



## Code Compliance

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June 11, 1999

Mr. and Mrs. John Smith  
123 Main Street  
Everett, Washington 98203

VIA CERTIFIED MAIL  
RETURN RECEIPT REQUESTED

RE: (1234-99) Vacant Lot - 2100 block of 7<sup>th</sup> Avenue  
(Snohomish County Parcel No. 1234 467 890 0001)

Dear Mr. and Mrs. Smith:

An inspection of your vacant property located in the 2100 block of 7<sup>th</sup> Avenue was made on June 10, 1998. This inspection revealed the following violations of the Everett City Code:

City code section 8.20.020 which provides that certain conditions are not allowed on any property in the city, if the conditions are visible from a public street, alley or other public or private property, including: **(a) Junk, trash, litter, boxes, discarded lumber, salvage materials, or other similar materials;** (b) Attractive nuisances dangerous to children; (c) Broken or discarded furniture, household equipment and furnishings; (d) Shopping carts on residentially zoned property; **(e) Dead, decayed, diseased, noxious or hazardous trees or vegetation, or any vegetation (not including vegetation located in flower beds) taller than 42 inches high or grass taller than 12 inches in height;** (f) Graffiti on the exterior of any building, fence or other structure; (g) Vehicle parts or other articles of personal property which are discarded or left in a state of partial construction or repair; and/or (h) Utility trailers or unmounted camper tops located in any front yard,(unless in the driveway) or vacant lot.

All overgrown vegetation (weeds, tall grasses, and blackberries) and other debris must be removed from this property no later than **June 28, 1999**. Should you fail to clean up your property and bring it into compliance as required by law a violation may be issued to you, which could result in a fine and/or costs being assessed against you.

If you have any questions regarding this letter, Please contact me at **(425) 257-1234**. Thank you for your prompt attention to this matter.

Sincerely,

Jane Smith  
Code Compliance Officer



# Code Compliance

## VIOLATION CITATION

«TODAY\_DATE»

Case Number: «FILE\_NUMBER»

«PROP\_OWNER\_NAME»

VIA CERTIFIED MAIL

«PROP\_OWN\_ADDRESS»

RETURN RECEIPT REQUESTED

«PROP\_OWN\_CITY» «PROP\_OWN\_STATE» «PROP\_OWN\_ZIP»

Dear Sir or Madam:

During an inspection on «INSPECT\_DATE» on your property located at «PROP\_ADDRESS», it was noted that conditions exist that are in violation of the Everett City Code.

### **I. Description of Violation**

The following conditions constitute a nuisance under Section 8.20.020 of the Everett City Code:

- (A) Junk, trash, litter, boxes, discarded lumber, salvage materials or other similar materials located in the front yard, side yard, rear yard or vacant lot;
- (B) «ATTRACT\_NUISANCE\_TYPE» in the front yard, side yard, rear yard or vacant lot, which constitutes an attractive nuisance dangerous to children;
- (C) Broken or discarded furniture, household equipment or furnishings in the front yard, side yard, rear yard or vacant lot;
- (D) Shopping carts in the front yard, side yard, rear yard or vacant lot on your property, which is zoned residential by the City;
- (E) Dead, decayed, diseased, noxious or hazardous trees or vegetation, vegetation that is taller than forty-two inches high and not located in a flower bed, and/or grass taller than twelve inches in height, located in the front yard, side yard, rear yard or vacant lot;
- (F) Graffiti on the exterior of a building, fence or other structure in the front yard, side yard, rear yard or vacant lot;
- (G) Vehicle parts and/or other articles of personal property which are discarded or left in a state of partial construction or repair in the front yard, side yard, rear yard or vacant lot;
- (H) Utility trailer(s) or unmounted camper top(s) in the front yard, except in the driveway (does not apply to vacant lots).

**II. Corrective Action Required**

To eliminate this violation, you must «ACTION\_REQUIRED». **Corrective Action must be fully completed on or before «CORR\_ACTION\_DATE».** You may avoid the hearing described in Section III if you fully complete the corrective action by the above date.

**III. Hearing**

If you do not fully complete the corrective action by the above date, or if you wish to contest the violation citation, you must appear at the hearing date set forth below.

You are scheduled to appear before the Violations Hearing Examiner on:

HEARING DATE: Thursday, «HEARING\_DATE», at 9:00 a.m. at

LOCATION: City of Everett Violations Hearing Room  
Wall Street Building  
2930 Wetmore Avenue, Suite 8-C  
Everett, WA 98201

**IV. Penalty:**

**If you fail to complete the Corrective Action by the date required or appear at the hearing, the hearing examiner may issue an Order that may include some or all of the following:**

- (1) A requirement that the violation(s) described in Section I be corrected within a certain time period.**
- (2) A fine in an amount of up to Five Hundred Dollars (\$500.00).**
- (3) Authorization for the City or its designated agent to take corrective action and assess the costs against the person(s) to whom this violation citation is issued if the violation is not completely corrected by within the time period set forth in the order.**

Also, violation of the terms of a hearing examiner's order is a misdemeanor offense.

If you have any questions about this violation citation or about what you must do to avoid penalties, please call me at (425) 257-8680. Your attention to this matter is appreciated.

Sincerely,

«OFFICER\_NAME»  
Code Compliance Officer

cc: Occupant, «OCCUPANT\_ADDRESS»



CITY OF EVERETT  
VIOLATIONS HEARING EXAMINER

City of Everett, a Washington	)	
Municipal Corporation,	)	Case No. «Case_Number»
	)	
Respondent,	)	AFFIDAVIT OF
vs.	)	«Officer_Name»
	)	CODE COMPLIANCE OFFICER
«Names»	)	
«Property_Address»	)	
«City», «State» «PostalCode»	)	
Appellant(s)	)	

I, «Officer\_Name» the above named officer do hereby testify under penalty of perjury that on or about «PreH\_Inspec», I examined the premises located at «Property\_Address» in the City of Everett. Ownership of said property was determined by Metroscan. Metroscan is a computer database of the Snohomish County's tax records, developed and maintained by Transamerica Intellitech. I observed and took pictures of the following conditions: «PreH\_Cond» around and on the premises which conditions are shown on the photographs submitted into evidence, and set out more fully in the Violation Citation. These conditions were not fully and completely abated as required by the Violation Citation.

Dated this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Code Compliance Officer

SUBSCRIBED AND SWORN TO before me this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_

\_\_\_\_\_  
NOTARY PUBLIC in and for the State of  
Washington, residing at Everett.  
My commission expires: \_\_\_\_\_



CITY OF EVERETT  
VIOLATIONS HEARING EXAMINER

City of Everett, a Washington	)	
Municipal Corporation,	)	Case No. «Case_Number»
	)	
Respondent,	)	FINDINGS OF FACT, CONCLUSIONS
vs.	)	OF LAW AND ORDER OF THE HEARING
	)	EXAMINER
«Names»	)	
«Property_Address»	)	
«City», «State» «PostalCode»	)	
Appellant(s)	)	

This matter having come before the Violations Hearing Examiner on «Hearing\_Date», and the testimony of witnesses having been heard and all exhibits admitted into evidence having been considered, the Violations Hearing Examiner makes the following findings of fact and conclusions of law and order:

Findings of Fact:

1. On «PreH\_Inspec», «PreH\_COND» were/was observed on the property at «Property\_Address», Everett, Washington.
2. «Names» is/are the owner(s) of record of the property located at «Property\_Address», Everett, Washington.
- \*. «Vehicle\_Owner» is/are the registered owner(s) of the «Vehicle\_Des».
- \*. «Vehicle\_Owner2» is/are the registered owner(s) of the «Vehicle\_Des2».
3. «Names» was/were duly notified via «Method\_OfService» of these conditions on «violationissued», was/were given the opportunity to correct these conditions; and, has/have had adequate notice of the opportunity to appear at the hearing to appeal the city’s allegations.

Conclusions of Law

1. The conditions as described above constitute violations of Everett Municipal Code «EMC\_Section».

2. The property owner to date has not corrected said violations.
3. Pursuant to Chapter 1.20 of the Everett Municipal Code, the Violations Hearing Examiner has jurisdiction over this matter and parties.

ORDER

Based on the Findings of Fact and Conclusions of Law read into the record at the «Hearing\_Date» hearing of the above matter, the following Order is issued:

1. «Names» shall abate all violations of EMC «EMC\_Section» on the property located at «Property\_Address», Everett, Washington.
2. «Names» shall be fined \$500.00 for said violations. Of this \$500.00 fine, payment of \$\_\_\_\_\_ will be suspended upon compliance with the following conditions:
  - a. «Names» shall pay \$«Fine» of the \$500.00 fine no later than \_\_\_\_\_, 1999. Payment shall be made to the City of Everett Treasurer at 2930 Wetmore Suite 100, Everett Washington, 98201.
  - b. «Names» shall abate all violations of EMC «EMC\_Section».
  - c. «Names» shall not violate any ordinance set forth in EMC 1.20.020 or any ordinance or regulation that identifies the enforcement procedure described in Chapter 1.20 EMC as the enforcement procedure for said regulations or ordinance, for the next twelve (12) months.
  - d. All cleanup and abatement of the violation(s) on said property shall be completed by «cleanupdate».
3. This written Order shall be controlling over any conflicts with oral Orders issued at the Public Hearing.
4. If the owner fails to abate the identified violations as directed by this Order, the City of Everett is authorized to undertake and complete the abatement in conformance with the provisions of the Everett Municipal Code, Chapter 1.20, at the full expense of the owner and the City may act without further order or direction of the Violations Hearing Examiner.

Entered this \_\_\_\_\_ day of \_\_\_\_\_, 1999.

\_\_\_\_\_  
Violations Hearing Examiner  
City of Everett