

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, October 12, 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. via Zoom

Call to Order/Attendance:

Approval of Agenda: (Approved by Motion)

Approval of Minutes: (Approved by Motion)

Compliance Hearings/Administration of Oaths:

1. **Case #20211020 Dillon V Dellinger**
Location of Violation: 177 Rosemary St, Richland WA 99352
Mailing Address: Same
Description of Violation: RMC 11.33.020 Trailer Storage
Notice of Repeat Civil Violation: August 23, 2021
- Stephanie Dorko
2. **Case #20210799 Gregory T Varljen**
Location of Violation: 213 Odessa St, Richland WA 99352
Mailing Address: Same
Description of Violation: RMC10.06.030 Storage of an Inoperable Vehicle
Notice of Repeat Civil Violation: September 27, 2021
- Stephanie Dorko
3. **Case #20210444 Valentino Robles**
Location of Violation: 1597 Penny Ln, Richland WA 99352
Mailing Address: 803 W 44th Pl, Kennewick WA 99337
Description of Violation: RMC10.04.04.(Q) Dead Trees
Notice of Repeat Civil Violation: September 27, 2021
- Stephanie Dorko
4. **Case #20210784 Brian & April Davis**
Location of Violation: 1418 Thayer Dr, Richland WA 99354
Mailing Address: 1611 W 35th Ave, Kennewick WA 99337
Description of Violation: RMC 10.04.040(Q) Dead Trees
Notice of Repeat Civil Violation: September 22, 2021
- Lindsey Linhoff

5. Case #20210822 Lawrence F Wojdac

Location of Violation: 1933 Harris Ave, Richland WA 99354

Mailing Address: Same

Description of Violation: RMC 10.04.040(Q) Dead Trees;

Notice of Repeat Civil Violation: September 21, 2021

- Lindsey Linhoff

6. Case #20210684 Stewart C Tollbom

Location of Violation: 1325 Hains Ave, Richland WA 99354

Mailing Address: Same

Description of Violation: RMC 10.04.040(Q) Dead Trees; RMC 10.04.040(F) 2+ Yards Debris; RMC 10.06.030 Storage of an Inoperable Vehicle

Notice of Repeat Civil Violation: September 30, 2021

- Lindsey Linhoff

7. Case #20210695 Catamount Properties LLC

Location of Violation: 613 Coast St, Richland WA 99354

Mailing Address: 2015 Manhattan Beach Blvd #100, Redondo Beach CA 90278

Description of Violation: RMC 10.04.040(Q) Dead Trees

Notice of Repeat Civil Violation: September 30, 2021

- Lindsey Linhoff

8. Case #20210740 Jun Li

Location of Violation: 2144 Hamilton St, Richland WA 99354

Mailing Address: Same

Description of Violations: RMC 10.04.040(Q) Dead Trees; RMC 12.16.010 Maintaining the right-of-way

Notice of Civil Violation: September 21, 2021

- Lindsey Linhoff

Execution of Orders:

Continued Cases/Old Business:

New Business/Liaison Comments:

Adjournment

The next Code Enforcement Board Meeting is November 9, 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: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20211020 Dillon V Dellinger

Location of Violation: 177 Rosemary St, Richland WA 99352

Mailing Address: Same

Description of Violation: RMC 11.33.020 Trailer Storage

Notice of Repeat Civil Violation: August 23, 2021

- Stephanie Dorko

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 177 Rosemary Packet



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

NOTICE OF REPEAT CIVIL VIOLATION

August 19, 2021

Dillion Dellinger
177 Rosemary St
Richland, WA 99352

Case Number: 20211020

An inspection on August 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):

177 Rosemary St, Richland, WA 99352

Description of Violation(s):

RMC 11.33.020 – No boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers (hereafter referred to as “vehicle or personal property”) may be stored in a residential district or on public streets, roads, highways or sidewalks. With the exception of boat trailers as provided above, no vehicle or private property shall remain in a public park or municipal parking lot overnight. Storage of any vehicle or personal property is permitted on private property under the condition that such vehicles or personal property are set back 10 feet from any alley or roadway and meet the requirements of Chapter 10.06 RMC regarding inoperable and junk vehicles. “Stored” or “storage” shall mean parking or placing of boats, campers (pickup), large vehicles, motor homes, recreational vehicles, snowmobiles or utility trailers for more than five consecutive days;

Required Corrective Action(s):

Remove the Heartland North Trail travel trailer with WA plate 40320AG from the roadway and store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by October 10, 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# 20201361 opened 10-28-20 for a violation of RMC 11.33.020 at 177 Rosemary St

Case# 20201034 opened 08-31-20 for a violation of RMC 11.33.020 at 177 Rosemary 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 VIA ZOOM, see attachment on the following date and time:

Date: October 12, 2021

Time: 7:00 PM

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

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing. 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 August 19, 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.

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



Correction Notice

Date: 11/3/2020

Location: 177 Rosemary Ct, Richland WA 99352

Report #: 20201361

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

Required Corrective Action(s):

Store the yellow boat trailer with VIN 1VMBG222031019523 in accordance with the Richland Municipal Code. Note that future violations will be automatically referred to the Code Enforcement Board for monetary penalties.

The corrective actions(s) identified in this Correction Notice must be completed by 11/10/2020 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 11/3/2020 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



CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210799 Gregory T Varljen

Location of Violation: 213 Odessa St, Richland WA 99352

Mailing Address: Same

Description of Violation: RMC10.06.030 Storage of an Inoperable Vehicle

Notice of Repeat Civil Violation: September 27, 2021

- Stephanie Dorko

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 213 Odessa Packet



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

NOTICE OF CIVIL VIOLATION

September 27, 2021

Gregory Varljen
213 Odessa St
Richland, WA 99352

Case Number: 20210779

An inspection on September 27, 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):

213 Odessa St, Richland, WA 99352

Description of Violation(s):

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

Required Corrective Action(s):

Demonstrate the ivory Lincoln Town Car with WA plate BDU4157 is operable under its own power or store in accordance with the Richland Municipal Code.

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

You received notice dated September 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 *via Zoom. See attachment for login information* on the following date and time:

Date: October 12, 2021

Time: 7:00 PM

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

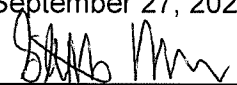
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of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

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

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

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

Issued on September 27, 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: 9/9/2021

Location: 213 Odessa St, Richland WA 99352

Report #: 20210779

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

Description of the Violation(s):

RMC 10.06.030 – It is unlawful 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.

Required Corrective Action(s):

***** FINAL NOTICE *** Demonstrate the ivory Lincoln Town Car with WA plate BDU4157 is operable under its own power or store in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 9/27/2021 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 9/9/2021 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: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210444 Valentino Robles

Location of Violation: 1597 Penny Ln, Richland WA 99352

Mailing Address: 803 W 44th Pl, Kennewick WA 99337

Description of Violation: RMC10.04.04.(Q) Dead Trees

Notice of Repeat Civil Violation: September 27, 2021

- Stephanie Dorko

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1597 Penny Packet



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

NOTICE OF CIVIL VIOLATION

September 27, 2021

Valentino Robles
803 W 44th Pl
Kennewick, WA 99337

Case Number: 20210444

An inspection on September 27, 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):

1597 Penny Ln, Richland, WA 99352 Parcel # 127984200000008

Description of Violation(s):

RMC 10.04.040(Q) – The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property or persons.

Required Corrective Action(s):

Remove all dead and dying trees along the south property line and dispose of in accordance with the Richland Municipal Code.

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

You received notice dated September 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 *via Zoom, see attachment for login* on the following date and time:

Date: October 12, 2021

Time: 7:00 PM

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

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to

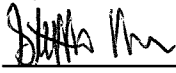
the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether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

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

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

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

Issued on September 27, 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: 9/9/2021

Location: 1597 Penny Ln, Richland WA 99352

Report #: 20210444

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(Q) – The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property or persons.

Required Corrective Action(s):

***** FINAL NOTICE *** Remove all dead and dying trees along the south property line and dispose of in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 9/27/2021 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 9/9/2021 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: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210784 Brian & April Davis

Location of Violation: 1418 Thayer Dr, Richland WA 99354

Mailing Address: 1611 W 35th Ave, Kennewick WA 99337

Description of Violation: RMC 10.04.040(Q) Dead Trees

Notice of Repeat Civil Violation: September 22, 2021

- Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1418 Thayer Packet



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

NOTICE OF CIVIL VIOLATION

September 22, 2021

Brian & April Davis
1611 W 35th Ave
Kennewick, WA 99337

Case Number: 20210784

An inspection on September 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):

1418 Thayer Dr, Richland WA 99354

Description of Violation(s):

RMC 10.04.040(Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

Required Corrective Action(s):

Remove the dead tree from the front yard in accordance with the Richland Municipal Code.

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

You received notice dated July 6, 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: October 12, 2021

Time: 7:00 PM

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

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the

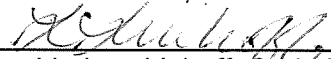
Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing.

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

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

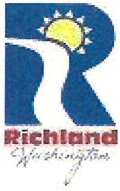
FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement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

Issued on September 22, 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: 7/6/2021

Location: 1416/1418 Thayer Dr, Richland WA 99354

Report #: 20210784

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 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

Required Corrective Action(s):

Please cut and maintain the grass and weeds throughout both sides of the duplex and remove the dead tree from the 1418 Thayer Dr side in accordance with the Richland Municipal Code. If additional time is needed, contact the Code Officer listed below.

The corrective actions(s) identified in this Correction Notice must be completed by 7/20/2021 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 7/6/2021 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) or [+12532158782](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: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210822 Lawrence F Wojdac

Location of Violation: 1933 Harris Ave, Richland WA 99354

Mailing Address: Same

Description of Violation: RMC 10.04.040(Q) Dead Trees;

Notice of Repeat Civil Violation: September 21, 2021

- Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1933 Harris Packet



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

NOTICE OF CIVIL VIOLATION

September 21, 2021

Lawrence F Wojdac
1933 Harris Ave
Richland, WA 99354

Case Number: 20210822

An inspection on September 21, 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):

1933 Harris Ave, Richland WA 99354

Description of Violation(s):

RMC 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

Required Corrective Action(s):

Remove the dead trees and shrubs from the property in accordance with the Richland Municipal Code.

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

You received notice dated July 19, 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: October 12, 2021

Time: 7:00 PM

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

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the

Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing.

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

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

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

Issued on September 21, 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: 7/19/2021

Location: 1933 Harris Ave, Richland WA 99354

Report #: 20210822

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 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

Required Corrective Action(s):

Please cut and maintain the grass and weeds in the back yard and remove the dead trees and shrubs from the front yard in accordance with the Richland Municipal Code. If additional time is needed, contact the Code Officer listed below.

The corrective actions(s) identified in this Correction Notice must be completed by 8/2/2021 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 7/19/2021 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) or [+12532158782](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: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210684 Stewart C Tollbom

Location of Violation: 1325 Hains Ave, Richland WA 99354

Mailing Address: Same

Description of Violation: RMC 10.04.040(Q) Dead Trees; RMC 10.04.040(F) 2+ Yards Debris; RMC 10.06.030 Storage of an Inoperable Vehicle

Notice of Repeat Civil Violation: September 30, 2021

- Lindsey Linhoff

Department:

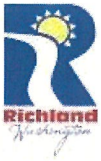
Police

Recommended Motion:

Summary:

Attachments:

1. 1325 Hains Packet



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

NOTICE OF CIVIL VIOLATION

September 30, 2021

Stewart C Tollbom
1325 Hains Ave
Richland, WA 99354

Case Number: 20210684

An inspection on September 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):

1325 Hains 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 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

RM 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):

Remove the fallen tree limbs and the dead shrubs from the back yard and demonstrate the Honda Accord and the Ford F150 to be operable under their own power or store them in accordance with the Richland Municipal Code.

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

You received notice dated June 16, 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: October 12, 2021

Time: 7:00 PM

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

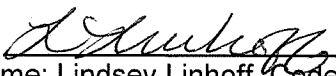
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of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

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

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

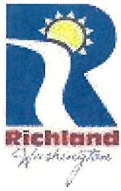
FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement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

Issued on September 30, 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: 6/16/2021

Location: 1325 Hains Ave, Richland WA 99354

Report #: 20210684

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 10.04.040 (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 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

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

Remove the dead shrubs from the rear property line;

Remove the fallen tree limbs and other debris from the back yard and against the garage;

Store the Honda Accord and the Ford F150 out of view of the public in accordance with the Richland Municipal Code or demonstrate both vehicles to be operable under their own power

The corrective actions(s) identified in this Correction Notice must be completed by 7/14/2021 no later than 8:00 am.

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

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

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

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

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

Issued on 6/16/2021 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: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210695 Catamount Properties LLC

Location of Violation: 613 Coast St, Richland WA 99354

Mailing Address: 2015 Manhattan Beach Blvd #100, Redondo Beach CA 90278

Description of Violation: RMC 10.04.040(Q) Dead Trees

Notice of Repeat Civil Violation: September 30, 2021

- Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 613 Coast Packet



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

NOTICE OF CIVIL VIOLATION

September 30, 2021

Catamount Properties
2015 Manhattan Blvd #100
Redondo Beach, CA 90278

Case Number: 20210695

An inspection on September 30, 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):

613 Coast St, Richland WA 99354

Description of Violation(s):

RM 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

Required Corrective Action(s):

Remove the dead tree from the front yard in accordance with the Richland Municipal Code.

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

You received notice dated September 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: October 12, 2021

Time: 7:00 PM

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

Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the

Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of \$50.00 shall be assessed for each offense requiring a notice of civil violation, regardless of whether compliance is met before the hearing.

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

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

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

Issued on September 30, 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: 9/9/2021

Location: 613 Coast St, Richland WA 99354

Report #: 20210695

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 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

Required Corrective Action(s):

Remove the dead tree from the front yard of the property in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 9/30/2021 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 9/9/2021 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: 10/12/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20210740 Jun Li

Location of Violation: 2144 Hamilton St, Richland WA 99354

Mailing Address: Same

Description of Violations: RMC 10.04.040(Q) Dead Trees; RMC 12.16.010 Maintaining the right-of-way

Notice of Civil Violation: September 21, 2021

- Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 2144 Hamilton Packet



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

NOTICE OF CIVIL VIOLATION

September 21, 2021

Jun Li
2144 Hamilton Ave
Richland, WA 99354

Case Number: 20210740

An inspection on September 21, 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):

2144 Hamilton Ave, Richland WA 99354

Description of Violation(s):

RMC 10.04.040 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

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):

Trim back the overgrowth in the easement area of the property along the Saint St curb line so the roadway is 100% clear and remove the tree that has died in the back yard in accordance with the Richland Municipal Code.

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

You received notice dated July 7, 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: October 12, 2021

Time: 7:00 PM

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

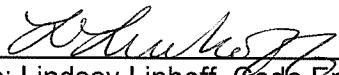
Compliance BEFORE the Hearing: If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty of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

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

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

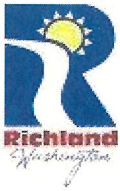
FAILURE TO APPEAR: Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement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

Issued on September 21, 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: 7/7/2021

Location: 2144 Hamilton Ave, Richland WA 99354

Report #: 20210740

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 (Q) The existence of any dead, diseased, infested, or dying tree, shrub, or other vegetation which may pose a danger to vegetation, crops, property, or persons

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 trim back the overgrowth in the easement area of the property along the Saint St curb line and remove the tree that has died in the back yard in accordance with the Richland Municipal Code. If additional time is needed, contact the Code Enforcement Officer listed below.

The corrective actions(s) identified in this Correction Notice must be completed by 7/21/2021 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 7/7/2021 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)

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International numbers