



Agenda
Code Enforcement Board Meeting
Tuesday, October 13, 2020
Join the Zoom meeting [here](#) or by phone (206)337-9723 or (253)215-8782
Meeting ID No. 633 359 9510

Pursuant to Resolution No. 100-20, this meeting will be conducted remotely via Zoom. The public may attend remotely by calling one the numbers listed above.

Board Members: Chair Levy, Vice Chair White, and Board Members Guyette, Bialy, and Swenson

Liaisons: Staff Liaisons Sergeant Henry and Chief of Police John W. Bruce

Regular Meeting - 7:00 p.m.

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

Compliance Hearings/Administration of Oaths:

1. Case #20200653 Justin and Megan Pratt

Location of Violations: 109 Oakmont Court, Richland, WA 99352

Description of Violations: RMC 10.04.040(G) Vehicle Parts; RMC 10.06.060 Storage of an Inoperable Vehicle

Mailing Address: same

Notice of Civil Violation: September 3, 2020

- Lindsey Blanchard

2. Case #20200250 Catherine C Neff

Location of Violation: 315/317 Douglass Avenue, Richland, WA 99352

Description of Violation: RMC 10.04.040(F) 2+ yards of debris

Mailing Address: 315 Douglass Avenue, Richland WA 99352

Notice of Civil Violation: September 23, 2020

- Jamie Williams

3. Case #20200318 Kelly Teverbaugh-Norman

Location of Violations: 1617 Marshall Avenue, Richland, WA 99354

Description of Violations: RMC 10.04.040(G) Household Items and Vehicle Parts; RMC 10.06.030 Storage of an Inoperable Vehicle

Mailing Address: Same

Notice of Civil Violation: September 23, 2020

- Stephanie Dorko

Execution of Orders:

Continued Cases/Old Business:

New Business/Liaison Comments:

Adjournment

The next Code Enforcement Board Meeting is November 10, 2020

Richland City Hall is ADA accessible with special parking and access available at the entrance facing George Washington Way. Requests for sign interpreters, audio equipment, and/or other special services must be received 48 hours prior to the Code Enforcement Board Meeting by calling the City Clerk's Office at 942-7388.

Richland City Hall is ADA accessible. 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 942-7389.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/13/2020

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20200653 Justin and Megan Pratt

Location of Violations: 109 Oakmont Court, Richland, WA 99352

Description of Violations: RMC 10.04.040(G) Vehicle Parts; RMC 10.06.060 Storage of an Inoperable Vehicle

Mailing Address: same

Notice of Civil Violation: September 3, 2020

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 109 Oakmont Ct Packet



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

CORRECTION NOTICE

June 25, 2020

Location: 109 Oakmont Court, Richland WA 99352

Report: 20200653

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 10.06.030 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.

RMC 10.04.040 (G) 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 11.33.020 No boat, camper (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers may be stored on public property or in a residential district. Public property includes but is not limited to public parks, parking lots, streets, roads, highways or sidewalks. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicle or personal property is set back ten (10) feet from any alley or roadway

Required Corrective Action(s):

- Store the white cargo trailer with Missouri plate 31E7RC in accordance with the Richland Municipal Code
- Make the necessary repairs to the red jeep Wrangler currently in the driveway and demonstrate it to be operable under its own power or store it in accordance with the RMC.
- Store vehicle parts indoors or out of view of the public
- ** Future violations will be automatically assessed monetary penalties without a court notice being issued **

The corrective action(s) identified in this Correction Notice must be completed by July 9, 2020 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 June 25, 2020 by the Code Enforcement Officer signing below.

Signature: _____
Printed Name: Lindsey Linhoff, Code Enforcement
Phone: (509) 942-7740

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.



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

NOTICE OF CIVIL VIOLATION

September 3, 2020

Justin & Megan Pratt
109 Oakmont Court
Richland, WA 99352

Case Number: 20200653

An inspection on August 31, 2020 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):

109 Oakmont Ct, Richland WA 99352

Description of Violation(s):

RMC 10.04.040 (G) 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 10.06.030 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.

Required Corrective Action(s):

Demonstrate the red Jeep Wrangler currently in the driveway to be operable under its own power or store it in accordance with the Richland Municipal Code. Also store vehicle parts indoors or out of view of the public.

The corrective action(s) identified in this notice must be completed by October 11, 2020 no later than 5:00 p.m.

You received notice dated June 25, 2020 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 13, 2020

Time: 7:00 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 3, 2020 by the Code Enforcement Officer signing below.

Signature: _____
Printed Name: Lindsey Linhoff, 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.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/13/2020

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20200250 Catherine C Neff

Location of Violation: 315/317 Douglass Avenue, Richland, WA 99352

Description of Violation: RMC 10.04.040(F) 2+ yards of debris

Mailing Address: 315 Douglass Avenue, Richland WA 99352

Notice of Civil Violation: September 23, 2020

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 315 317 Douglass Packet



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

CORRECTION NOTICE

April 22, 2020

Location: 315/317 Douglass Ave, Richland WA 99352

Report: 20200250

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 10.04.040 (F) Over 2 cubic yards of debris: Public Nuisance Affecting Peace and Safety; erecting, maintaining, using, placing, depositing, leaving or permitting to be or remain in or upon any private lot, building, structure, or premises, in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the City, the total of which materials exceeds 2 cubic yards in volume. This section shall include keeping or storing the equivalent amount of material in a trailer, pickup bed, or other portable container to include vehicles.

RMC 10.04.040(G) vehicle parts, ice chest, refrigerator, furniture, etc: Public Nuisance Affecting Peace and Safety; permitting to remain outside any dwelling, building or structure, any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side, or rear yard of the property maintained by a "responsible person" and which items can be seen from a public sidewalk, street, or road unless obscured behind a sight-obscuring fence in a manner where it is not visible from public or private property at ground level.

Required Corrective Action(s):

Please remove the over 2 cubic yards of debris throughout the property including the cardboard boxes, trash, unstacked wood in accordance with the Richland Municipal Code.

Please properly store all household items including the wooden furniture, office chair in accordance with the Richland Municipal Code.

The corrective action(s) identified in this Correction Notice must be completed by May 9, 2020 no later than 5:00 p.m.

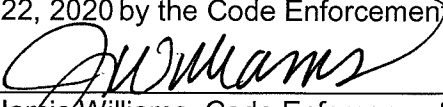
Failure to remedy the violation(s) identified in this Correction Notice will result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board. At the hearing, the Code Enforcement Board will hear the evidence presented and determine whether one 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 April 22, 2020 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Jamie Williams, Code Enforcement
Phone: (509) 942-7577

Attachment – Process Letter

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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.



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

CORRECTION NOTICE

July 19, 2020

Location: 315/317 Douglass Ave, Richland WA 99352

Report: 20200250

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 10.04.040 (F) Over 2 cubic yards of debris: Public Nuisance Affecting Peace and Safety; erecting, maintaining, using, placing, depositing, leaving or permitting to be or remain in or upon any private lot, building, structure, or premises, in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the City, the total of which materials exceeds 2 cubic yards in volume. This section shall include keeping or storing the equivalent amount of material in a trailer, pickup bed, or other portable container to include vehicles.

RMC 10.04.040(G) 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 10.04.040 (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.

Required Corrective Action(s):

Please remove the over 2 cubic yards of debris throughout the property including the cardboard boxes, trash, unstacked wood, fence parts, in accordance with the Richland Municipal Code.

Please properly store ALL household items and Vehicle parts in accordance with the Richland Municipal Code.

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

The corrective action(s) identified in this Correction Notice must be completed by August 8, 2020 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 July 19, 2020 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Jamie Williams, Code Enforcement
Phone: (509) 942-7577

Attachment – Process Letter

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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.
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 - 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.



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

NOTICE OF CIVIL VIOLATION

September 22, 2020

Catherine Nef
315/317 Douglass Ave
Richland WA 99352

Case Number: 20200250

An inspection on September 17, 2020 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):

315/317 Douglass Ave, Richland WA 99352

Description of Violation(s):

RMC 10.04.040 (F) Over 2 cubic yards of debris: Public Nuisance Affecting Peace and Safety; erecting, maintaining, using, placing, depositing, leaving or permitting to be or remain in or upon any private lot, building, structure, or premises, in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the City, the total of which materials exceeds 2 cubic yards in volume. This section shall include keeping or storing the equivalent amount of material in a trailer, pickup bed, or other portable container to include vehicles.

Required Corrective Action(s):

Remove the over 2+ cubic yards of debris including the boxes, wood, trash, throughout the property including the yards, driveways and porches in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 10, 2020 no later than 5:00 p.m.

You received notice dated July 19, 2020 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 **VIA ZOOM - SEE ATTACHMENT** WA on the following date and time:

Date: October 13, 2020

Time: 7:00 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 22, 2020 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.

Join Zoom Meeting

Phone one-tap: US: [+12063379723,6333599510#](tel:+120633797236333599510) or [+12532158782,6333599510#](tel:+125321587826333599510)

Meeting URL: <https://cityofrichlandwa.zoom.us/j/6333599510>

Meeting ID: 633 359 9510

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US: +1 206 337 9723 or +1 253 215 8782 or +1 213 338 8477 or +1 267 831 0333
or +1 301 715 8592

Meeting ID: 633 359 9510



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

CORRECTION NOTICE

July 19, 2020

Location: 315/317 Douglass Ave, Richland WA 99352

Report: 20200250

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 10.04.040 (F) Over 2 cubic yards of debris: Public Nuisance Affecting Peace and Safety; erecting, maintaining, using, placing, depositing, leaving or permitting to be or remain in or upon any private lot, building, structure, or premises, in or upon any street, alley, sidewalk, park, parkway, or other public or private place in the City, the total of which materials exceeds 2 cubic yards in volume. This section shall include keeping or storing the equivalent amount of material in a trailer, pickup bed, or other portable container to include vehicles.

RMC 10.04.040(G) 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 10.04.040 (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.

Required Corrective Action(s):

Please remove the over 2 cubic yards of debris throughout the property including the cardboard boxes, trash, unstacked wood, fence parts, in accordance with the Richland Municipal Code.

Please properly store ALL household items and Vehicle parts in accordance with the Richland Municipal Code.

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

The corrective action(s) identified in this Correction Notice must be completed by August 8, 2020 no later than 5:00 p.m.

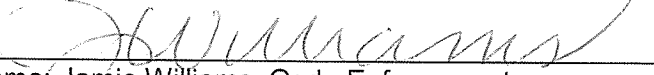
Failure to remedy the violation(s) identified in this Correction Notice will result in the City issuing

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 July 19, 2020 by the Code Enforcement Officer signing below.

Signature: 
Printed Name: Jamie Williams, Code Enforcement
Phone: (509) 942-7577

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.



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/13/2020

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20200318 Kelly Teverbaugh-Norman

Location of Violations: 1617 Marshall Avenue, Richland, WA 99354

Description of Violations: RMC 10.04.040(G) Household Items and Vehicle Parts; RMC 10.06.030 Storage of an Inoperable Vehicle

Mailing Address: Same

Notice of Civil Violation: September 23, 2020

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1617 Marshall Packet



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

CORRECTION NOTICE

April 23, 2020

Location: 1617 Marshall Ave, Richland, WA 99354

Report: 20200318

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 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.

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 10.04.040(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):

Make the necessary repairs to and demonstrate the silver Subaru Legacy with WA plate BIP0712 located on the northwest corner of the property along Wilson St is operable under its own power or store in accordance with the Richland Municipal Code. Make the necessary repairs to demonstrate the wooden utility trailer located at the northwest corner of the property along Wilson St is operable or store in accordance with the Richland Municipal Code. Remove the over 2 cubic yards of debris from the trailer and dispose of in accordance with the Richland Municipal Code.

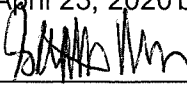
The corrective action(s) identified in this Correction Notice must be completed by May 7, 2020 no later than 5:00 p.m.

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 April 23, 2020 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Process Letter

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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.



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

CORRECTION NOTICE

July 15, 2020

Location: 1617 Marshall Ave, Richland, WA 99354

Report: 20200318

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 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.

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 10.04.040(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):

*** SECOND NOTICE ***

Make the necessary repairs to and demonstrate the silver Subaru Legacy with WA plate BIP0712 is operable under its own power or store in accordance with the Richland Municipal Code. Make the necessary repairs to and demonstrate the wood utility trailer located at the northwest corner of the property is operable under its own power or store in accordance with the Richland Municipal Code. Remove the over 2 cubic yard of trash from the trailer and dispose of in accordance with the Richland Municipal Code.

The corrective action(s) identified in this Correction Notice must be completed by August 2, 2020

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 July 15, 2020 by the Code Enforcement Officer signing below.

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

Attachment – Process Letter

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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.



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

CORRECTION NOTICE

August 27, 2020

Location: 1617 Marshall Ave, Richland, WA 99354

Report: 20200318

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 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.

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 10.04.040(R) – Objects that interfere with, obstruct, tend to obstruct, or render dangerous for passage of either persons or vehicles to any public park, street, sidewalk, alley, highway or other public area. Objects subject to this section include but are not limited to basketball hoop standards, street hockey goals and nonoperational or abandoned vehicles, or parts thereof, or other articles of personal property, which are discarded or left in a state of partial repair.

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.

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. 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):

*** FINAL NOTICE ***

- Remove the over 2 cubic yards of trash including cardboard boxes and dispose of in

accordance with the Richland Municipal Code.

- Remove all household items and vehicle parts from the front yards including spare vehicle tires, appliances and sinks and store or dispose of in accordance with the Richland Municipal Code.
- Remove all items from the sidewalk in front of the walkway along Marshall Ave so the sidewalk is 100% clear from obstruction in accordance with the Richland Municipal Code.
- Make the necessary repairs to and demonstrate the wooden utility trailer located along Wilson St as operable or store in accordance with the Richland Municipal Code.
- Make the necessary repairs to and demonstrate the silver Subaru Legacy with WA plate BIP0712 is operable under its own power or store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this Correction Notice must be completed by September 17, 2020 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 August 27, 2020 by the Code Enforcement Officer signing below.

Signature: _____
Printed Name: 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.



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

NOTICE OF CIVIL VIOLATION

September 23, 2020

Kelly Teverbaugh-Norman
1617 Marshall Ave
Richland, WA 99354

Case Number: 20200318

An inspection on September 21, 2020 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):

1617 Marshall Ave, Richland, WA 99354

Description of 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 10.06.030 – 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.

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):

- Remove all household items and vehicle parts from the front yards including spare tires, appliances and sinks and store or dispose of in accordance with the Richland Municipal Code.

- Demonstrate the silver Subaru Legacy with WA plate BIP0712 is operable under its own power or store in accordance with the Richland Municipal Code.
- Make the necessary repairs to and demonstrate the wooden utility trailer with unknown plates or VIN is operable or store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 11, 2020 no later than 5:00 p.m.

You received notice dated August 27, 2020 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 *by Zoom Meeting. See attached for login information* on the following date and time:

Date: October 13, 2020

Time: 7:00 PM

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

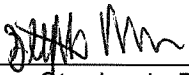
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 23, 2020 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.

Join Zoom Meeting

Phone one-tap: US: [+12063379723,6333599510#](tel:+120633797236333599510) or [+12532158782,6333599510#](tel:+125321587826333599510)

Meeting URL: <https://cityofrichlandwa.zoom.us/j/6333599510>

Meeting ID: 633 359 9510

Join by Telephone

For higher quality, dial a number based on your current location.

Dial:

US: +1 206 337 9723 or +1 253 215 8782 or +1 213 338 8477 or +1 267 831 0333
or +1 301 715 8592

Meeting ID: 633 359 9510



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

CORRECTION NOTICE

August 27, 2020

Location: 1617 Marshall Ave, Richland, WA 99354

Report: 20200318

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 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.

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.

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Required Corrective Action(s):

*** FINAL NOTICE ***

- Remove the over 2 cubic yards of trash including cardboard boxes and dispose of in

accordance with the Richland Municipal Code.

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- Make the necessary repairs to and demonstrate the wooden utility trailer located along Wilson St as operable or store in accordance with the Richland Municipal Code.
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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 August 27, 2020 by the Code Enforcement Officer signing below.

Signature: _____

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Process Letter

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

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 - 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.
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