



AGENDA

Code Enforcement Board

6:00 PM - Thursday, September 3, 2026

Pasco City Hall, Council Chambers & Microsoft Teams Webinar

Page

1. CALL TO ORDER

2. ROLL CALL

3. APPROVAL OF MINUTES

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- (a) **MOTION: I move to approve the minutes from the June 5, 2025 meeting.**

4. HEARINGS

- (a) **Administration of Oaths**

- (b) **Hearings Scheduled**

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- (c) **Code Enforcement Board Meeting Packet**

- (d) **Amendments**

- (e) **Dismissals**

- (f) **Motion**

5. STAFF REPORTS & OTHER BUSINESS

6. ADJOURNMENT

7. ADDITIONAL NOTES

- (a) **Meetings are broadcast live on PSC-TV Channel 191 on Charter/Spectrum Cable in Pasco and Richland and streamed at www.pasco-wa.gov/psctvlive and on the City's Facebook page at www.facebook.com/cityofPasco.**

Audio equipment available for the hearing impaired; contact staff for assistance.

(b) Please Silence Your Cell Phones.

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CALL TO ORDER

Chair Daniel Gottschalk called the regular meeting of the Code Enforcement Board to order in the Council Chambers of City of Pasco, 525 North Third Street in Pasco, Washington at 7:00 p.m.

ROLL CALL

MEMBERS PRESENT

Duane Van Beek
James Rawlinson
Dwayne Speer
Daniel Gottschalk-Chair
Mary Gutierrez

MEMBERS ABSENT

PLEDGE OF ALLEGIANCE

Board Chair Gottschalk led the Pledge of Allegiance.

APPROVAL OF MINUTES

Board Member Rawlinson moved to approve the December 5, 2024, Code Enforcement Board Meeting Minutes. Board Member Gutierrez seconded, and the motion carried.

HEARINGS

None

AMENDMENTS

None

RESOLUTIONS

Board Member Speer moved to accept the December 2024 Resolutions, Board Member Rawlinson seconded, and the motion carried.

STAFF REPORT AND OTHER BUSINESS

None

ADJOURNMENT

With no further business meeting was adjourned at 7:04 p.m.

Respectfully Submitted,

Carmen Patrick, Administrative Assistant II
Community & Economic Development

MEMORANDUM

DATE: September 01, 2026
TO: Code Enforcement Board
FROM: Troy Hendren
Inspection Services Manager
Community & Economic Development

Distribution
D Gottschalk
M Gutierrez
J Rawlinson
D Van Beek
D Speer

SUBJECT: CEB Determination Hearing
September 03, 2026

I am writing to confirm that the Code Enforcement Board will meet September 03, 2026 at 6:00 p.m., in Pasco City Council chambers.

Please find attached the following:

- (1) An agenda for September 03, 2026;
- (2) Minutes of the previous CEB meeting (June 05, 2025);
- (3) Code Enforcement Activity Reports for August.
- (4) June 2025 Resolutions

If you have any questions, please call (509) 543-5743.

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Attachments: As stated.

Agenda for the
Code Enforcement Board
Of the City of Pasco, Washington
At 6:00 pm, 09/03/2026

- A. CALL TO ORDER
- B. ROLL CALL
 - a. Board Members Present
- C. ADOPTION OF MINUTES
 - a. Minutes from June 5th 2025
- D. HEARINGS
 - a. Administration of Oaths
 - b. Hearings Scheduled

There are no cases to be heard at this hearing.

- c. Amendments
 - d. Dismissals
 - e. Motion
- E. STAFF REPORT AND OTHER BUSINESS
- F. ADJOURNMENT

This meeting is broadcast live on Facebook and YouTube. To watch, use the following link: <https://events.gcc.teams.microsoft.com/event/93f017fc-afda-4687-9f7d-c2ab0ffa433b@a0d3d4d1-7eac-4c46-a870-b4f2b34721ab?source=copyLinkLegacyShareLinkDialog>.

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MEMBERS ABSENT

PLEDGE OF ALLEGIANCE

Board Chair Gottschalk led the Pledge of Allegiance.

APPROVAL OF MINUTES

Board Member Rawlinson moved to approve the December 5, 2024, Code Enforcement Board Meeting Minutes. Board Member Gutierrez seconded, and the motion carried.

HEARINGS

None

AMENDMENTS

None

RESOLUTIONS

Board Member Speer moved to accept the December 2024 Resolutions, Board Member Rawlinson seconded, and the motion carried.

STAFF REPORT AND OTHER BUSINESS

None

ADJOURNMENT

With no further business meeting was adjourned at 7:04 p.m.

Respectfully Submitted,

Carmen Patrick, Administrative Assistant II
Community & Economic Development

CITY OF PASCO
CODE ENFORCEMENT BOARD RESOLUTION
RESOLUTION NO. 2025 - 6

A RESOLUTION finding that code violations have been corrected and may be dismissed without penalty, deferring action on certain cases pending proper notification, accepting voluntary correction agreements, and assessing penalties on certain cases.

WHEREAS, the City of Pasco has found that there exist conditions on certain properties that constitute violations of the Pasco Municipal Code; and

WHEREAS, the Code Enforcement Board has the authority to affirm, dismiss, or modify notices of civil violations issued by the City:

NOW BE IT RESOLVED BY THE CODE ENFORCEMENT BOARD OF THE CITY OF PASCO;

That the following cases be dismissed without penalty:

		<u>Service</u>	<u>Repeat</u>	<u>Daily</u>	<u>Monetary</u>	<u>Dismissed</u>	<u>Other</u>
CEB2024-0214	ORTENCIA DE PEREZ						
CEB2024-0390	JOSHUA R & WHITNEY N DAVIS						
CEB2024-0549	MIRCA JULIA GUTIERREZ GARCIA						
CEB2024-0596	MANUEL ALEJANDRO CASSIO PEREZ						
CEB2024-0731	JEFFREY A DENT						
CEB2024-0741	SQUIRT, LLC						
CEB2024-0742	LISBETH FITZGERALD						
CEB2025-0013	RHETT ZUFELT						

Be it further resolved the following people were not properly notified of alleged violations of the Pasco Municipal Code and hearings for their cases should be deferred until such times as they are properly notified:

		<u>Service</u>	<u>Repeat</u>	<u>Daily</u>	<u>Monetary</u>	<u>Dismissed</u>	<u>Other</u>

Be it further resolved that the Code Enforcement Board accepts or continues the below listed cases and voluntary correction agreements:

		<u>Service</u>	<u>Repeat</u>	<u>Daily</u>	<u>Monetary</u>	<u>Dismissed</u>	<u>Other</u>
CEB2022-1472	THE ESTATE OF ROBERT WALTERS (ET/		one thousand dollars (\$1000)	five hundred dollars (\$500)			

CEB2023-1259	MANUEL & MAGDALENA ESTRADA	<u>Service</u>	<u>Repeat</u>	<u>Daily</u>	<u>Monetary</u>	<u>Dismissed</u>	<u>C</u>
CEB2024-0654	RD1 TRUCKING, LLC						
CEB2025-0045	BROADMOOR PROPERTIES LLC						

Be it further resolved that the following cases are now in compliance. However, proper notification of certain people required use of a professional process server and a monetary service penalty of forty-five dollars (\$45.00) is assessed in each case therefor; and certain properties and people were found in repeat violation of the Pasco Municipal Code and a minimum mandatory monetary penalty is assessed for each repeat violation therefor; and certain properties and people were assessed a minimum mandatory monetary penalty of fifty dollars (\$50.00) for certain violation(s) of the Pasco Municipal Code therefor:

		<u>Service</u>	<u>Repeat</u>	<u>Daily</u>	<u>Monetary</u>	<u>Dismissed</u>	<u>Other</u>
Be it further resolved that the following people were properly notified of alleged violations of the Pasco Municipal Code but have failed to appear before the Pasco Code Enforcement Board for hearings on the date prescribed and said alleged violations have not been abated as required or were abated by the City and abatement costs, timeframes for compliance and daily monetary penalties in the amounts not to exceed those established by PMC 11.02.050 and as may be determined by the Community Development Director are assessed for each civil violation therefor:							
		<u>Service</u>	<u>Repeat</u>	<u>Daily</u>	<u>Monetary</u>	<u>Dismissed</u>	<u>Other</u>
CEB2025-0038	HECTOR PRADO		two hundred dollars (\$200)	one hundred dollars (\$100)			
CEB2025-0063	D L & CHERYL L MURPHY				five hundred dollars (\$500)		

Be it further resolved that the following people were properly notified of alleged violations of the Pasco Municipal Code and have appeared before the Pasco Code Enforcement Board for hearings on the date prescribed and the Board issued orders therefor:

		<u>Service</u>	<u>Repeat</u>	<u>Daily</u>	<u>Monetary</u>	<u>Dismissed</u>	<u>Other</u>

Be it further resolved that, pursuant to PMC 11.02.060 (4)(d), any person who fails to collect or accept the certified mail copy of the Board's decision may be required to be served a copy of the decision via professional process server, and all such costs for personal service of the decision are hereby assessed.

Total number of cases: 14

Passed by the Code Enforcement Board of the City of Pasco on June 5, 2025.

Daniel Gottschalk, Chairperson

ATTEST:

Troy Hendren, Inspection Services Manager