

**WENATCHEE**  
**CODE ENFORCEMENT BOARD**  
**Regular Meeting**  
**September 28, 2022 - TIME: 5:30 pm**  
**CITY HALL COUNCIL CHAMBERS**  
**301 Yakima Street**  
**AGENDA**

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*Wenatchee City Hall is open for the public to attend meetings in person. The public may also participate in the meeting via phone by calling: (509) 888-3298, passcode (67941#). If you have questions about participating in the meeting, please contact Yolanda Garcia at [ygarcia@wenatcheewa.gov](mailto:ygarcia@wenatcheewa.gov) or 509.888.3206.*

**I. CALL TO ORDER**

**II. ADMINISTRATIVE AFFAIRS**

A. Approval of the minutes from the last regular meeting on August 24, 2022.

B. Explanation of public hearing procedures and appearance of fairness.

**III. OPEN CASES**

**CEB Agenda Table**

	Case Number	Site Address	Responsible Party	Code Enforcement Officer	Status
1	22-583	1017 Crawford Avenue	Randall Rivas Wenker	Mudgett	CV
2	22-599	1123 Glenwood Avenue	Mike Nelson	Mudgett	CV
3	22-641	1319 McKittrick Street	Lance Hansen	Mudgett	CV
4	22-642	1321 McKittrick Street	Lance Hansen	Mudgett	CV
5	22-643	1313 McKittrick Street	Lance & Dianne Hansen	Mudgett	CV
6	22-644	1313 McKittrick St (behind)	Lance Hansen	Mudgett	CV
7	22-575	1130 Maple St Unit 79	MCKPLACE LLC	Kinman	CV
8	22-681	118 Charles Street	Joseph & Heather Lewin	Kinman	CV

**IV. OTHER**

A. NA

**V. ADJOURNMENT**

*In compliance with the Americans with Disabilities Act, if you need special assistance to participate in this meeting, please contact the Mayor's office at (509) 888-6204 (TTY 711). Notification 72 hours prior to the meeting will enable the City to make reasonable arrangements to ensure accessibility to the meeting (28 CFR 35.102-35.104 ADA Title 1.)*

MINUTES

**I. CALL TO ORDER**

Chair Luis Gonzalez called the meeting to order at 5:34 p.m. with the following board members in attendance: Adriana Farnsworth and Amber Hallberg. City staff was represented by: Cliff Burdick, Building and Fire Code Official, Eric Mudgett, Code Compliance Officer, Kevin Kinman, Code Compliance Officer, and Yolanda Garcia, Code Compliance Coordinator.

**II. ADMINISTRATIVE AFFAIRS**

A. Approval of the minutes from the last regular meeting on July 27, 2022.

**Board member Amber Hallberg moved to approve the minutes of the regular meeting of July 27, 2022. Board member Adriana Farnsworth seconded the motion. The motion carried.**

**III. OLD BUSINESS**

None

**IV. NEW BUSINESS**

Chair Luis Gonzalez provided an explanation of public hearing procedures and the appearance of fairness.

Chair Gonzalez swore in City Staff.

A. 22-498 625 Royal Anne Drive – Weston & Hollie Potter

Kevin Kinman, Code Compliance Officer, and Cliff Burdick, Building and Fire Code Official, presented the staff report.

The respondents were present to address the Board and violations.

Mr. & Mrs. Potter stated their contractor informed them that someone had stopped by regarding the fence being too high, but left no name or any other information. Mr. Potter stated he called the City of Wenatchee left a message and waited a week for a call back from the planning department. Mr. Potter brought photos of other homes around his neighborhood with fences that are 6ft high. Mr. Potter stated there's been robberies and property damage in his neighborhood. The reason Mr. Potter built a 6ft fence was for the safety of his children.

Chair Gonzalez confirmed it was a city violation. Both Chair Gonzalez and Cliff Burdick, advised Mr. & Mrs. Potter go before the city council board and request to change the city code policy regarding fences.

Eric Mudgett, Code Compliance Officer, stated he has enforced the fence height requirement on three homes around Mr. Potter's property.

Chair Gonzalez closed the hearing and opened deliberations of the Board.

**Board member Amber Hallberg moved that the Board, having heard the case and facts presented, find that the respondent is in violation of Wenatchee City Code and that a mandatory fee of \$150.00 be imposed. Board member Adriana Farnsworth second the motion. The motion carried.**

**Board member Adriana Farnsworth moved that the respondent be given until the 31<sup>st</sup> of October, 2022, to correct the violations of the Wenatchee City Code. The Board determined there will be no monetary penalty against the person responsible. Board member Amber Hallberg seconded the motion. The motion carried.**

B. 22-559 124 ½ Crawford Avenue – Jose & Emily Lemus

Kevin Kinman, Code Compliance Officer, and Cliff Burdick, Building and Fire Code Official, presented the staff report.

The respondent was present to address the Board and violations.

Mrs. Lemus stated they've offered the renter their truck to remove the rubbish and garbage. Mr. Lemus has removed some of the brush. Mrs. Lemus stated they're not able to remove any of the renter's personal items on the property. Mrs. Lemus stated there's still a lot to be done before property complies. Mrs. Lemus stated she was going to get an attorney and would be seeking eviction and would be asking if she's able to abate the property herself. Mrs. Lemus stated renter has a mental illness.

Officer Kinman stated he has spoken with the renter and the renter said he is doing his best to bring property into compliance, but it has been too hot to work on it.

Chair Gonzalez closed the hearing and opened deliberations of the Board.

**Board member Amber Hallberg moved that the Board, having heard the case and facts presented, find that the respondent is in violation of Wenatchee City Code and that a mandatory fee of \$150.00 be imposed. Board member Adriana Farnsworth second the motion. The motion carried.**

**Board member Amber Hallberg moved that the respondent be given until the 31<sup>st</sup> of October, 2022, to correct the violations of the Wenatchee City Code. After the 31<sup>st</sup> of October, 2022, a monetary penalty of \$100.00 per day shall be imposed for each code violation, for a period of 30 days, or until the violation has been corrected, for each code violation. If the time frame expires and the property is still in violation, the Board authorizes the City to abate the violation. Board member Adriana Farnsworth seconded the motion. The motion carried.**

C. 22-562 1018 Spring Mountain Dr – Juan Diaz

Eric Mudgett, Code Compliance Officer, and Cliff Burdick, Building and Fire Code Official, presented the staff report.

The respondent was present to address the Board and violations.

Mr. Diaz stated he was not aware a permit was needed to move dirt on his property. Mr. Diaz stated he has hired Abe Lopez from Lopez Design and Engineer Brett Bickford to design the retaining wall. Mr. Diaz also stated he hired Neil Kinnebrew from Black Rock Geoscience for the geo report.

Chair Gonzalez closed the hearing and opened deliberations of the Board.

**Board member Amber Hallberg moved that the Board, having heard the case and facts presented, find that the respondent is in violation of Wenatchee City Code and that a mandatory fee of \$150.00 be imposed. Board member Adriana Farnsworth second the motion. The motion carried.**

**Board member Adriana Farnsworth moved that the respondent be given until the 31<sup>st</sup> of October, 2022, to correct the violations of the Wenatchee City Code. After the 31<sup>st</sup> of October, 2022, a monetary penalty of \$100.00 per day shall be imposed for each code violation, for a period of 30 days, or until the violation has been corrected, for each code violation. If the time frame expires and the property is still in violation, the Board authorizes the City to abate the violation. Board member Amber Hallberg seconded the motion. The motion carried.**

D. 22-277 1916 Lion Place – Ruben & Kimberley Ornelas

Eric Mudgett, Code Compliance Officer, and Cliff Burdick, Building and Fire Code Official, presented the staff report.

The respondent was not present to address the Board and violations.

Chair Gonzalez closed the hearing and opened deliberations of the Board.

**Board member Amber Hallberg moved that the Board, having heard the case and facts presented, find that the respondent is in violation of Wenatchee City Code and that a mandatory fee of \$150.00 be imposed. Board member Adriana Farnsworth second the motion. The motion carried.**

**Board member Adriana Farnsworth moved that the respondent be given until the 7<sup>th</sup> of September, 2022, to correct the violations of the Wenatchee City Code. After the 7<sup>th</sup> of September, 2022, a monetary penalty of \$100.00 per day shall be imposed for each code violation, for a period of 30 days, or until the violation has been corrected, for each code violation. If the time frame expires and the property is still in violation, the Board authorizes the City to abate the violation. Board member Amber Hallberg seconded the motion. The motion carried.**

- E. 22-501 1004 Monitor Avenue – Roberto Galvan & Yesenia Montes

Eric Mudgett, Code Compliance Officer, and Cliff Burdick, Building and Fire Code Official, presented the staff report.

The respondent was not present to address the Board and violations.

Chair Gonzalez closed the hearing and opened deliberations of the Board.

**Board member Amber Hallberg moved that the Board, having heard the case and facts presented, find that the respondent is in violation of Wenatchee City Code and that a mandatory fee of \$150.00 be imposed. Board member Adriana Farnsworth seconded the motion. The motion carried.**

**Board member Adriana Farnsworth moved that the respondent be given until the 7<sup>th</sup> of September, 2022, to correct the violations of the Wenatchee City Code. After the 7<sup>th</sup> of September, 2022, a monetary penalty of \$100.00 per day shall be imposed for each code violation, for a period of 30 days, or until the violation has been corrected, for each code violation. If the time frame expires and the property is still in violation, the Board authorizes the City to abate the violation. Board member Amber Hallberg seconded the motion. The motion carried.**

- F. 22-504 1014 Russell Street – Jennifer Bethel

Eric Mudgett, Code Compliance Officer, and Cliff Burdick, Building and Fire Code Official, presented the staff report.

The respondent was not present to address the Board and violations.

Chair Gonzalez closed the hearing and opened deliberations of the Board.

**Board member Amber Hallberg moved that the Board, having heard the case and facts presented, find that the respondent is in violation of Wenatchee City Code and that a mandatory fee of \$150.00 be imposed. Board member Adriana Farnsworth seconded the motion. The motion carried.**

**Board member Adriana Farnsworth moved that the respondent be given until the 7<sup>th</sup> of September, 2022, to correct the violations of the Wenatchee City Code. After the 7<sup>th</sup> of September, 2022, a monetary penalty of \$100.00 per day shall be imposed for each code violation, for a period of 30 days, or until the violation has been corrected, for each code violation. If the time frame expires and the property is still in violation, the Board authorizes the City to abate the violation. Board member Amber Hallberg seconded the motion. The motion carried.**

G. 22-537 219 Spokane Street – Harry Knight

Eric Mudgett, Code Compliance Officer, and Cliff Burdick, Building and Fire Code Official, presented the staff report.

The respondent was not present to address the Board and violations.

Chair Gonzalez closed the hearing and opened deliberations of the Board.

**Board member Amber Hallberg moved that the Board, having heard the case and facts presented, find that the respondent is in violation of Wenatchee City Code and that a mandatory fee of \$150.00 be imposed. Board member Adriana Farnsworth seconded the motion. The motion carried.**

**Board member Amber Hallberg moved that the respondent be given until the 7<sup>th</sup> of September, 2022, to correct the violations of the Wenatchee City Code. After the 7<sup>th</sup> of September, 2022, a monetary penalty of \$100.00 per day shall be imposed for each code violation, for a period of 30 days, or until the violation has been corrected, for each code violation. If the time frame expires and the property is still in violation, the Board authorizes the City to abate the violation. Board member Adriana Farnsworth seconded the motion. The motion carried.**

V. OTHER

A. Luis Gonzalez agreed to renew his Code Enforcement Board Term.

VI. ADJOURNMENT

With no other business to come before the Code Enforcement Board, Chair Gonzalez adjourned the meeting at 7:27 p.m.

Respectfully submitted,  
DEPARTMENT OF COMMUNITY DEVELOPMENT  
*Yolanda Garcia*  
*Code Compliance Coordinator*