



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 moved 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 moved 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 provided an overview of 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: Respondent was not present and no party came forward. Code Enforcement Officer Stephanie Dorko and Mizael Acevedo, City of Richland Building Official reported that the property has been sold to new owners.

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 moved 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 Enforcement Officer Stephanie Dorko.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Stephanie Dorko asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Stephanie Dorko.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Stephanie Dorko asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Stephanie Dorko.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Stephanie Dorko asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Stephanie Dorko.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Stephanie Dorko asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 moved 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 Enforcement 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. Respondents Rebecca Wood and Tiffany Wood provided information and responded to questions from the Code Enforcement Board.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$1,000 for the issuance of the 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 Coddington moved 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 moved 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 Enforcement Officer Stephanie Dorko.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Stephanie Dorko asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Stephanie Dorko.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Stephanie Dorko asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Jamie Williams.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Jamie Williams asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Jamie Williams.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Jamie Williams asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Heidi Glasen.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Heidi Glasen asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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 Enforcement Officer Heidi Glasen.

CASE REPORT: Respondent was not present and no party came forward. Code Enforcement Officer Heidi Glasen asked for a default order pursuant to RMC 10.02.060(F) with the following recommendation.

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 moved 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



 Bonnie Avery, Administrative Assistant II

DATE APPROVED: March 10, 2026

DATE PUBLISHED: March 11, 2026