the repeat Notice of Civil Violation (Exhibit 1).

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 \$1,500 for the issuance of the repeat Notice of Civil Violation as compliance has been met. Member Johnson seconded the motion. Vice Chair Coddington motioned to reduce the fine. Code Officer Dorko explained that this is a repeat notice. Vice Chair Coddington withdrew the motion. Original motion carried 5-0.

8. 20250817 Rebecca Wood

Location of Violations: 310 Barth Avenue, Richland, WA 99352
Mailing Address: Same
Description of Violations: RMC 10.04.040(Q) Dead/Dying Trees, RMC 10.04.040(G)
Household Items and Vehicle Parts, and RMC 10.04.030(C)
Accumulation of Garbage
Notice of Civil Violation Issued: November 18, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko and Rebecca Wood and Tiffany Wood.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Respondent 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 all dead and dying trees and dispose of the debris. Remove all household items including furniture, appliances and vehicle parts from the front yard and store or dispose. Remove all trash, debris and yard waste from the front and back yard and dispose of in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, the city may proceed with abatement.

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

Member Samuel motioned to hold the fine in abeyance for 30 days. If the violation has been corrected by January 11, 2026, then no fine will be assessed. If correction of the violation has not occurred by January 11, 2026, a monetary penalty in the amount of \$2,000 will be assessed for the Notice of Civil Violation (Exhibit 1 the city may proceed with abatement. Member Johnson seconded the motion. The motion carried 5-0.

9. 20250517 Eduardo Acevedo & Maria Verduzco
Location of Violations: 1803 Swift Blvd, Richland, WA 99352
Mailing Address: Same
Description of Violations: RMC 10.04.040(Q) Dead/Dying Trees
Notice of Civil Violation Issued: November 18, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the case. Respondent not present.

RECOMMENDATION: 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).

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 5-0.

10. 20251195 Danny Burgess
Location of Violations: 2019 Everest Avenue, Richland, WA 99354
Mailing Address: Same
Description of Violations: RMC 11.33.020 Storage of Boats, Trailers, RVs
Notice of Civil Violation Issued: October 23, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Stephanie Dorko.

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the case. Respondent not present.

RECOMMENDATION: 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).

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 \$50 for the issuance of the Notice of Civil Violation as compliance has been met. Member Samuel seconded the motion. Motion carried 5-0.

11. 20251263 Lee Green
Location of Violations: 1312 Hains Avenue, Richland, WA 99354
Mailing Address: Same
Description of Violations: RMC 10.04.040(R) Objects Blocking Roadway
Notice of Civil Violation Issued: October 20, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Jamie Williams.

CASE REPORT: Jamie Williams, Code Enforcement Officer, presented the case. Respondent 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 store the black utility trailer with WA plate 69022AL on private property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, the city may proceed with abatement.

CODE BOARD DECISION: Member Johnson 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 store the black utility trailer with WA plate 69022AL on private property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, the city may proceed with abatement. Member Samuel seconded the motion. No vote was taken and Member Samuel recommended raising the fine to \$5,000.

Member Samuel moved to amend the motion to impose a monetary penalty of \$5,000 for the issuance of the Notice of Civil Violation as compliance has not been met. For compliance to be met store the black utility trailer with WA plate 69022AL on private property in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, the city may proceed with abatement. Member Bostrom seconded the motion. Motion carried 5-0.

12. 20251337 Tessa & Kody Walton
Location of Violations: 1622 Woodbury Street, WA 99354
Mailing Address: Same
Description of Violations: RMC 10.06.030 Storage of an Inoperable Vehicle, RMC 10.04.040(G) Household Items and Vehicle Parts, and RMC 10.04.030(C) Accumulation of Garbage
Notice of Civil Violation Issued: November 18, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Jamie Williams.

CASE REPORT: Jamie Williams, Code Enforcement Officer, presented the case. Respondent 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 all trash including the trash in the bed of the Toyota Tundra truck and properly store all household items/vehicle parts. Make repairs to the blue Toyota Tundra and demonstrate as operable under its own power or properly store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, 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 \$2,000 for the issuance of the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met remove all trash including the trash in the bed of the Toyota Tundra truck and properly store all household items/vehicle parts. Make repairs to the blue Toyota Tundra and demonstrate as operable under its own power or properly store in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, the city may proceed with abatement. Vice Chair Coddington seconded the motion. Motion carried 5-0.

13. 20251372 Manawadu Family LLC
Location of Violations: 1205-1207 Adair Drive, Richland, WA 99352
Mailing Address: 2632 Thoroughbred Way, Richland, WA 99352
Description of Violations: RMC 10.04.040(P) Grass and Weeds
Notice of Civil Violation Issued: November 18, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Heidi Glasen.

CASE REPORT: Heidi Glasen, Code Enforcement Officer, presented the case. Respondent 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 mow grass and weeds so as not to exceed 6 inches in height in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, 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 \$2,000 for the issuance of the repeat Notice of Civil Violation as compliance has not been met. For compliance to be met mow grass and weeds so as not to exceed 6 inches in height in accordance with the Richland Municipal Code. If correction of the violation has not occurred by January 11, 2026, the city may proceed with abatement. Member Johnson seconded the motion. Motion carried 5-0.

14. 20251280 Roslyn Bybee
Location of Violations: 1600 Block Venus Circle, Richland, WA 99354
Mailing Address: 250 Gage Blvd Apt F2044, Richland, WA 99352
Description of Violations: RMC 11.33.020 Storage of Boats, Trailers, RVs
Notice of Civil Violation Issued: November 18, 2025

ADMINISTRATION OF OATHS: Chair White administered the oath to Code Officer Heidi Glasen.

CASE REPORT: Heidi Glasen, Code Enforcement Officer, presented the case. Respondent not present.

RECOMMENDATION: 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).

CODE BOARD DECISION: Member Johnson 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 5-0.

EXECUTION OF ORDERS:

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

LIAISON COMMENTS:

15. Previous Case Updates

Member Samuel requested a status update for 1312 Hains.

ADJOURNMENT:

Chair White adjourned the meeting at 7:27 p.m.

APPROVED:

ATTEST:

SKYE WHITE, Chairman

Bunnie Avery, Administrative Assistant II

DATE APPROVED:

DATE PUBLISHED: December 10, 2025

DRAFT



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 3/10/2026 Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By: Jamie Williams, Code Enforcement Officer

Subject

Case No. 20260067, Taylor Knipp

Department

Police

Recommended Motion

Summary

Location of Violation:	2100 Pullen St, Richland, WA 99354
Mailing Address:	Same
Description of Violation:	RMC 11.33.020 Trailer Storage
Repeat Notice of Civil Violation Issued:	February 3, 2026

Attachments

I. 2100 Pullen Packet



91 7199 9991 7038 4495 1636

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

NOTICE OF REPEAT CIVIL VIOLATION

February 3, 2026

Taylor Knipp
2100 Pullen St
Richland WA 99354

Case Number: 20260067

An inspection on February 3, 2026 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):
2100 Pullen St, Richland WA 99354

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

Required Corrective Action(s):
Properly store black utility trailer with WA 56998AL on private property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by March 8, 2026 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:

20251156; CEB 12/09/2025; RMC 11.33.020; 2100 Pullen St, 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:

Date: March 10, 2026

Time: 6:00 PM

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

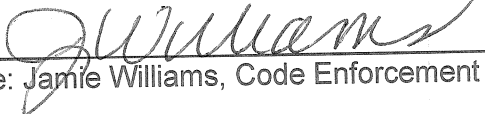
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 February 3, 2026 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Jamie Williams, Code Enforcement Officer

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

NOTICE OF CIVIL VIOLATION

October 20, 2025

91 7199 9991 7038 4495 1186

Taylor Knipp
2100 Pullen St
Richland, WA 99354

Case Number: 20251156

An inspection on October 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):

2100 Pullen St, Richland, WA 99354

Description of Violation(s):

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

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

RMC 10.04.040(F) – Erecting, maintaining, using, placing, depositing, leaving, or permitting to be or remain in or upon any private lot, building, structure, or premises, or in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the city, the total of which material would exceed two cubic yards

Required Corrective Action(s):

Empty the black utility trailer with WA plate 56998AL of all debris and building materials, and store on private property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 7, 2025 no later than 5:00 p.m.

You received notice dated September 15, 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: December 9, 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 October 20, 2025 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement
Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



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

CORRECTION NOTICE

September 15, 2025

Location: 2100 Pullen St, Richland, WA 99354

Report: 20251156

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

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

RMC 10.04.040(F) – Erecting, maintaining, using, placing, depositing, leaving, or permitting to be or remain in or upon any private lot, building, structure, or premises, or in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the city, the total of which material would exceed two cubic yards in volume.

Required Corrective Action(s):

Remove the trash, debris, wood, scrap metal, tarps and items from the black flatbed utility trailer displaying WA plate 56998AL and store the trailer on private property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this Correction Notice must be completed by September 22, 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 15, 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.