

City of Richland Resolution No. 100-20 temporarily designates virtual locations for all municipal meetings. This meeting will be conducted remotely via Zoom.



Agenda
Code Enforcement Board Meeting
Tuesday, May 10, 2022
Join the Zoom meeting [here](#)
Public Telephone Access: (206) 337-9723 or (253) 215-8782
Meeting ID No. 831 2379 3370

Board Members: Chair White, Vice Chair Faylor, and Members Edmondson, Huber, Wright Chavez

Staff Liaison Staff Liaison Sergeant Swanson

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

Call to Order/Attendance:

Approval of Agenda: May 10, 2022 (Approved by Motion)

Approval of Minutes: April 12, 2022 (Approved by Motion)

Compliance Hearings/Administration of Oaths:

- I. **Case #20220180 Cody Conrad**
Location of Violation: 1017 Elm Ave, Richland WA 99354
Description of Violation: RMC 10.04.040(F) 2+ Yards Debris; (M) Sagging Fence
Mailing Address: Same
Notice of Civil Violation: April 12, 2022
- Lindsey Linhoff

Execution of Orders:

Continued Cases/Old Business:

New Business/Liaison Comments:

Adjournment

The next Code Enforcement Board Meeting is June 14, 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: 5/10/2022

Agenda Category: Compliance Hearings/Administration of Oaths

Prepared By:

Subject:

Case #20220180 Cody Conrad

Location of Violation: 1017 Elm Ave, Richland WA 99354

Description of Violation: RMC 10.04.040(F) 2+ Yards Debris; (M) Sagging Fence

Mailing Address: Same

Notice of Civil Violation: April 12, 2022

- Lindsey Linhoff

Department:

Police

Recommended Motion:

Summary:

Attachments:

1. 1017 Elm Packet



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

NOTICE OF CIVIL VIOLATION

April 12, 2022

Cody Conrad
1017 Elm Ave
Richland WA 99354

Case Number: 20220180

An inspection on March 2, 2022 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):

1017 Elm Ave, Richland WA 99354

Description of Violation(s):

RMC 10.04.040 (M) The existence of any fence, other structure, or thing on private or public abutting or fronting upon any public street, sidewalk, or place, which is sagging, leaning, fallen, decayed, or otherwise dilapidated and creating an unsafe condition.

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

Required Corrective Action(s):

Remove the tumbleweeds collecting in the back yard and repair/replace/remove the dilapidated fence along the back property line in accordance with the Richland Municipal Code.

The corrective action(s) identified in this notice must be completed by May 8, 2022 no later than 5:00 p.m.

You received notice dated March 2, 2022 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: May 10, 2022

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 April 12, 2022 by the Code Enforcement Officer signing below.

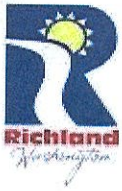
Signature: _____

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: 3/2/2022

Location: 1017 Elm Ave, Richland WA 99354

Report #: 20220180

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 (M) The existence of any fence, other structure, or thing on private or public abutting or fronting upon any public street, sidewalk, or place, which is sagging, leaning, fallen, decayed, or otherwise dilapidated and creating an unsafe condition...

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

Required Corrective Action(s):

Remove the tumbleweeds collecting in the back yard and repair/replace/remove the dilapidated fence along the back property line in accordance with the Richland Municipal Code.

The corrective actions(s) identified in this Correction Notice must be completed by 3/16/2022 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

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

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

Issued on 3/2/2022 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

Join Zoom Meeting

<https://cityofrichlandwa.zoom.us/j/83123793370?pwd=NVVVMEJmRUhFcVFWYmdWQkNtMDkrUT09>

Meeting ID: 831 2379 3370

Passcode: 955907

One tap mobile

+12063379723,,83123793370# US (Seattle)

+12532158782,,83123793370# US (Tacoma)

Dial by your location

+1 206 337 9723 US (Seattle)

+1 253 215 8782 US (Tacoma)

Meeting ID: 831 2379 3370

Find your local number: <https://cityofrichlandwa.zoom.us/j/83123793370?pwd=NVVVMEJmRUhFcVFWYmdWQkNtMDkrUT09>

****Please contact Officer Linhoff at 509-713-9027 if you experience problems calling in to the meeting****