

Note: City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be held remotely via Zoom. Members of the public may attend this meeting remotely by selecting the Zoom link or by calling the phone numbers provided.



Agenda
Code Enforcement Board Meeting
Tuesday, July 13, 2021
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 949 6654 2362

Board Members: Chair Levy, Vice Chair White, and Board Members Bialy, Edmondson, and Faylor

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

Regular Meeting - 7:00 p.m. (City Hall Council Chambers)

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

Compliance Hearings/Administration of Oaths:

1. Case #20210655 Philip and Sharon Philip

Location of Violation: 807 Downing St, Richland WA 99352
Description of Violation: RMC 10.04.040(P) Grass and Weeds
Mailing Address: 120003 W289 PR NW, Prosser WA 99350
Notice of Repeat Civil Violation: June 23, 2021
-Jamie Williams

2. Case #20200280 Randall and Jennifer Rose

Location of Violation: 156 Erica Dr, Richland WA 99352
Description of Violation: RMC 21.01.010(D) Work Exempt from a Permit
Mailing Address: Same
Notice of Civil Violation: June 14, 2021
-Lindsey Linhoff

3. Case #20210355 Amy L Loza

Location of Violation: 1905 Hood Ave, Richland WA 99354
Description of Violation: RMC 10.04.040(F) 2+ Yards Debris; RMC 21.01.010(A) Adoption of Building Codes
Mailing Address: Same
Notice of Civil Violation: June 11, 2021
-Lindsey Linhoff

4. Case #202103939 Scott Ridgeway

Location of Violation: 169 Bear Dr, Richland WA 99352
Description of Violation: RMC 21.01.020 Permit Required; RMC 23.18.040 Building Setbacks
Mailing Address: Same

Notice of Civil Violation: June 28, 2021

-Stephanie Dorko

5. Case #20210665 Darryl & Anne Nelson

Location of Violation: 1277 Tomich Ave, Richland WA 99352

Description of Violation: RMC 10.04.040(L) Allowing Rodents

Mailing Address: Same

Notice of Repeat Civil Violation: June 16, 2021

-Stephanie Dorko

Execution of Orders:

Continued Cases/Old Business:

I. Case #20200728 Michael Davidson

Location of Violation: 2525 N Columbia Center Blvd, Richland WA 99352

Description of Violation: RMC 21.01.010(A) Permits Required

Mailing Address: 1310 N 5th Ave, Pasco WA 99301

Notice of Civil Violation: May 20, 2021

-Stephanie Dorko

New Business/Liaison Comments:

Adjournment

The next Code Enforcement Board Meeting is August 10, 2021

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: 7/13/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210655 Philip and Sharon Philip

Location of Violation: 807 Downing St, Richland WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds

Mailing Address: 120003 W289 PR NW, Prosser WA 99350

Notice of Repeat Civil Violation: June 23, 2021

-Jamie Williams

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 807 Downing Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

June 23, 2021

Philip and Sharon Philip
120003 W 289 PR NW
Prosser, WA 99350

Case Number: 20210655

An inspection on June 22, 2021 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):

807 Downing St, Richland WA 99352

Description of Violation(s):

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

Required Corrective Action(s):

Mow the grass and weeds throughout the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by July 11, 2021 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case #20200436 05/11/2020 RMC 10.04.040 (P) 807 Downing St
Case #20191581 09/26/2019 RMC 10.04.040 (P) 807 Downing St

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:

**VIA ZOOM Instructions included*
July 13th 2021 7pm →*

VIA ZOOM * INSTRUCTIONS INCLUDED

Date: July 13, 2021

Time: 7:00 PM

Please make the necessary arrangements if you need a language interpreter

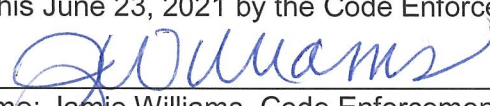
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this June 23, 2021 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.

****Please call me at #509-713-9071 if you plan to attend or not via ZOOM and if you have problems logging in to the 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



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

CORRECTION NOTICE

October 1, 2020

Location: 807 Downing St, Richland WA 99352

Report: 20200436

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 (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 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 October 22, 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 October 1, 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: 7/13/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20200280 Randall and Jennifer Rose

Location of Violation: 156 Erica Dr, Richland WA 99352

Description of Violation: RMC 21.01.010(D) Work Exempt from a Permit

Mailing Address: Same

Notice of Civil Violation: June 14, 2021

-Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 156 Erica Packet



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

NOTICE OF CIVIL VIOLATION

June 14, 2021

Randall and Jennifer Rose
156 Erica Dr
Richland, WA 99352

Case Number: 20200280

An inspection on June 14, 2021 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):

156 Erica Dr, Richland WA 99352

Description of Violation(s):

RMC 21.01.010 (D) International Residential Code with statewide amendments.

IRC105.1 Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

RMC 21.01.020 (D) Work Exempt from Permit: 1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet, are exempted from the requirements for a building permit. A permit for location placement of such exempt structures shall be issued by the City of Richland prior to construction or erection of these structures. The location placement permit shall be based upon a scalable site plan provided by the applicant and shall show all existing structures on the property together with the distances from all structures to property lines and to other structures, all existing easements and property lines, and all new structure or building proposals. The location placement permit shall be binding upon the applicant for location placement of the structure for all purposes and requirements of Title [23](#) of the Richland Municipal Code. The location placement permit shall not require payment of any permit fees. Fees associated with any other aspect of the structure or building proposal including, but not limited to, easement encroachment permits and right-of-way construction permits, shall be as currently enacted in the Richland Municipal Code.

Required Corrective Action(s):

Obtain a permit for the construction of retaining walls, pergola structures, etc., on the northern property line and make adjustments/removal of any unpermitted construction as needed in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by July 11, 2021 no later than 5:00

p.m.

You received notice dated February 1, 2021 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: July 13, 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 June 14, 2021 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.



Correction Notice

Date: 2/1/2021

Location: 156 Erica Dr, Richland WA 99352

Report #: 20200280

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 21.01.010 (D) International Residential Code with statewide amendments.

IRC105.1 Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

RMC 21.01.020 (D) Work Exempt from Permit: 1. One-story detached accessory structures used as tool and storage sheds, playhouses, and similar uses, provided the floor area does not exceed 200 square feet, are exempted from the requirements for a building permit. A permit for location placement of such exempt structures shall be issued by the City of Richland prior to construction or erection of these structures. The location placement permit shall be based upon a scalable site plan provided by the applicant and shall show all existing structures on the property together with the distances from all structures to property lines and to other structures, all existing easements and property lines, and all new structure or building proposals. The location placement permit shall be binding upon the applicant for location placement of the structure for all purposes and requirements of Title [23](#) of the Richland Municipal Code. The location placement permit shall not require payment of any permit fees. Fees associated with any other aspect of the structure or building proposal including, but not limited to, easement encroachment permits and right-of-way construction permits, shall be as currently enacted in the Richland Municipal Code.

Required Corrective Action(s):

Contact City of Richland Development Services at 509-942-7771 to obtain a permit for the construction of retaining walls, pergola structures, etc., on northern property line and make adjustments/removal as needed in accordance with the Richland Municipal Code and the International Property Maintenance Code.

Contact Development Services by the date listed below to discuss a reasonable time frame for compliance.

The corrective actions(s) identified in this Correction Notice must be completed by 2/15/2021 no later than 8:00 am.

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 2/1/2021 by Officer Lindsey Linhoff
Phone Number: 509-942-7740



Please contact code enforcement if you need assistance with the Zoom meeting at 509-713-9027

Join Zoom Meeting

Phone one-tap: US: [+12063379723](tel:+12063379723), [95148930292#](tel:+12532158782) or [+12532158782](tel:+12532158782), [95148930292#](tel:+12532158782)

Meeting URL: <https://cityofrichlandwa.zoom.us/j/95148930292>

Meeting ID: 951 4893 0292

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: 951 4893 0292

International numbers



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 7/13/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210355 Amy L Loza

Location of Violation: 1905 Hood Ave, Richland WA 99354

Description of Violation: RMC 10.04.040(F) 2+ Yards Debris; RMC 21.01.010(A) Adoption of Building Codes

Mailing Address: Same

Notice of Civil Violation: June 11, 2021

-Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1905 Hood Packet



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

NOTICE OF CIVIL VIOLATION

June 15, 2021

Amy L Loza
1905 Hood Avenue
Richland, WA 99354

Case Number: 20210355

An inspection on June 11, 2021 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):

1905 Hood Ave, Richland WA 99354

Description of Violation(s):

RMC 10.04.040 (F) 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 21.01.010 (A) Adoption of Building Codes - International Building Code including Appendix J with statewide amendments.

IBC 101.4 The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures

IPMC 108.3.1- A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Required Corrective Action(s):

Do not allow residents to occupy recreational vehicles on the property and remove/dispose of the debris in the utility trailer on the western side of the property in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by July 11, 2021 no later than 5:00 p.m.

You received notice dated May 27, 2021 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: July 13, 2021

Time: 7:00 PM

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

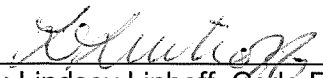
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 June 15, 2021 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.



Correction Notice

Date: 5/6/2021

Location: 1905 Hood Ave, Richland WA 99354

Report #: 20210355

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

Description of the Violation(s):

RMC 10.04.040 (F) 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 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

RMC 21.01.010 (A) Adoption of Building Codes - International Building Code including Appendix J with statewide amendments.

IBC 101.4 The provisions of the International Property Maintenance Code shall apply to existing structures and premises; equipment and facilities; light, ventilation, space heating, sanitation, life and fire safety hazards; responsibilities of owners, operators and occupants; and occupancy of existing premises and structures

IPMC 108.3.1- A structure is unfit for human occupancy whenever the code official finds that such structure is unsafe, unlawful or, because of the degree to which the structure is in disrepair or lacks maintenance, is insanitary, vermin or rat infested, contains filth and contamination, or lacks ventilation, illumination, sanitary or heating facilities or other essential equipment required by this code, or because the location of the structure constitutes a hazard to the occupants of the structure or to the public.

Required Corrective Action(s):

Do not allow residents to occupy recreational vehicles on the property in accordance with the Richland Municipal Code.

Store all trailers on the property, at least 10 feet back from the driving portion of the roadway

Remove/Dispose of the debris in the utility trailer on the western side of the property.

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

The corrective actions(s) identified in this Correction Notice must be completed by 5/20/2021 no later than 8:00 am.

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

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

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

Issued on 5/6/2021 by Officer Lindsey Linhoff
Phone Number: 509-942-7740



Please contact code enforcement if you need assistance with the Zoom meeting at 509-713-9027

Join Zoom Meeting

Phone one-tap: US: [+12063379723,,95148930292#](tel:+1206337972395148930292) or [+12532158782,,95148930292#](tel:+1253215878295148930292)

Meeting URL: <https://cityofrichlandwa.zoom.us/j/95148930292>

Meeting ID: 951 4893 0292

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: 951 4893 0292

International numbers



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 7/13/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #202103939 Scott Ridgeway

Location of Violation: 169 Bear Dr, Richland WA 99352

Description of Violation: RMC 21.01.020 Permit Required; RMC 23.18.040 Building Setbacks

Mailing Address: Same

Notice of Civil Violation: June 28, 2021

-Stephanie Dorko

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 169 Bear Packet



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

NOTICE OF CIVIL VIOLATION

June 28, 2021

Scott Ridgeway
169 Bear Dr
Richland, WA 99352

Case Number: 20210393

An inspection on June 28, 2021 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):
169 Bear Dr, Richland, WA 99352

Description of Violation(s):

RMC 21.01.020 IRC Section 105.] - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

RMC 23.18.040 - The new, non-permitted, deck appears to be 16.5' from the rear property line. Pursuant to current zoning regulations, second-story decks shall comply with the setback requirements for the primary structure. RMC 23.18.040 requires a minimum rear yard setback of 25 feet. Building permit approval shall be obtained for the non-permitted deck.

Required Corrective Action(s):

Owner or owner's authorized agent shall submit to the Development Services Division application for permit and the required supporting design documents. Application and design documents shall identify the scope of work completed without the benefit of permit, as well as any further proposed scope of work in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by July 11, 2021 no later than 5:00 p.m.

You received notice dated May 27, 2021 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 attachment on the following date and time:

Date: July 13, 2021

Time: 7:00 PM

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

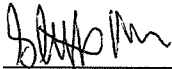
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 June 28, 2021 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



Correction Notice

Date: 5/27/2021

Location: 169 Bear Dr, Richland WA 99352

Report #: 20210393

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 21.01.020/IRC Section 105.1 - Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official and obtain the required permit.

RMC 23.18.040 - The new, non-permitted, deck appears to be 16.5' from the rear property line. Pursuant to current zoning regulations, second-story decks shall comply with the setback requirements for the primary structure. RMC 23.18.040 requires a minimum rear yard setback of 25 feet. Building permit approval shall be obtained for the non-permitted deck.

Required Corrective Action(s):

Owner or owner's authorized agent shall submit to the Development Services Division application for permit and the required supporting design documents. Application and design documents shall identify the scope of work completed without the benefit of permit, as well as any further proposed scope of work in accordance with the Richland Municipal Code.

**** FINAL NOTICE **** If a permit request has not been submitted to the City of Richland and/or compliance has not been met by the below date, the case will be referred to the Code Enforcement Board. ******

The corrective actions(s) identified in this Correction Notice must be completed by 6/28/2021 no later than 8:00 am.

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

If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your

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

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 5/27/2021 by Officer Stephanie Dorko
Phone Number: 509-942-7644



CITY OF RICHLAND
DEVELOPMENT SERVICES
625 Swift Boulevard, MS-35
Richland, WA 99352
Telephone (509) 942-7794
Fax (509) 942-7764

CI.RICHLAND.WA.US • 509-942-7390

March 8, 2021

Scott Ridgeway
Sridgeway1968@gmail.com

RE: FOURTH REVIEW COMMENTS • 20-01861 • 169 BEAR DR.

Dear Mr. Ridgeway:

Each City of Richland department involved in the project has completed their portion of the review and comments, if any, are noted below. If you have any questions on the following comments, please contact direct the individual completing the plan review for the listed section.

Please submit all changes as noted below:

- Digital : permittech@ci.richland.wa.us
- Refer to project plan on all files. Failure to follow standard may delay processing:
BEAR DR_169_2001861_Rev5

Notice:

- Please be sure to address each correction item in writing and by re-draw of affected sheet (with changes "bubbled" in), unless otherwise noted below by a specific City department. Failure to do so will necessitate an additional correction letter.

Development Services - Building Comments

Ty Jennings, CBO, MCP • 509-942-7793 • tjennings@ci.richland.wa.us

We have reviewed the above-referenced plans and have the following comments, which are required to be addressed prior to permit issuance.

NOTE: Please see red-line plans for additional comments and clarifying remarks.

1. **Third Review Comment #1** – By review of the previously submitted plans by DraftCo and the revised set by Tri-City Engineers, it appears that the existing deck either does not conform to the dimensions shown on record drawings (possibly expanded without permit), or is being enlarged as a part of this project, or both. Please provide updated site plan that is reflective of the existing site and proposed construction.

FOURTH REVIEW COMMENTS • 20-01861 • 169 BEAR DR.

Contractor Response – Existing deck is not being enlarged. Updated site plan attached.

CoR Reply – As previously noted the existing deck either does not conform to the dimensions shown on record drawings (possibly expanded without permit), or is being enlarged as a part of this project, or both. As per your response, the deck is not being enlarged; however, by review of satellite imagery, the existing deck does not conform to the design prepared by Tri-City Engineers. The stairs have been shifted from the rear to the left side of the deck, and a new portion of deck has been constructed to the right of the main deck.

2. **Third Review Comment #2** – Please note that if reconstructing any portion of the existing deck, or if a portion of the deck was constructed without permitting, a revised application to include this scope of work is required.

Contractor Response – See response to item #1

CoR Reply – As stipulated, it appears that work has recently been completed without permit. The work completed without a permit shall be added to the scope of this project.

3. **Third Review Comment #3** – Please provide revised truss package, as it appears that the patio roof will now only extend to 12-ft from rear face of home. Per previously submitted truss layout by SCI, patio extended 16.5-ft.

Contractor Response – Trusses to be used are the same design and specifications as previously submitted. Only difference will be reduced quantity to match shortened roof.

CoR Reply – As requested, please work with your truss supplier to have the truss layout revised to correspond with the revised patio roof dimensions.

4. Upon further review of the updated site plan, the dimensions of the site plan and the engineered plan are not consistent. Per the site plan, the projection of the patio roof is to be limited to 10-ft 7-in, whereas the engineered plan has a projection of 12-ft. Please have the engineer of record review both the drawings and the site plan, and provide a written response that clarifies the difference in dimensions.

Current Planning Comments

Briana Ghbein • 509-942-7771 • bghbein@ci.richland.wa.us

Mike Stevens • 509-942-7596 • mstevens@ci.richland.wa.us

We have reviewed the above-referenced plans and have the following comments, which are required to be addressed prior to permit issuance.

1. The current site plan shows a 22.5' setback from the edge of the proposed new roof to the rear property line. The Planning Department is able to approve your administrative variance request for the proposed new roof pursuant to Richland Municipal Code Chapter 23.70.080.
2. The current site plan also shows a 16.5' setback from the existing second-story deck to the rear property line. The existing deck either does not conform to the dimensions shown on record drawings (possibly enlarged without permit), or is being enlarged as a part of this project, or both. If any reconstruction was done or is being proposed for the existing deck, that scope of work is required to be included with the project.

FOURTH REVIEW COMMENTS • 20-01861 • 169 BEAR DR.

3. Any reconstruction or enlargement of the existing second-story deck shall be reviewed for compliance with the current zoning regulations. Pursuant to the current zoning regulations, second-story decks shall comply with the setback requirements for the primary residence. Pursuant to Richland Municipal Code (RMC) 23.18.040, the minimum rear yard setback is 25 feet for the R-1-10 zoning district.
4. You may submit a written request for an administrative variance for the second-story deck setback pursuant to Richland Municipal Code Chapter 23.70.080. If you choose to move forward with requesting an administrative variance, please note that the second-story deck setback can be no less than 22.5 feet from the rear property line. Please provide justification as to why a reduced rear yard setback is necessary, and also provide a revised site plan showing the rear yard setback at no less than 22.5 feet.

:nw

cc: p:\finalver\20-01861d4

Please call me at 509-713-9047 if you have problems logging in to the 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



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 7/13/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210665 Darryl & Anne Nelson

Location of Violation: 1277 Tomich Ave, Richland WA 99352

Description of Violation: RMC 10.04.040(L) Allowing Rodents

Mailing Address: Same

Notice of Repeat Civil Violation: June 16, 2021

-Stephanie Dorko

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1277 Tomich Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

June 24, 2021

Darryl & Anne Nelson
1277 Tomich Ave
Richland, WA 99352

Case Number: 20210665

An inspection on June 16, 2021 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):
1277 Tomich Ave, Richland, WA 99352

Description of Violation(s):
RMC 10.04.040(L) – The keeping or permitting the existence of any bees or other insects, reptiles, rodents, fowl, or any other animals, domestic or wild, in any manner contrary to law, or which affect the safety of the public.

Required Corrective Action(s):
Do not allow mice or other pests to accumulate on your property in accordance with the Richland Municipal Code and discontinue placing food, water and other accommodations for them.

The corrective action(s) identified in this notice must be completed by July 11, 2021 no later than 5:00 p.m.

This violation is a repeat violation. A repeat violation is a violation of the same regulation (in any location by the same person) within the past two (2) years for which voluntary compliance previously has been sought. City records indicate that you are responsible for the same violations occurring in the City of Richland as follows:

Case# 20201423 opened 11-12-2020 at 1277 Tomich Ave for RMC 10.04.040(L)

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 attachment*
WA on the following date and time:

Date: July 13, 2021

Time: 7:00 PM

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

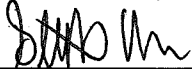
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. Repeat violations result in a doubled daily monetary amount. A penalty up to \$500 per violation per day may be imposed.

Code Enforcement Board Hearing: If you take no action prior to the hearing, or if you believe you are not in violation of the RMC and wish to contest this notice, an impartial hearing before the five-member Code Enforcement Board will be held. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence, if any. At the conclusion of the hearing, the Board will decide if the evidence supports finding you in violation of the Richland Municipal Code. The City bears the burden of proof, which is a preponderance of the evidence.

If the Board determines that one or more violations has occurred, you will be assessed monetary penalties pursuant to RMC 10.02.050(E) and ordered to abate the violation(s). Penalties range from a minimum of \$50 to a maximum of \$500 per day per violation, up to a maximum penalty of \$5,000 for all violations. You may also be ordered to pay the costs of abatement if the City is forced to correct the violation(s). The third violation of the same regulation at the same location within two (2) years is a criminal offense. See Chapter 10.02 RMC for more details.

FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement Board's order and recover all related expenses, plus the monetary penalties assessed and the administrative cost of the hearing. A copy of the Board's order and an invoice for payment will be sent to you pursuant to RMC 10.02.060(E).

Issued on this June 24, 2021 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



Correction Notice

Date: 11/12/2020

Location: 1277 Tomich Ave, Richland WA 99352

Report #: 20201423

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

Description of the Violation(s):

RMC 10.04.040 (L) The keeping permitting the existence of any bees or other insects, reptiles, rodents, fowl, or any other animals, domestic or wild, in any manner contrary to law, or which affect the safety of the public.

Required Corrective Action(s):

Please do not allow mice or other pests to accumulate on your property in accordance with the Richland Municipal Code and discontinue the practice of placing food out for them.

The corrective actions(s) identified in this Correction Notice must be completed by 11/26/2020 no later than 8:00 am.

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

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

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

Issued on 11/12/2020 by Officer Lindsey Linhoff
Phone Number: 509-942-7740

Please call me at 509-713-9047 if you have problems logging in to the 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



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 7/13/2021

Agenda Category: Continued Cases/Old Business

Prepared By:

Subject:

Case #20200728 Michael Davidson

Location of Violation: 2525 N Columbia Center Blvd, Richland WA 99352

Description of Violation: RMC 21.01.010(A) Permits Required

Mailing Address: 1310 N 5th Ave, Pasco WA 99301

Notice of Civil Violation: May 20, 2021

-Stephanie Dorko

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 2525 N CCB Packet



**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

June 28, 2021

Mr. Michael Davidson,

At the Code Enforcement Board meeting on June 8, 2021, the board granted a continuance until the next scheduled meeting for case number 20200728 located at 2525 N Columbia Center Blvd, Richland, WA 99352. I have attached the previous Notice of Civil Violation for your review.

The next Code Board meeting is **Tuesday July 13, 2021 at 7:00PM EST** and will be held via Zoom meeting. I have attached the login information with this paperwork.

Please contact the code officer listed below with any questions.

Thank you,

Stephanie Dorko
Code Enforcement Officer
Richland Police Department
Phone: (509) 942-7644
Email: sdorko@ci.richland.wa.us

Please call me at 509-713-9047 if you have problems logging in to the 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



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

NOTICE OF CIVIL VIOLATION

May 20, 2021

Michael Davidson
1310 N 5th Ave
Pasco, WA 99301

Case Number: 20200728

An inspection on May 20, 2021 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):

2525 N Columbia Center Blvd, Richland, WA 99352

Description of Violation(s):

RMC 21.01.010(A) – 2015 IBC Section 105.1 [Permits] Required – Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official to obtain the required permit.

Required Corrective Action(s):

Remove all unpermitted construction on and around the property or contact City of Richland Development Services at (509) 942-7794 and obtain all necessary building and zoning permits in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by June 6, 2021 no later than 5:00 p.m.

You received notice dated December 29, 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 attachment* on the following date and time:

Date: June 8, 2021

Time: 7:00 PM

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

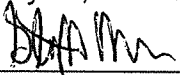
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 May 20, 2021 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



Correction Notice

Date: 12/29/2020

Location: 2525 N Columbia Center Blvd, Richland WA 99352

Report #: 20200728

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 21.01.010(A) – 2015 IBC Section 105.1 [Permits] Required – Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official to obtain the required permit.

Required Corrective Action(s):

**** FINAL NOTICE *** Remove all unpermitted construction on and around the property or contact City of Richland Development Services at (509) 942-7794 and obtain all necessary building and zoning permits for the enclosed seating areas in accordance with the Richland Municipal Code.**

If compliance is not met by the below date, the case will be referred to the Code Enforcement Board for non-compliance.

The corrective actions(s) identified in this Correction Notice must be completed by 1/25/2021 no later than 8:00 am.

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

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

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have

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

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 12/29/2020 by Officer Stephanie Dorko
Phone Number: 509-942-7644



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

NOTICE OF CIVIL VIOLATION

May 20, 2021

Michael Davidson
1310 N 5th Ave
Pasco, WA 99301

Case Number: 20200728

An inspection on May 20, 2021 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):

2525 N Columbia Center Blvd, Richland, WA 99352

Description of Violation(s):

RMC 21.01.010(A) – 2015 IBC Section 105.1 [Permits] Required – Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official to obtain the required permit.

Required Corrective Action(s):

Remove all unpermitted construction on and around the property or contact City of Richland Development Services at (509) 942-7794 and obtain all necessary building and zoning permits in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by June 6, 2021 no later than 5:00 p.m.

You received notice dated December 29, 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 attachment* on the following date and time:

Date: June 8, 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 May 20, 2021 by the Code Enforcement Officer signing below.

Signature: 

Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Voluntary Correction Notice

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



Correction Notice

Date: 12/29/2020

Location: 2525 N Columbia Center Blvd, Richland WA 99352

Report #: 20200728

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 21.01.010(A) – 2015 IBC Section 105.1 [Permits] Required – Any owner or owner's authorized agent who intends to construct, enlarge, alter, repair, move, demolish or change the occupancy of a building or structure, or to erect, install, enlarge, alter, repair, remove, convert or replace any electrical, gas, mechanical or plumbing system, the installation of which is regulated by this code, or to cause any such work to be performed, shall first make application to the building official to obtain the required permit.

Required Corrective Action(s):

**** FINAL NOTICE *** Remove all unpermitted construction on and around the property or contact City of Richland Development Services at (509) 942-7794 and obtain all necessary building and zoning permits for the enclosed seating areas in accordance with the Richland Municipal Code.**

If compliance is not met by the below date, the case will be referred to the Code Enforcement Board for non-compliance.

The corrective actions(s) identified in this Correction Notice must be completed by 1/25/2021 no later than 8:00 am.

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

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

The City's objective is to work with you to achieve voluntary compliance. Formal action will be taken only if the violation(s) are not corrected as identified in this Correction Notice. If you have

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

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 12/29/2020 by Officer Stephanie Dorko
Phone Number: 509-942-7644