

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, August 10, 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 # 20210557 Jared Starkey**
Location of Violation: 1920 Everest Ave, Richland WA 99354
Description of Violation: RMC 10.04.040(P) Grass and Weeds
Mailing Address: Same
Notice of Civil Violation: July 14, 2021
2. **Case # 20210558 Keith R Stinebaugh**
Location of Violation: 1921 Everest Ave, Richland WA 99354
Description of Violation: RMC 10.04.040() Grass and Weeds
Mailing Address: Same
Notice of Civil Violation: July 7, 2021
3. **Case # 20210559 Nicholas E Ross**
Location of Violation: 1926 Everest Ave, Richland WA 99354
Description of Violation: RMC 12.16.010 Keeping right-of-ways clean and maintained
Mailing Address: Same
Notice of Civil Violation: July 14, 2021
4. **Case # 20210623 Crystal C Schott**
Location of Violation: 1311 Perkins Ave, Richland WA 99354
Description of Violation: RMC 10.06.030 Storage of an Inoperable Vehicle
Mailing Address: Same
Notice of Civil Violation: July 20, 2021
5. **Case # 20210773 Sayed and Jamine Ali**
Location of Violation: 515 George Washington Way, Richland WA 99352
Description of Violation: RMC 10.04.040(P) Grass and Weeds; RMC 10.04.040(G) Household Items; RMC 10.04.030 Trash; RMC 12.16.010 Maintaining the right-of-way
Mailing Address: 426 Snyder St, Richland WA 99354

Notice of Civil Violation: July 19, 2021

6. Case # 20210434 Circle K Stores Inc

Location of Violation: 590 Gage Blvd, Richland WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds; RMC 12.16.010 Maintaining the right-of-way

Mailing Address: PO BOX 52085, Phoenix AZ 85072

Notice of Civil Violation: July 28, 2021

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) - 2015 IBC Section 105.1 Permits Required

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

Notice of Civil Violation: May 20, 2021

New Business/Liaison Comments:

Adjournment

The next Code Enforcement Board Meeting is September 14, 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: 8/10/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case # 20210557 Jared Starkey

Location of Violation: 1920 Everest Ave, Richland WA 99354

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

Mailing Address: Same

Notice of Civil Violation: July 14, 2021

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1920 Everest Packet



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

NOTICE OF CIVIL VIOLATION

July 14, 2021

Jared Starkey
1920 Everest Ave
Richland, WA 99354

Case Number: 20210557

An inspection on July 12, 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):

1920 Everest Ave, Richland WA 99354

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 12.16.010 It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous or noncompliant with the city nuisance code.

Required Corrective Action(s):

Cut and maintain the grass and weeds throughout the property, including the easement area along George Washington Way, in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 8, 2021 no later than 5:00 p.m.

You received notice dated May 25, 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: *Zoom see attachment*

Date: August 10, 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 July 14, 2021 by the Code Enforcement Officer signing below.

Signature: *L. Linhoff*

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: 5/25/2021

Location: 1920 Everest Ave, Richland WA 99354

Report #: 20210557

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 (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 12.16.010 It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous or noncompliant with the city nuisance code.

Required Corrective Action(s):

Please clear the grass, weeds and dirt from the easement area along the George Washington Way property line so the sidewalk is 100% clear and cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 6/8/2021 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.

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

Issued on 5/25/2021 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: 8/10/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case # 20210558 Keith R Stinebaugh

Location of Violation: 1921 Everest Ave, Richland WA 99354

Description of Violation: RMC 10.04.040() Grass and Weeds

Mailing Address: Same

Notice of Civil Violation: July 7, 2021

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1921 Everest Packet



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

NOTICE OF CIVIL VIOLATION

July 7, 2021

Keith R Stinebaugh
1921 Everest Avenue
Richland, WA 99354

Case Number: 20210558

An inspection on July 6, 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):

1921 Everest Ave, Richland WA 99354

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

Required Corrective Action(s):

Cut and maintain 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 August 8, 2021 no later than 5:00 p.m.

You received notice dated June 9, 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: *zoom- see attachment*

Date: August 10, 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

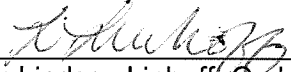
the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether 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 July 7, 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: 6/9/2021

Location: 1921 Everest Ave, Richland WA 99354

Report #: 20210558

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 (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.

Required Corrective Action(s):

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

The corrective actions(s) identified in this Correction Notice must be completed by 6/16/2021 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 6/9/2021 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: 8/10/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case # 20210559 Nicholas E Ross

Location of Violation: 1926 Everest Ave, Richland WA 99354

Description of Violation: RMC 12.16.010 Keeping right-of-ways clean and maintained

Mailing Address: Same

Notice of Civil Violation: July 14, 2021

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1926 Everest Packet



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

NOTICE OF CIVIL VIOLATION

July 14, 2021

Nicholas E Ross
1926 Everest Ave
Richland, WA 99354

Case Number: 20210559

An inspection on July 12, 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):

1926 Everest Ave, Richland WA 99354

Description of Violation(s):

RMC 12.16.010 It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous or noncompliant with the city nuisance code.

Required Corrective Action(s):

Cut and maintain the grass and weeds in the easement area of the property along George Washington Way in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 8, 2021 no later than 5:00 p.m.

You received notice dated May 25, 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: *Zoom- see attachment*

Date: August 10, 2021

Time: 7:00 PM

Please make the necessary arrangements if you need a language interpreter

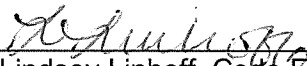
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 July 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: 5/25/2021

Location: 1926 Everest Ave, Richland WA 99354

Report #: 20210559

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 (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 12.16.010 It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous or noncompliant with the city nuisance code.

Required Corrective Action(s):

Please clear the grass, weeds and dirt from the easement area along the George Washington Way property line so the sidewalk is 100% clear and cut and maintain the grass and weeds throughout the property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 6/8/2021 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.

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

Issued on 5/25/2021 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: 8/10/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case # 20210623 Crystal C Schott

Location of Violation: 1311 Perkins Ave, Richland WA 99354

Description of Violation: RMC 10.06.030 Storage of an Inoperable Vehicle

Mailing Address: Same

Notice of Civil Violation: July 20, 2021

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1311 Perkins Packet



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

NOTICE OF CIVIL VIOLATION

July 20, 2021

Crystal C Schott
1311 Perkins Avenue
Richland, WA 99354

Case Number: 20210623

An inspection on July 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):

1311 Perkins Ave, Richland WA 99354

Description of Violation(s):

RMC 10.06.030 It is unlawful to place or keep an inoperable motorized vehicle or junk vehicle upon any public or private property within the City of Richland unless the vehicle is completely enclosed within a building or behind a 100% sight-obscuring fence in a manner where it is not visible from the street or other public or private property INOPERABLE VEHICLE DEFINED AS a vehicle that has been in a stationary position for more than 14 calendar days, is apparently inoperable or requires repair in order to be operable, or is unable to move 20 feet under own power.

Required Corrective Action(s):

Make the necessary repairs to the silver Ford Escape with Washington plate ALT9909 and demonstrate it to be operable under its own power or store it in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 8, 2021 no later than 5:00 p.m.

You received notice dated June 3, 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: *Zoom. See Attachment*

Date: August 10, 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 July 20, 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: 6/3/2021

Location: 1311 Perkins Ave, Richland WA 99354

Report #: 20210623

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 (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.

Required Corrective Action(s):

Please cut and maintain the nuisance grass and weeds throughout the property in accordance with the Richland municipal Code and make the necessary repairs to silver Ford Escape with Washington plate ALT9909 and demonstrate it to be operable under its own power or store it in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 6/17/2021 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 6/3/2021 by Officer Lindsey Linhoff

Phone Number: 509-942-7740

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



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: 8/10/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case # 20210773 Sayed and Jamine Ali

Location of Violation: 515 George Washington Way, Richland WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds; RMC 10.04.040(G) Household Items; RMC 10.04.030 Trash; RMC 12.16.010 Maintaining the right-of-way

Mailing Address: 426 Snyder St, Richland WA 99354

Notice of Civil Violation: **July 19, 2021**

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 515 George Washington Way Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

July 19, 2021

Sayed and Jamine Ali
426 Snyder St
Richland, WA 99354

Case Number: 20210773

An inspection on July 19, 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):

515 George Washington Way, 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.

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

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

RMC 12.16.010 Keeping sidewalks and rights-of-way clean and maintained: It shall be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public-right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous or noncompliant with the city nuisance code.

Required Corrective Action(s):

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

Properly store all household items and vehicle parts, including furniture; mattresses, chairs, and tires and properly store or dispose of in accordance with the Richland Municipal Code.

Remove all animal waste including the area near the Jadwin Ave and Barth Ave sides of the property and dispose of in accordance with the Richland Municipal Code.

Remove grass, weeds and debris from the sidewalks along Jadwin Ave and George Washington Way sides of the property so they are free from obstruction in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 8, 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 #20200438, 05/11/2020 RMC 10.04.040 (P), RMC 10.04.040 (G), RMC 10.04.040 (C), RMC 12.16.010

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)**

Date: August 10, 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 July 19, 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

May 13, 2020

Location: 515 George Washington Way, Richland, WA 99352

Report: 20200438

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 10.04.030(B) – Any man-caused pool of standing or stagnant water, except storm drainage systems and properly maintained ornamental or landscape pools or ponds, which serves as a breeding area for insects.

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

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

RMC 10.04.040(G) – The permitting to remain outside any dwelling, building, or other structure any vehicle parts, ice chest, refrigerator, furniture, household appliances or other similar items, in any front, side or rear yard of the property which may be maintained by a “responsible person” as defined in RMC 10.04.010 and which items can be seen from a public sidewalk, street or road unless enclosed behind a 100 percent sight-obscuring fence and in a manner where it is not visible from public property or from private property when observer is standing at ground level.

RMC 10.04.040(H) – Any pit, hole, basin, or excavation which is unguarded or has been abandoned, or is no longer used for the purpose constructed, or is maintained contrary to statutes, ordinances, or regulations.

RMC 10.04.040(P) – All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height.

RMC 10.06.030 – It is unlawful for any person, or corporation, to place or keep an inoperable motorized vehicle or junk vehicle, or portion thereof, upon any private or public property within the city of Richland or as owner, occupant, or party in control of any real property within the city to permit or allow any such automobile or portion thereof to be placed or kept upon such property unless the vehicle or part thereof is completely enclosed within a building or behind a 100 percent sight-obscuring fence, in a manner where it is not visible from the street or other public or private property. Visibility of the vehicle shall mean as viewed from street level as determined by the street in front of the subject property.

RMC 12.16.010 – It shall also be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous, or noncompliant with city nuisance code.

RMC 21.01.020(E)(1)(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.

RMC 21.01.010(I) – IPMC 302.9 – A person shall not willfully or wantonly damage, mutilate or deface any exterior surface of any structure or building on any private or public property by placing thereon any marking, carving or graffiti. It shall be the responsibility of the owner to restore said surface to an approved state of maintenance and repair.

RMC 21.01.010(I) – IPMC 304.2 – Exterior surfaces including but not limited to, doors, door and window frames, cornices, porches, trim, balconies, decks and fences, shall be maintained in good condition. Exterior wood surfaces, other than decay-resistant woods, shall be protected from the elements and decay by painting or other protective covering or treatment. Peeling, flaking and chipped paint shall be eliminated and surfaces repainted. Siding and masonry joints, as well as those between the building envelope and the perimeter of the windows, doors and skylights, shall be maintained weather resistant and water tight. Metal surfaces subject to rust or corrosion shall be coated to inhibit such rust and corrosion, and surfaces with rust or corrosion shall be stabilized and coated to inhibit future rust and corrosion. Oxidation stains shall be removed from exterior surfaces. Surfaces designed for stabilization by oxidation are exempt from this requirement.

RMC 21.01.010(I) – IPMC 304.13 – Every window, skylight, door and frame shall be kept in sound condition, good repair and weather tight.

RMC 21.01.010(I) – IPMC 304.14 – Every door, window and other outside opening required for ventilation of habitable rooms, food preparation areas, food services areas or any areas where food products to be included or utilized in food for human consumption are processed, manufactures, packaged or stored shall be supplied with an approved tightly fitting screens of minimum 16 mesh per inch (16 mesh per 25 mm), and every screen door used for insect control shall have a self-closing device in good working condition.

RMC 21.01.010(I) – IPMC 304.18.2 – Operable windows located in whole or in part within 6 feet (1828 mm) above ground level or a walking surface below that provide access to a dwelling unit, rooming unit or housekeeping unit that is rented, leased or let shall be equipped with a window sash locking device.

RMC 21.01.010(I) – IPMC 306.1.1(2) (2.6) – Concrete that has been subjected to any of the following conditions: exposed reinforcement.

RMC 21.01.010(I) – IPMC 306.1.1(4) (4.3) and (4.6) – Masonry that has been subjected to any of the following conditions: (4.3) fractures in masonry or mortar joints and (4.6) exposed reinforcement.

Required Corrective Action(s):

Remove the standing water from the pool and dispose of in accordance with the Richland Municipal Code.

Remove all animal waste including along the backside of the building along Barth Ave and dispose of in accordance with the Richland Municipal Code.

Remove all trash, dead vegetation, broken and unusable items, unstacked wood, and cardboard from the exterior

of the building and dispose of in accordance with the Richland Municipal Code.

Remove all household items and vehicle parts from the exterior of the building including furniture, mattresses, chairs and spare tires and store or dispose of in accordance with the Richland Municipal Code.

Clear the metal plate and trash and fill the open pit located in front of the last parking spot on the southeast corner of the parking lot in front of the building in accordance with the Richland Municipal Code.

Mow and maintain the entire property so grasses and weeds do not exceed 6 inches in height in accordance with the Richland Municipal Code.

Make the necessary repairs to and demonstrate the grey Toyota 4Runner with Arizona plate 235RGP is operable under its own power or store in accordance with the Richland Municipal Code.

Remove all vegetation including dirt and grass from the sidewalk, so the sidewalk is 100% clear from obstruction in accordance with the Richland Municipal Code.

Contact City of Richland Development Services at (509) 942-7794 to submit a request for a no-fee placement permit for the blue and white shed and the wooden shed located along the south property line, and move the sheds if necessary to match the approved permit in accordance with the Richland Municipal Code.

Remove or cover the black painted graffiti on the first floor pillar located west of the south staircase in accordance with the Richland Municipal Code.

Remove all peeling, chipped and flaking paint from the exterior of the building and staircases, and paint or provide a protective cover on exterior surfaces including but not limited to wood, siding and masonry joints and metal surfaces in accordance with the Richland Municipal Code.

Replace all broken windows and ensure every window on the property is in sound condition, good repair and weather tight in accordance with the Richland Municipal Code.

Install insect screens on every outside opening window to protect from bugs and insects entering the structure in accordance with the Richland Municipal Code.

Equip all opening windows located within 6 feet in height of a walking surface with a window sash locking device in accordance with the Richland Municipal Code.

Make the necessary repairs to the nosing, weathered stairs, exposed steel and concrete on the stairs and second level floor to cover exposed hazards and protect the building from the elements in accordance with the Richland Municipal Code.

Make the necessary repairs to the masonry including the stairwell on the south side of the property to cover exposed hazards and protect the building from the elements in accordance with the Richland Municipal Code.

The corrective action(s) identified in this Correction Notice must be completed by June 14, 2020 no later than 5:00 p.m.

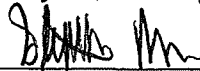
Failure to remedy the violation(s) identified in this Correction Notice will result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board. At the hearing, the Code Enforcement Board will hear the evidence presented and determine whether one 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 May 13, 2020 by the Code Enforcement Officer signing below.

Signature: _____



Printed Name: Stephanie Dorko, Code Enforcement

Phone: (509) 942-7644

Attachment – Process Letter

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



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 8/10/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case # 20210434 Circle K Stores Inc

Location of Violation: 590 Gage Blvd, Richland WA 99352

Description of Violation: RMC 10.04.040(P) Grass and Weeds; RMC 12.16.010 Maintaining the right-of-way

Mailing Address: PO BOX 52085, Phoenix AZ 85072

Notice of Civil Violation: **July 28, 2021**

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 590 Gage Packet



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

NOTICE OF CIVIL VIOLATION

July 28, 2021

Circle K Stores Inc
PO Box 52085
Phoenix, AZ 85072

Case Number: 20210434

An inspection on July 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):

590 Gage Blvd, Richland, WA 99352

Description of Violation(s):

RMC 10.04.040(P) – All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground.

RMC 12.16.010 – It shall also be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous, or noncompliant with city nuisance code.

Required Corrective Action(s):

Mow grasses and weeds on the property so they do not exceed 6 inches in height in accordance with the Richland Municipal Code. Remove all vegetation from the sidewalk adjacent to the property so the sidewalk is 100% clear from obstruction in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by August 8, 2021 no later than 5:00 p.m.

You received notice dated June 28, 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: August 10, 2021

Time: 7:00 PM

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

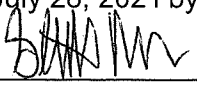
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$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 July 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: 6/28/2021

Location: 590 Gage Blvd, Richland WA 99352

Report #: 20210434

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(P) – All grasses, weeds, or other vegetation growing or which has grown and died, determined to be a fire or safety hazard or a nuisance to persons, shall not exceed six inches in height measured above the ground.

RMC 12.16.010 – It shall also be the duty of every person or entity having charge or control of property in the city to maintain the planting strip or public right-of-way fronting or adjoining their property, including alleys. No person or entity having charge or control of any property in the city may allow a public sidewalk, planting strip, or public right-of-way fronting or adjoining their property to fall into disrepair or become weed-infested, dangerous, or noncompliant with city nuisance code.

Required Corrective Action(s):

**** FINAL NOTICE ****

Mow grasses and weeds on the property so they do not exceed 6 inches in height in accordance with the Richland Municipal Code. Remove all vegetation from the sidewalk adjacent to the property so the sidewalk is 100% clear from obstruction in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 7/19/2021 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.

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 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 6/28/2021 by Officer Stephanie Dorko
Phone Number: 509-942-7644

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: 8/10/2021

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) - 2015 IBC Section 105.1 Permits Required

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

Notice of Civil Violation: **May 20, 2021**

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

July 28th 2020

Michael Davidson
2525 N Columbia Center Blvd
Richland, WA 99352

RE: Case number 20200728

Mr. Davidson,

At the Code Enforcement Board meeting on July 13, 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 August 10, 2021 at 7:00PM PST** and will be held via Zoom Meeting. If you are not present at the meeting, a default judgement will be entered.

Please contact the Code Officer below with any questions.

Thank you,

Stephanie Dorko
Code Enforcement Officer
City of 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

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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

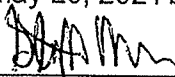
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of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

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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