

October 14, 2003

**OFFICE OF THE HEARING EXAMINER  
KING COUNTY, WASHINGTON**

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**SECOND ORDER MODIFYING COMPLIANCE TERMS**

SUBJECT: Department of Development and Environmental Services File No. **E0000706**

**CHARLES E. PILLON**  
Code Enforcement Appeal

Location: 15753 Southeast Renton-Issaquah Road

Appellant: **Charles E. Pillon**  
15753 Southeast Renton-Issaquah Road  
Renton, WA 98059  
Telephone: (425) 226-8583

King County: Department of Development and Environmental Services  
Code Enforcement Section, *represented by*  
**Sheryl Lux**  
900 Oakesdale Avenue Southwest  
Renton, Washington 98055-1219  
Telephone: (206) 205-1525  
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Office of the Prosecuting Attorney, *represented by*  
**Timothy Barnes**  
516 3<sup>rd</sup> Ave., Rm. 0550  
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The conditions attached to the May 7, 2003 report and decision, as amended by the July 15, 2003 order modifying compliance terms, are hereby further modified as provided below:

1. **General Terms.** The following general terms apply to the remediation required under this order:
  - a. Compliance with this order requires that the terms and deadlines stated herein, as well as those established in the abatement plan required by condition 2 a (i) below, be met in a timely manner. The County Water and Land Resources Division will monitor surface water runoff from the site. Any corrective or pollution prevention source control measures required of the Appellant by WLRD shall also be implemented within the time frames provided.

- b. Abatement of the violation conditions on the Appellant's property requires that the Appellant submit to DDES on a quarterly basis all receipts for off-site legal disposal of all solid waste, vehicles and other materials and structures removed from the property.
  - c. DDES may move the Hearing Examiner at any time for an order determining that the Appellant has ceased to be in compliance with the terms of this order. If the Examiner concludes that such terms are not being met, enforcement may be remanded to DDES and penalties imposed on the Appellant as of the date of such determination.
  - d. DDES may charge the Appellant for the hourly review and investigation fees provided by code for the planning and site review activities required by this order.
  - e. Compliance with this order requires the Appellant to cease transporting to or receiving at his property inoperable vehicles, mobile homes, vehicle parts, scrap, junk and debris, and solid waste of all types. The entrance of the property shall be posted at all times with a "no dumping" sign.
  - f. Residential occupancy of all vehicles and structures on the property except for the principal residence shall be terminated.
  - g. The Hearing Examiner shall retain jurisdiction over this proceeding for purposes of assuring compliance with these conditions. The Examiner may schedule compliance conferences from time to time to review the status of the Appellant's efforts to meet the requirements of this order. If the Examiner determines that the Appellant has not substantially complied with the requirements of this order, he shall authorize the immediate imposition of civil penalties and remand all enforcement responsibility to DDES. Until such remand may occur, the Examiner shall continue to retain jurisdiction and may modify this order as circumstances require.
  - h. The Appellant shall direct his communications with DDES through Sheryl Lux or such other County officials as Ms. Lux may designate. Ms. Lux may request compliance conferences to be scheduled in order to effect the terms of this order.
2. **Required deadlines.** The following actions shall be taken by the Appellant by the deadlines stated below. The locational references provided below are based upon the site areas designated within the attached aerial photograph and its appended schematic diagram.
- a. **December 1, 2003.**
    - (i) In consultation with Ms. Lux, formulate and submit an abatement plan for review and approval by the DDES Land Use Services Division. This plan shall address at a minimum temporary and permanent erosion control, removal and disposal of unacceptable fill material to a legal landfill, removal of remaining fill material in excess of code limits, and resloping and revegetation of the site. Failure to meet this deadline may result in the reinstatement of a formal grading permit submittal requirement.

- (ii) Remove all mobile homes and recreational vehicles not owned by the Appellant from the property. Any operable recreational vehicles owned by the Appellant on the site shall remain unoccupied.
- (iii) All operable vehicles shall be parked on impervious surfaces.
- (iv) All hazardous products in area C, including paint cans, batteries and metal drums of unidentified fluids, shall be removed from the site and deposited at proper disposal facilities.
- (v) Any materials subject to elimination under this order that are encroaching onto area I (lot 2) shall be removed therefrom.
- (vi) Remove from the property at least 50% of all the inoperable vehicles, vehicle parts, scrap, garbage, and junk and debris from the site. Such items must be disposed at an approved receiving site, i.e., a legal wrecking yard, recycling center, landfill or transfer station.
- (vii) Remove from the pond and its surrounding 50 foot buffer all inoperable vehicles, vehicle parts, scrap, garbage, and junk and debris. The boat in the pond may remain until December 1, 2004.

**b. December 1, 2004.**

- (i) Remove from the property the remaining inoperable vehicles, vehicle parts, scrap, garbage, junk and debris.
- (ii) Remove the boat from the pond.

ORDERED this 14th day of October, 2003

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Stafford L. Smith  
King County Hearing Examiner

TRANSMITTED this 14th day of October, 2003, to the following parties and interested persons of record:

Charles E Pillon  
15753 SE Renton-Issaquah Rd  
Renton WA 98059

Timothy Barnes  
Prosecuting Atty's. Office  
Civil Division  
MS KCC-PA-0550

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SLS:gao  
E0000706 ORD2  
Attachments