

WENATCHEE
CODE ENFORCEMENT BOARD
Regular Meeting
August 13, 2024 - TIME: 5:30 pm
CITY HALL COUNCIL CHAMBERS
301 Yakima Street
AGENDA

I. CALL TO ORDER

II. ADMINISTRATIVE AFFAIRS

- A. Approval of the minutes from the last regular meeting on June 11, 2024.
- 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	24-254	34 Marie St	Alondra Edson	Kinman	CV
2	24-372	1334 Orchard Ave	Lois M Watts	Kinman	CV
3	24-376	311 Marie Ave	Steve Camarillo & Rebecca M Hurd	Mudgett	CV
4	24-307	1021 S Mission St	Enrique U Camargo	Mudgett	CV
5	24-187	1321 Castlerock	Lawrence & Mary M Boteilho Trustees	Mudgett	CV

IV. OTHER

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 Emilka Furmanczyk called the meeting to order at 5:35 p.m. with the following board members in attendance: Luis Gonzalez, James Snyder, and Richard Upton. City staff was represented by: 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 March 12, 2024.

Board member Luis Gonzalez moved to approve the minutes of the regular meeting March 12, 2024. Board member James Snyder seconded the motion. The motion carried.

III. OLD BUSINESS

None

IV. NEW BUSINESS

A. 24-132 – 1319 McKittrick St – Lance A Hansen

Eric Mudgett, Code Compliance Officer, presented the staff report.

Board member Luis Gonzalez 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 Richard Upton second the motion. The motion carried.

Board member James Snyder moved that the respondent be given until June 26, 2024, to correct the violations of the Wenatchee City Code. After June 26, 2024, a monetary penalty of \$200.00 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 Richard Upton seconded the motion. The motion carried.

B. 24-133 – 3rd lot of 4 Behind 1313 McKittrick – Lance A Hansen

Eric Mudgett, Code Compliance Officer, presented the staff report.

Board member Luis Gonzalez 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 Richard Upton second the motion. The motion carried.

Board member James Snyder moved that the respondent be given until the June 26, 2024, to correct the violations of the Wenatchee City Code. After the June 26, 2024, a monetary penalty of \$200.00 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 Luis Gonzalez seconded the motion. The motion carried.

- C. 24-117 – 921 Cashmere Street – Phitsamay Maytrychit & Andres Banuelos

Eric Mudgett, Code Compliance Officer, presented the staff report.

Board member Richard Upton 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 Luis Gonzalez second the motion. The motion carried.

Board member James Snyder moved that the respondent be given until June 26, 2024, to correct the violations of the Wenatchee City Code. After June 26, 2024, 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 Luis Gonzalez seconded the motion. The motion carried.

- D. 24-238 – 706 Riverside Drive – WA Riverside 9 Phase II LLC

Kevin Kinman, Code Compliance Officer, presented the staff report.

Board member Luis Gonzalez 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 Richard Upton second the motion. The motion carried.

Board member Richard Upton moved that the respondent be given until June 26, 2024, to correct the violations of the Wenatchee City Code. After June 26, 2024, 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 James Snyder seconded the motion. The motion carried.

V. OTHER

VI. ADJOURNMENT

With no other business to come before the Code Enforcement Board, Chair Furmanczyk adjourned the meeting at 6:20pm.

Respectfully submitted,
Yolanda Garcia
Code Compliance Coordinator
COMMUNITY DEVELOPMENT DEPARTMENT

MONTHLY CODE ENFORCEMENT STATS
JULY
2024

Case Number	Site Address	Case Type	Case Status	Inspection Area	Tenant Occupied	Submitted
24-344	414 PEAR LN UNIT A	FIRE INSPECTION	VERBAL WARNING		YES	07/01/2024
24-345	1109 MONITOR AVE	PROPERTY MAINTENANCE	COMPLIED		NO	07/01/2024
24-346	1109 1/2 MONITOR AVE	PROPERTY MAINTENANCE	COMPLIED			07/01/2024
24-347	819 MALAGA AVE APT 1	FIRE INSPECTION	COURTESY LETTER		YES	07/01/2024
24-348	1418 OAK ST	PROPERTY MAINTENANCE	COMPLIED		NO	07/02/2024
24-349	1611 METHOW ST SPC 1	PROPERTY MAINTENANCE	COMPLIED		YES	07/02/2024
24-350	210 N FRANKLIN AVE	PROPERTY MAINTENANCE	COMPLIED		NO	07/02/2024
24-351	1223 METHOW ST	PROPERTY MAINTENANCE	COMPLIED		NO	07/01/2024
24-352	22 S FRANKLIN AVE	ROW	COMPLIED		UNKNOWN	07/02/2024
24-353	14 S FRANKLIN AVE	ROW	COMPLIED		NO	07/02/2024
24-354	319 N GARFIELD AVE	PROPERTY MAINTENANCE	COMPLIED		YES	07/03/2024
24-355	706 S WESTERN AVE	PROPERTY MAINTENANCE	COMPLIED		NO	07/03/2024
24-356	1229 WALLA WALLA AVE	PROPERTY MAINTENANCE	COMPLIED		VACANT	07/03/2024
24-357	507 LYNN ST	PROPERTY MAINTENANCE	COMPLIED		YES	07/03/2024
24-358		PROPERTY MAINTENANCE	COMPLIED		UNKNOWN	07/03/2024
24-359	300 STEVENS ST	PROPERTY MAINTENANCE	COMPLIED		YES	07/08/2024
24-360	417 S CHELAN AVE	PROPERTY MAINTENANCE	NOCV		VACANT	07/08/2024
24-361	102 S FRANKLIN AVE	ROW	NOCV		NO	07/08/2024
24-362	1407 WALLA WALLA AVE	ROW	COMPLIED		YES	07/08/2024
24-363	411 KITTITAS ST	PROPERTY MAINTENANCE	COMPLIED		NO	07/08/2024
24-364	1100 N WESTERN AVE	PROPERTY MAINTENANCE	ON HOLD		NO	07/02/2024
24-365	713 OKANOGAN AVE	ZONING	COURTESY LETTER		NO	07/08/2024
24-366	402 METHOW ST	PROPERTY MAINTENANCE	PENDING			07/08/2024
24-367	1002 METHOW ST	PROPERTY MAINTENANCE	CLOSED - NO VIOLATION		NO	07/08/2024
24-368	536 METHOW ST	PROPERTY MAINTENANCE	COMPLIED		NO	07/09/2024
24-369	1323 ROSEWOOD AVE	PROPERTY MAINTENANCE	COMPLIED		NO	07/09/2024
24-370	1321 ROSEWOOD AVE	PROPERTY MAINTENANCE	COMPLIED		YES	07/09/2024
24-371	1317 ROSEWOOD AVE	PROPERTY MAINTENANCE	NOCV		NO	07/09/2024
24-372	1334 ORCHARD AVE	ZONING	NOCV		UNKNOWN	07/08/2024
24-373	435 S MILLER ST	ZONING	COMPLIED		NO	07/09/2024
24-374	914 ORONDO AVE	PROPERTY MAINTENANCE	COMPLIED		NO	07/09/2024
24-375	15 N GARFIELD AVE	PROPERTY MAINTENANCE	COURTESY LETTER		UNKNOWN	07/08/2024
24-376	311 MARIE AVE	PROPERTY MAINTENANCE	NOCV		NO	07/09/2024
24-377	114 N MILLER ST	PROPERTY MAINTENANCE	COMPLIED		NO	07/09/2024
24-378	524 SPOKANE ST UNIT A	PROPERTY MAINTENANCE	COMPLIED		VACANT	07/10/2024
24-379	343 MALAGA AVE	PROPERTY MAINTENANCE	NOCV		UNKNOWN	07/10/2024
24-380	1854 N Wenatchee Ave	PROPERTY MAINTENANCE	COURTESY LETTER		VACANT	07/11/2024
24-381	1014 WALKER AVE	PROPERTY MAINTENANCE	NOCV		YES	07/11/2024
24-382	1025 1/2 CASCADE ST	PROPERTY MAINTENANCE	COMPLIED		UNKNOWN	07/12/2024

MONTHLY CODE ENFORCEMENT STATS
JULY
2024

Case Number	Site Address	Case Type	Case Status	Inspection Area	Tenant Occupied	Submitted
24-383	305 LINCOLN ST	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/12/2024
24-384	631 KITTITAS ST	PROPERTY MAINTENANCE	COMPLIED		YES	07/11/2024
24-385	637 HIGHLAND DR	PROPERTY MAINTENANCE	NOCV		NO	07/11/2024
24-386	522 KITTITAS ST	PROPERTY MAINTENANCE	NOCV		UNKNOWN	07/12/2024
24-387	986 SPRING MOUNTAIN DR	PROPERTY MAINTENANCE	NOCV		VACANT	07/12/2024
24-388	147 EASY WAY	PROPERTY MAINTENANCE	COMPLIED		YES	07/16/2024
24-389	545 CHRISAND LN	BUILDING	PENDING			07/15/2024
24-390	700 N Mission St	PROPERTY MAINTENANCE	COMPLIED		YES	07/15/2024
24-391	22 N Chelan Ave	ROW	COMPLIED		UNKNOWN	07/17/2024
24-392	30 N CHELAN AVE	ROW	COMPLIED		UNKNOWN	07/17/2024
24-393	1655 RIDGEVIEW LOOP DR	ZONING	CLOSED		UNKNOWN	07/16/2024
24-394	930 CASCADE ST	PROPERTY MAINTENANCE	COMPLIED		YES	07/17/2024
24-395	909 MALAGA AVE	PROPERTY MAINTENANCE	NOCV		NO	07/17/2024
24-396	21 S FRANKLIN AVE	PROPERTY MAINTENANCE	COMPLIED			07/16/2024
24-397	1 S FRANKLIN AVE	PROPERTY MAINTENANCE	COMPLIED		UNKNOWN	07/16/2024
24-398	900 CASCADE ST	PROPERTY MAINTENANCE	COMPLIED		NO	07/17/2024
24-399	201 N MILLER ST	PROPERTY MAINTENANCE	COMPLIED		UNKNOWN	07/17/2024
24-400	945 IDAHO ST	ROW	COMPLIED		NO	07/18/2024
24-401	920 CASCADE ST	PROPERTY MAINTENANCE	CLOSED - NO VIOLATION		UNKNOWN	07/18/2024
24-402	505 S MILLER ST	ZONING	COURTESY LETTER		UNKNOWN	07/17/2024
24-403	23 N FRANKLIN AVE	PROPERTY MAINTENANCE	CLOSED			07/17/2024
24-404	915 METHOW ST	ZONING	COMPLIED		YES	07/22/2024
24-405	125 N GARFIELD AVE	PROPERTY MAINTENANCE	COURTESY LETTER		UNKNOWN	07/23/2024
24-406	219 N GARFIELD AVE	PROPERTY MAINTENANCE	NOCV		YES	07/23/2024
24-407	317 N GARFIELD AVE	PROPERTY MAINTENANCE	COURTESY LETTER		UNKNOWN	07/23/2024
24-408	339 MALAGA AVE	PROPERTY MAINTENANCE	NOCV		NO	07/23/2024
24-409	331 1/2 MALAGA AVE	PROPERTY MAINTENANCE	COURTESY LETTER		YES	07/23/2024
24-410	326 MALAGA AVE	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/23/2024
24-411	1200 COLUMBINE ST	BUILDING	VERBAL WARNING		NO	07/23/2024
24-412	576 SADDLE ROCK LOOP	BUILDING	VERBAL WARNING			07/23/2024
24-413	718 1ST ST	ROW	COURTESY LETTER		NO	07/24/2024
24-414	314 N DELAWARE AVE	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/24/2024
24-415	419 SPOKANE ST	PROPERTY MAINTENANCE	COURTESY LETTER		VACANT	07/26/2024
24-416	1014 SPRING MOUNTAIN DR	BUILDING - OTHER	VCA			07/26/2024
24-417	800 WALKER AVE	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/26/2024
24-418	306 METHOW ST	PROPERTY MAINTENANCE	COURTESY LETTER		YES	07/26/2024
24-419	309 ROOSEVELT AVE	PROPERTY MAINTENANCE	COURTESY LETTER		VACANT	07/26/2024
24-420	126 PEARL ST	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/29/2024
24-421	839 CASCADE ST	PROPERTY MAINTENANCE	COURTESY LETTER		YES	07/26/2024

MONTHLY CODE ENFORCEMENT STATS
JULY
2024

Case Number	Site Address	Case Type	Case Status	Inspection Area	Tenant Occupied	Submitted
24-422	837 CASCADE ST	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/29/2024
24-423	332 ROOSEVELT AVE	PROPERTY MAINTENANCE	COURTESY LETTER		VACANT	07/26/2024
24-424	312 N GARFIELD AVE	PROPERTY MAINTENANCE	CLOSED - NO VIOLATION		VACANT	07/26/2024
24-425	1320 POE ST	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/26/2024
24-426	1655 RIDGEVIEW LOOP DR	ZONING	COURTESY LETTER		NO	07/31/2024
24-427	1206 S COLUMBIA ST	PROPERTY MAINTENANCE	COURTESY LETTER		VACANT	07/31/2024
24-428	1204 S COLUMBIA ST	PROPERTY MAINTENANCE	COURTESY LETTER		VACANT	07/31/2024
24-429	1202 S COLUMBIA ST	PROPERTY MAINTENANCE	COMPLIED		VACANT	07/31/2024
24-430	2212 LARK BROOKE	ROW	COURTESY LETTER		NO	07/31/2024
24-431	418 RIDGEVIEW LOOP DR	PROPERTY MAINTENANCE	COURTESY LETTER		NO	07/31/2024
24-432	908 STEWART ST	PROPERTY MAINTENANCE	CLOSED - NO VIOLATION		NO	07/31/2024

Total Cases Submitted: 89