



Agenda
Code Enforcement Board Meeting
Tuesday, January 12, 2021
Join the Zoom meeting [here](#) or by phone (206)337-9723 or (253)215-8782
Meeting ID No. 951 4893 0292

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

Liaisons: Council Liaison Boring
Staff Liaisons Sergeant Swanson and Chief Bruce

Pre-Meeting – 6:00 p.m. (via Zoom)

Regular Meeting - 7:00 p.m. (via Zoom)

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

Compliance Hearings/Administration of Oaths:

- None

Execution of Orders:

Continued Cases/Old Business:

I. Case #20200504 Cecilia M Bean Trustee

Location of Violation: 304 Craighill Ave, Richland WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds; RMC 10.06.030 Storage of an Inoperable Vehicle; RMC 10.04.040(G) Vehicle Parts

Mailing Address: 2506 W Tanya Rd, Phoenix AZ, 85086

Notice of Civil Violation: December 17, 2020

-Stephanie Dorko

New Business/Liaison Comments:

Adjournment

The next Code Enforcement Board Meeting is February 9, 2021



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 1/12/2021

Agenda Category: Continued Cases/Old Business

Prepared By:

Subject:

Case #20200504 Cecilia M Bean Trustee

Location of Violation: 304 Craighill Ave, Richland WA 99352

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Mailing Address: 2506 W Tanya Rd, Phoenix AZ, 85086

Notice of Civil Violation: December 17, 2020

-Stephanie Dorko

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. January Packet 304 Craighill



**CITY OF RICHLAND
CODE ENFORCEMENT**
Richland Police Department
871 George Washington Way, Richland WA 99352
Telephone (509) 942-7739

PO BOX 190 • RICHLAND, WA 99352 • CI.RICHLAND.WA.US

December 17, 2020

Cecilia M Bean Trustee
2506 W Tanya Rd
Phoenix, AZ 85086

RE: Notice of Civil Violation

Ms. Bean,

On 12/8/20, the Code Enforcement Board postponed ruling on a case against your property at 304 Craighill Ave. The hearing is being re-scheduled for 1/12/21 and will be held via Zoom call.

Please see the attached Notice of Civil Violation reflecting the new hearing date with instructions on the Zoom meeting. If you have questions as to how to join the meeting, please reach out to Officer Linhoff at 509-713-9027.

Lindsey Linhoff
Code Enforcement Officer
City of Richland Police Department
Phone: (509) 942-7740
Email: lblanchard@ci.richland.wa.us



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

NOTICE OF CIVIL VIOLATION

December 17, 2020

Cecilia M Bean Trustee
2506 W Tanya Rd
Phoenix, AZ 85086

Case Number: 20200504

An inspection on November 9, 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):

304 Craighill Ave, Richland WA 99352

Description of Violation(s):

RMC 10.04.040 (P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height

RMC 10.06.030 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.

Required Corrective Action(s):

Cut and maintain the grass and weeds in the back yard in accordance with the Richland Municipal Code.

Demonstrate the black SUV in the back yard 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, specifically the truck cab and tires in the back yard, in accordance with the RMC.

The corrective action(s) identified in this notice must be completed by January 10, 2021 no later than 5:00 p.m.

You received notice dated October 26, 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: January 12, 2021

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 December 17, 2020 by the Code Enforcement Officer signing below.

Signature: _____

Printed Name: Lindsey Linhoff, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



Correction Notice

Date: 10/26/2020

Location: 304 Craighill Ave, Richland WA 99352

Report #: 20200504

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

Description of the Violation(s):

RMC 10.06.030 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 (P) Public Nuisance Affecting Peace and Safety: all grasses, weeds, or other vegetation growing, or which has grown and died, shall not exceed 6 inches in height.

RMC 10.04.030 (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.

Required Corrective Action(s):

Cut and maintain the grass and weeds in the back yard in accordance with the Richland Municipal Code

Demonstrate the black SUV in the back yard to be operable under its own power or store it in accordance with the RMC

Store vehicle parts out of view of the public (truck cab in the back yard)

If compliance is not met by the date listed below this case will be referred to the Code Enforcement Board.

The corrective actions(s) identified in this Correction Notice must be completed by 11/9/2020 no later than 8:00 am.

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

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

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

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

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

Issued on 10/26/2020 by Officer Lindsey Linhoff
Phone Number: 509-942-7740

Hi there,

Bunnie Avery is inviting you to a scheduled Zoom meeting.

Join Zoom Meeting

Phone one-tap: US: [+12063379723,,94966542362#](tel:+1206337972394966542362) or [+12532158782,,94966542362#](tel:+1253215878294966542362)

Meeting URL: <https://cityofrichlandwa.zoom.us/j/94966542362>

Meeting ID: 949 6654 2362

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

Meeting ID: 949 6654 2362

International numbers