



MINUTES

Code Enforcement Board Meeting
Remotely Via Zoom
Tuesday, July 13, 2021 ~ 7:00 p.m.

This document is a summarized version of the Code Enforcement Board proceedings. The minutes are paraphrased, not verbatim. Access to an electronic audio recording of the meeting is available upon request.

CALL TO ORDER

Chairman **Levy** called the meeting to order at 7:01 p.m.

ROLL CALL

MEMBERS PRESENT:

Gregery Levy, Chairman
Skye White, Vice Chair
Derenda Bialy, Member
Albert Edmondson, Member
Ragan Faylor, Member

ALSO IN ATTENDANCE:

Sergeant Shawn Swanson
Stephanie Dorko, Code Enforcement Officer
Lindsey Linhoff, Code Enforcement Officer
Jamie Williams, Code Enforcement Officer
Marianne Boring, Council Liaison
Bunnie Avery, Staff Liaison
Scott Ridgeway
Darryl Nelson
Anne Nelson
Arthur Baranovskiy
Tyler Jennings, COR Building Dept.

APPROVAL OF AGENDA

Member **Edmondson** made a motion to approve the meeting agenda for July 13, 2021, as presented. Member **Faylor** seconded the motion. The motion carried 5-0.

APPROVAL OF MINUTES

Member **Faylor** made a motion to approve the minutes of the June 8, 2021 meeting of the Code Enforcement Board as presented. Member **White** seconded the motion. The motion carried 5-0.

COMPLIANCE HEARINGS / ADMINISTRATION OF OATHS

Chairman **Levy** began the hearing process by administering the oaths to all City staff, defendants and witnesses that will be participating in the hearings and called the first case to be heard.

- | | | |
|-----------|-----------------------------------|--|
| 1) | 20210393 | Scott Ridgeway |
| | Location of Violations: | 169 Bear Drive, Richland, WA 99352 |
| | Mailing Address: | Same |
| | Description of Violations: | RMC 21.01.020 Permit Required; RMC 23.18.040 Building Setbacks |
| | Notice of Civil Violation Issued: | June 28, 2021 |

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Mr. Ridgeway presented his case and answered questions from the Code Enforcement Board.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$200 for the issuance of the Notice of Civil Violation (Exhibit 1) with a continuing monthly penalty of \$100 until compliance is met. For compliance to be met submit a permit application and the required supporting documents to Development Services. Application and design documents shall identify the scope of work completed without the benefit of a permit, as well as any further proposed scope of work in accordance with the Richland Municipal Code. If correction of the violation has not occurred by August 8, 2021, the city may proceed with abatement.

CODE BOARD DECISION: Member **Edmondson** motioned to find the respondent in violation of the Richland Municipal Code as cited in the Notice of Civil Violation. Member **Faylor** seconded the motion. The motion carried 5-0.

Vice Chair **White** motioned to impose a monetary penalty in the amount of **\$200** for the Notice of Civil Violation with a continuing monthly penalty of \$100 until compliance is met. For compliance to be met submit a permit application and the required supporting documents to Development Services. Application and design documents shall identify the scope of work completed without the benefit of a permit, as well as any further proposed scope of work in accordance with the Richland Municipal Code. If correction of the violation has not occurred by August 8, 2021, the city may proceed with abatement. Member **Edmondson** seconded the motion. The motion carried 4-1.

2) 20210665 Darryl and Anne Nelson
 Location of Violations: 1277 Tomich Avenue, Richland, WA 99352
 Mailing Address: Same
 Description of Violations: **RMC 10.04.040(L)** Allowing Rodents
 Notice of Civil Violation Issued: June 16, 2021

CASE REPORT: Stephanie Dorko, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Mr. and Mrs. Nelson presented their case and answered questions from the Code Enforcement Board.

RECOMMENDATION: Compliance has been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$200 for the issuance of the Notice of Civil Violation (Exhibit 1) with no continuing monthly penalties as compliance has been met.

CODE BOARD DECISION: Vice Chair **White** motioned to find the respondent in violation of the Richland Municipal Code as cited in the Notice of Civil Violation. Member **Faylor** seconded the motion. The motion carried 5-0.

Vice Chair **White** motioned to impose a monetary penalty in the amount of **\$200** for the Notice of Civil Violation with no continuing monthly penalties as compliance has been met. Member **Edmondson** seconded the motion. The motion carried 5-0.

3) 20210655 Philip and Sharon Philip
 Location of Violations: 807 Downing Street, Richland, WA 99352
 Mailing Address: 120003 W289 PR NW, Prosser, WA 99350
 Description of Violations: **RMC 10.04.040(P)** Grass and Weeds
 Notice of Civil Violation Issued: June 23, 2021

CASE REPORT: Lindsey Linhoff, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Mr. and Mrs. Philip were not present.

RECOMMENDATION: Compliance has been met. Code Enforcement staff requests that the Code Enforcement Board enters a default judgement and recommends assessment of a monetary penalty in the amount of \$200 for the issuance of the Notice of Civil Violation (Exhibit 1) with no continuing monthly penalty as compliance has been met.

CODE BOARD DECISION: Vice Chair **White** motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of **\$200** with no continuing monthly penalty as compliance has been met. Member **Edmondson** seconded the motion. The motion carried 5-0.

4) 20200280 Randall and Jennifer Rose
 Location of Violations: 156 Erica Drive, Richland, WA 99352
 Mailing Address: Same
 Description of Violations: **RMC 21.010.010(D)** Work Exempt from a Permit
 Notice of Civil Violation Issued: June 14, 2021

CASE REPORT: Lindsey Linhoff, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Mr. and Mrs. Rose were not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$150 for the issuance of the Notice of Civil Violation (Exhibit 1) with a continuing monthly penalty of \$100 until compliance is met. For compliance to be met a permit must be obtained for the construction of the retaining walls, pergola structures, etc., on the northern property line and adjustments/removal of any unpermitted construction be completed as needed in accordance with the Richland Municipal Code. If correction of the violation has not occurred by August 8, 2021, the city may proceed with abatement.

CODE BOARD DECISION: Vice Chair **White** motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of **\$150** with a continuing monthly penalty of \$100 until compliance is met. For compliance to be met a permit must be obtained for the construction of the retaining walls, pergola structures, etc., on the northern property line and adjustments/removal of any unpermitted construction be completed as needed in accordance with the Richland Municipal Code. If correction of the violation has not occurred by August 8, 2021, the city may proceed with abatement. Member **Edmondson** seconded the motion. The motion carried 5-0.

5) 20210355 Amy L Loza
 Location of Violations: 1905 Hood Avenue, Richland, WA 99354
 Mailing Address: Same
 Description of Violations: **RMC 10.04.040(F)** 2+ Yards Debris; **RMC 21.01.010(A)** Adoption of Building Codes
 Notice of Civil Violation Issued: June 11, 2021

CASE REPORT: Lindsey Linhoff, Code Enforcement Officer, presented the facts of the case and responded to questions from the Code Enforcement Board. Ms. Loza was not present.

RECOMMENDATION: Compliance has not been met. Code Enforcement staff recommends assessment of a monetary penalty in the amount of \$200 for the issuance of the Notice of Civil Violation (Exhibit 1) with a continuing monthly penalty of \$100 until compliance is met. For compliance to be met demonstrate that residents do not occupy recreational vehicles on the property and the debris in the utility trailer on the western side of the property be removed/disposed of in accordance with the Richland Municipal Code. If correction of the violation has not occurred by August 8, 2021, the city may proceed with abatement.

CODE BOARD DECISION: Vice Chair **White** motioned to enter a default order affirming the violation identified in the City's Notice of Civil Violation, imposing a monetary penalty of **\$200** with a continuing monthly penalty of \$100 until compliance is met. For compliance to be met demonstrate that residents do

not occupy recreational vehicles on the property and the debris in the utility trailer on the western side of the property be removed/disposed of in accordance with the Richland Municipal Code. If correction of the violation has not occurred by August 8, 2021, the city may proceed with abatement. Member **Faylor** seconded the motion. The motion carried 5-0.

EXECUTION OF ORDERS:

Chairman **Levy** will sign the orders this coming week in person.

CONTINUED CASES / OLD BUSINESS:

- 1) **20200728** **Michael Davidson**
Location of Violations: 2525 N. Columbia Center Blvd, Richland, WA 99352
Mailing Address: 1310 N. 5th Avenue, Pasco, WA 99301
Description of Violations: **RMC 21.01.010(A) – 2015 IBC Section 105.1** Permits Required
Notice of Civil Violation Issued: May 20, 2021

RECOMMENDATION: Sergeant Shawn Swanson requested a continuance for this case to the August 10, 2021 meeting.

CODE BOARD DECISION: Vice Chair **White** motioned to continue this case to the August 10, 2021 meeting. Member **Faylor** seconded the motion. The motion carried 4-1.

NEW / OTHER BUSINESS:

None

ADJOURNMENT:

Chairman **Levy** adjourned the meeting at 8:03 p.m.

APPROVED this 10th day of August 2021.

GREGERY LEVY, Chairman

SKYE WHITE, Vice-Chairman

DERENDA BIALY, Member

RAGAN FAYLOR, Member

ALBERT EDMONDSON, Member

ATTEST:

Shawn Swanson
Shawn Swanson, Sergeant