

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, December 14, 2021  
Join the Zoom meeting [here](#)  
Public Telephone Access: (206) 337-9723 or (253) 215-8782  
Meeting ID No. 949 6654 2362

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

**Liaisons:** Staff Liaison Sergeant Swanson

**Regular Meeting - 7:00 p.m.** via Zoom

**Call to Order/Attendance:**

**Approval of Agenda:** December 12, 2021 Agenda (Approved by Motion)

**Approval of Minutes:** November 9, 2021 Minutes (Approved by Motion)

**Compliance Hearings/Administration of Oaths:**

1. **Case # 20211060 Joseph and Anita Seet**  
Location of Violation: 1435 Kimball Avenue, Richland, WA 99354  
Description of Violation: RMC 10.06.030 Storage of an Inoperable Vehicle  
Mailing Address: 2120 N Rd 44, Pasco, WA 99301  
Notice of Civil Violation: November 29, 2021  
- Lindsey Linhoff
2. **Case #20211118 Brendan Manawadu**  
Location of Violation: 1990 Gala Way, Richland, WA 99352  
Description of Violation: RMC 12.11.030 Sight Obstruction  
Mailing Address: Same  
Notice of Civil Violation: November 16, 2021  
- Lindsey Linhoff
3. **Case #20211202 Falcon Video Communications LP**  
Location of Violation: 1417 Williams Blvd, Richland, WA 99354  
Description of Violation: RMC 21.01.010(I) Graffiti Removal  
Mailing Address: PO BOX 7467, Charlotte, NC 28241  
Notice of Civil Violation: December 1, 2021  
- Lindsey Linhoff
4. **Case #20211283 Michael Stone**  
Location of Violation: 1010 Cedar Ave, Richland, WA 99354  
Description of Violation: RMC 10.04.030(C) Accumulated Trash  
Mailing Address: Same  
Notice of Civil Violation: November 29, 2021  
- Jamie Williams
5. **Case #20211319 Aletta Barton**

Location of Violation: 2210 Concord St, Richland, WA 99352

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

Mailing Address: Same

Notice of Civil Violation: November 15, 2021

- Jamie Williams

**Execution of Orders:**

**Continued Cases/Old Business:**

- I. Status Report Discussion - memo to City Council  
- Edmondson

**New Business/Liaison Comments:**

**Adjournment**

**The next Code Enforcement Board Meeting is January 11, 2022**

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 509-942-7389.



## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/14/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

**Case # 20211060 Joseph and Anita Seet**

Location of Violation: 1435 Kimball Avenue, Richland, WA 99354

Description of Violation: RMC 10.06.030 Storage of an Inoperable Vehicle

Mailing Address: 2120 N Rd 44, Pasco, WA 99301

Notice of Civil Violation: November 29, 2021

- Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1435 Kimball Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 29, 2021

Joseph & Anita Seet  
2120 N Rd 44  
Pasco, WA 99301

Case Number: 20211060

An inspection on November 29, 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):**

1435 Kimball 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 white Pontiac Vibe with Washington plate ALR0698 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 December 12, 2021 no later than 5:00 p.m.

You received notice dated September 8, 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: December 14, 2021

Time: 7:00 PM

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

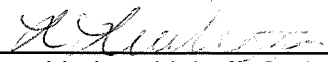
**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty 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 November 29, 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: 9/8/2021

Location: 1435 Kimball Ave, Richland WA 99354

Report #: 20211060

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

### **Description of the Violation(s):**

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

RMC 10.04.030 (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;

### **Required Corrective Action(s):**

**Make the necessary repairs to the white Pontiac Vibe with Washington plate ALR0698 and demonstrate it to be operable under its own power or store it in accordance with the Richland Municipal Code. Please also remove the trash bags, boxes, mattress and other miscellaneous trash items from the driveway in accordance with the RMC.**

**The corrective actions(s) identified in this Correction Notice must be completed by 9/22/2021 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

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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 9/8/2021 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: 12/14/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

**Case #20211118 Brendan Manawadu**

Location of Violation: 1990 Gala Way, Richland, WA 99352

Description of Violation: RMC 12.11.030 Sight Obstruction

Mailing Address: Same

Notice of Civil Violation: November 16, 2021

- Lindsey Linhoff

Department:

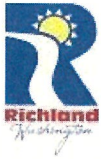
Police

Recommended Motion:

Summary:

Attachments:

1. 1990 Gala Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 16, 2021

Brendan Manawadu  
1990 Gala Way  
Richland, WA 99352

Case Number: 20211118

An inspection on November 16, 2021 revealed violation(s) of the Richland Municipal Code (RMC) on property you own or control. You have received this notice because your property is out of compliance with the Richland Municipal Code, and you must take action to bring your property into compliance as identified herein.

**Location of Violation(s):**

1990 Gala Way, Richland WA 99352

**Description of Violation(s):**

RMC 12.11.030 Between a height of three feet and eight feet, as measured from the edge of the adjoining roadway (at the gutter line), a required vision clearance triangle shall be free of all structures, fences, vegetation, signs, retaining walls, cut slopes and any other sight obstructions. Legally parked vehicles, utility poles, streetlight poles, and traffic control devices shall not be considered sight obstructions in the vision clearance triangle. Additional objects 12 inches in diameter and smaller (including tree trunks and sign posts) may be allowed within sight distance areas if located individually or in combination so as not to substantially restrict the driver's view of approaching traffic or pedestrians.

**Required Corrective Action(s):**

Remove the arborvitae shrubs that fall within the vision clearance triangle identified by the city's traffic engineer OR reduce their height to 3 feet or less, as measured from the surface of the roadway, in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 12, 2021 no later than 5:00 p.m.

You received notice dated September 21, 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,~~

*Zoom- see attachment*

**WA** on the following date and time:

Date: December 14, 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 November 16, 2021 by the Code Enforcement Officer signing below.

Signature: \_\_\_\_\_

Printed Name: Lindsey Linhoff, Code Enforcement

Phone: (509) 942-7740

*Attachment – Voluntary Correction Notice*

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

## **Correction Notice**

Date: 9/21/2021

Location: 1990 Gala Way, Richland WA 99352

Report #: 20211118

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 12.11.030 Between a height of three feet and eight feet, as measured from the edge of the adjoining roadway (at the gutter line), a required vision clearance triangle shall be free of all structures, fences, vegetation, signs, retaining walls, cut slopes and any other sight obstructions. Legally parked vehicles, utility poles, streetlight poles, and traffic control devices shall not be considered sight obstructions in the vision clearance triangle. Additional objects 12 inches in diameter and smaller (including tree trunks and sign posts) may be allowed within sight distance areas if located individually or in combination so as not to substantially restrict the driver's view of approaching traffic or pedestrians.

### **Required Corrective Action(s):**

**Please reference the included map of the property and remove the arborvitae shrubs that fall within the outlined vision clearance triangle OR reduce their height to 3 feet or less, as measured from the surface of the roadway, in accordance with the Richland Municipal Code.**

**If clarification is needed, contact City of Richland Traffic Engineer John Deskins at 509-942-7514**

**The corrective actions(s) identified in this Correction Notice must be completed by 10/19/2021 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.

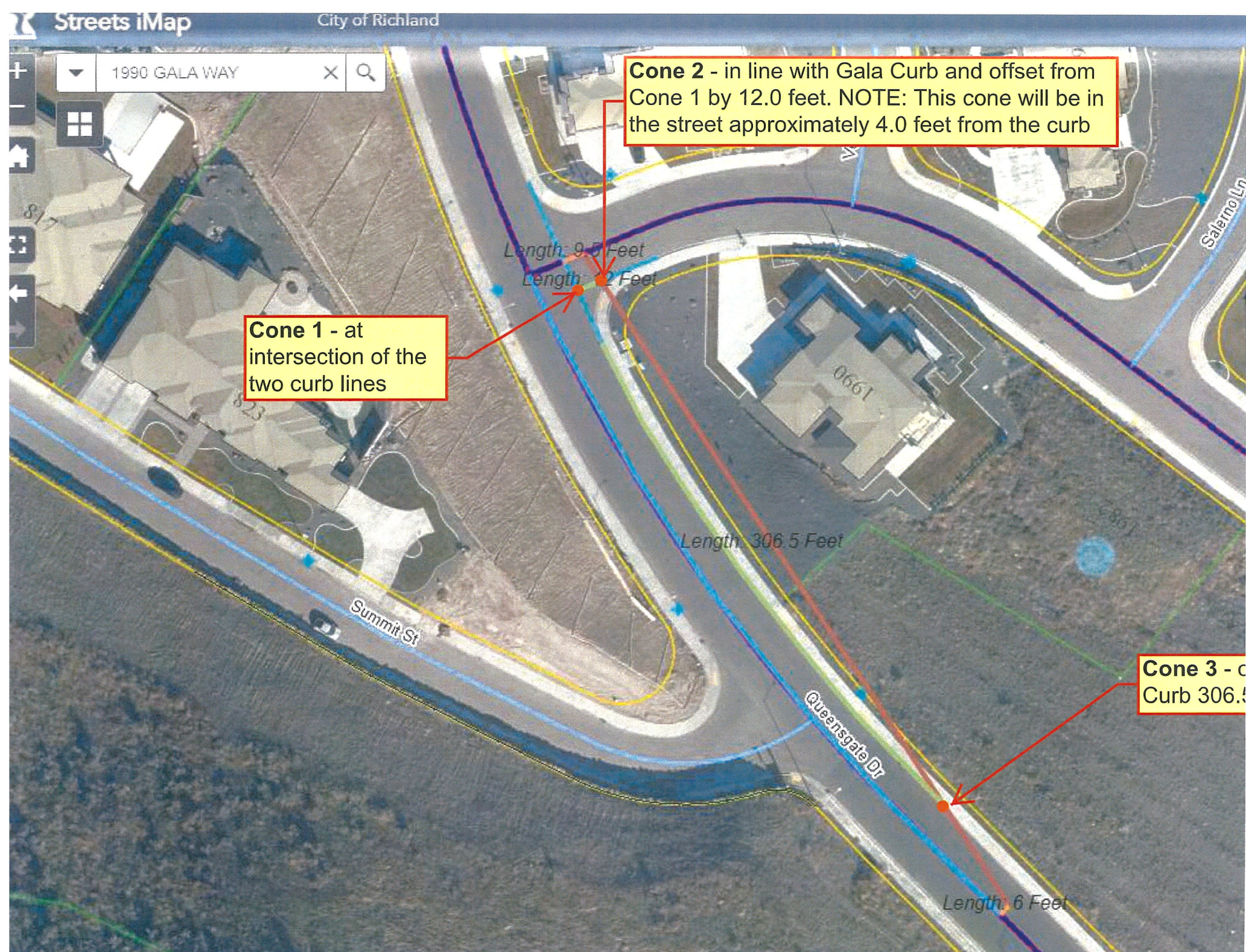
If you believe you are not in violation of the RMC and wish to contest this notice, you may request an impartial hearing before the five-member Code Enforcement Board. At the hearing, the City will present evidence of the violation(s). You may testify on your own behalf and introduce your own evidence,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

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 9/21/2021 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: [+12063379723,95148930292#](tel:+1206337972395148930292) or [+12532158782,95148930292#](tel:+1253215878295148930292)

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

Meeting ID: 951 4893 0292

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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: 12/14/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

**Case #20211202 Falcon Video Communications LP**

Location of Violation: 1417 Williams Blvd, Richland, WA 99354

Description of Violation: RMC 21.01.010(l) Graffiti Removal

Mailing Address: PO BOX 7467, Charlotte, NC 28241

Notice of Civil Violation: December 1, 2021

- Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1417 Williams Packet



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

### **NOTICE OF CIVIL VIOLATION**

December 1, 2021

Falcon Video Communications LLC  
PO BOX 7567  
Charlotte, NC 28241

Case Number: 20211202

An inspection on December 1, 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):**

1417 Williams Blvd, Richland WA 99354

**Description of Violation(s):**

RMC 21.01.010(I) 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

**Required Corrective Action(s):**

Remove the graffiti from the fence along the eastern property line in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 12, 2021 no later than 5:00 p.m.

You received notice dated September 27, 2021 requesting voluntary correction of the code violation(s). A copy of that notice is attached. To date, you have failed to comply with the Richland Municipal Code, which resulted in the issuance of this notice of civil violation.

***You are directed to take the action described above to correct the violation(s) on the property. Failure to correct the violation(s) by the deadline in this notice may result in City abatement per RMC 10.02.070.***

**HEARING NOTICE:** Per RMC 10.02.060, an appeal hearing is automatically scheduled for you to appear before the Richland Code Enforcement Board on this matter. The hearing regarding your code violation(s) will be held in ~~City Council Chambers at Richland City Hall, 625 Swift Blvd., Richland, WA~~ on the following date and time: *Zoom- see attachment*

Date: December 14, 2021

Time: 7:00 PM

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

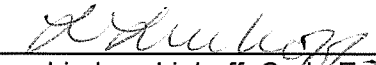
**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty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

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

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

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

Issued on December 1, 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: 9/27/2021

Location: 1417 Williams Blvd, Richland WA 99354

Report #: 20211202

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 (I) The city of Richland shall adopt the following building codes consisting of the latest published editions of the following except as where amended: (I) International Property Maintenance Code (IPMC) as published by the International Code Council, Inc., together with the height in inches as specified in RMC Title 9 for weeds which is hereby adopted into the applicable verbiage of Section 302.4 of the IPMC; where conflicts exist between the IPMC and requirements relating to nuisances in RMC Title 9, the city of Richland shall have sole discretion to pursue violations of either or both the IPMC and/or the RMC Title 9 specific ordinances or requirements until compliance is obtained.

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.

### **Required Corrective Action(s):**

**Please remove the graffiti from the fence along the eastern property line in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 10/11/2021 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

*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

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 9/27/2021 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: 12/14/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

**Case #20211283 Michael Stone**

Location of Violation: 1010 Cedar Ave, Richland, WA 99354

Description of Violation: RMC 10.04.030(C) Accumulated Trash

Mailing Address: Same

Notice of Civil Violation: November 29, 2021

- Jamie Williams

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1010 Cedar Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 29, 2021

Michael Stone  
1010 Cedar Ave  
Richland WA 99354

Case Number: 20211283

An inspection on November 29, 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):**  
1010 Cedar Ave, Richland WA 99354

**Description of Violation(s):**  
**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

**Required Corrective Action(s):**  
Remove all accumulated trash garbage, plastic, unstacked wood in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 12, 2021 no later than 5:00 p.m.

You received notice dated November 17, 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: *VIA ZOOM, INSTRUCTIONS INCLUDED*

Date: December 14, 2021

Time: 7:00 PM

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

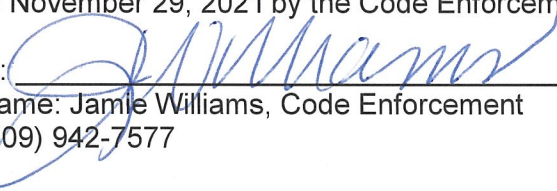
**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty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

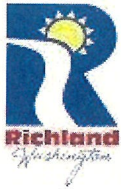
**FAILURE TO APPEAR:** Should you fail to appear, the Code Enforcement Board will enter an order finding that the violation occurred and assess monetary penalties, which may include a continuing monthly monetary penalty until the property is brought into compliance. The City will carry out the Code Enforcement 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 November 29, 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.***



### **Final Correction Notice**

Date: 11/17/2021

Location: 1010 Cedar Ave, Richland WA 99352

Report #: 20211283

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 10.04.030(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.

#### **Required Corrective Action(s):**

**Please remove all accumulated trash, garbage, plastic and unstacked wood in accordance with the Richland Municipal Code.**

The corrective actions(s) identified in this Correction Notice must be completed by 11/28/2021 no later than 8:00 am.

**Failure to remedy the violation(s) identified in this Correction Notice may result in the City issuing a Notice of Civil Violation and scheduling a hearing before the Richland Code Enforcement Board and monetary penalties may be assessed.**

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 11/17/2021 by Officer Jamie Williams

Phone Number: 509-942-7577

**\*\*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# or +12532158782,,94966542362#  
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: 12/14/2021

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

**Case #20211319 Aletta Barton**

Location of Violation: 2210 Concord St, Richland, WA 99352

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

Mailing Address: Same

Notice of Civil Violation: November 15, 2021

- Jamie Williams

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 2210 Concord Packet



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

### **NOTICE OF CIVIL VIOLATION**

November 15, 2021

Aletta Barton  
2210 Concord St  
Richland WA 99352

Case Number: 20211319

An inspection on November 10, 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):**  
2210 Concord St, Richland WA 99352

**Description of Violation(s):**

**RMC 10.04.040(G) household items and 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 10.06.030 Storage of inoperable vehicle:** 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. One inoperable motorized vehicle may be allowed on residential property, outside of an enclosed building, if it is stored in the rear yard of the property and screened from the neighboring properties and any street by a 100 percent sight-obstructing fence.

**Required Corrective Action(s):**

Properly store all Household Items and Vehicle Parts including the wooden furniture and tanning bed parts, and make repairs to and demonstrate as operable under their own power all vehicles stored on the property, or properly store in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by December 12, 2021 no later than 5:00 p.m.

You received notice dated October 17, 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: **VIA ZOOM \* Instructions included \***

Date: December 14, 2021

Time: 7:00 PM

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

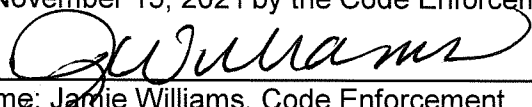
**Compliance BEFORE the Hearing:** If you come into compliance by correcting the violation(s) prior to the hearing, as inspected and verified by a Richland Code Enforcement Officer, the City will inform the Board at the hearing that the property is in compliance. Per RMC 10.02.050(E), a minimum penalty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



## **Correction Notice**

Date: 10/17/2021

Location: **2210 Concord St, Richland WA 99352**

Report #: 20211319

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(G) household items and 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 10.06.030 Storage of inoperable vehicle:** 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. One inoperable motorized vehicle may be allowed on residential property, outside of an enclosed building, if it is stored in the rear yard of the property and screened from the neighboring properties and any street by a 100 percent sight-obstructing fence.

### **Required Corrective Action(s):**

**Please properly store ALL household items and vehicle parts, including wooden furniture, tanning bed parts, in accordance with the Richland Municipal Code.**

**Please make repairs to and demonstrate as operable under their own power all vehicles stored on the property, or properly store in accordance with the Richland Municipal Code.**

**The corrective actions(s) identified in this Correction Notice must be completed by 11/3/2021 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.**

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

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

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

questions about the enforcement process, or if you need additional information or resources, please contact the Code Enforcement Officer identified in this notice.

Issued on 10/17/2021 by Officer Jamie Williams  
Phone Number: 509-942-7577



## CODE ENFORCEMENT AGENDA ITEM COVERSHEET

Meeting Date: 12/14/2021

Agenda Category: Continued Cases/Old Business

Prepared By:

Subject:  
Status Report Discussion - memo to City Council  
- Edmondson

Department:  
Police

Recommended Motion:

Summary:

Attachments:

1. Text of the motion before the Board 11-03-2021

Text of the motion before the Board:

The Code Enforcement Board's express mission and purpose includes the following responsibility: to act in an advisory capacity to the City Council, City Manager and staff in matters relating to code enforcement and civil violations. Therefore, we wish to advise you that twenty-seven cases cannot be closed because property owners refuse to abide by City regulations. These cases are accumulating a monthly fine of \$100 for continuing violations with some cases now carrying fines in the three-to-five-thousand-dollar range. As you are aware, the maximum accumulated fine has been set at \$5000 by the Council. Having reached this maximum penalty, the offending property owner has, of course, even less incentive to voluntarily bring their property into a compliant condition.

The lack of progress in resolving such cases represents a daily burden for those who value living, and raising their children in a safe and orderly environment. While this Board's primary function is making consensus decisions that set equitable fines, if any, for cases brought forward by the Richland Police, we also recognize the inequitable outcome for neighbors of property owners who unjustly impose the bitter consequences of their stubbornness and disrespect for the Richland community. It is the community who pays the greatest toll for the egregious behavior of a code noncompliant property owner.

The Board therefore recommends that the Council and City Manager explore ways and means to resolve this impasse to code enforcement with a priority given to public safety issues, and thereafter a priority based on age of the violation, oldest first.