



## Exhibit "8"

### BUILDING DEPARTMENT

Phone: (360) 755-0077

Email: [bbuilding@burlingtonwa.gov](mailto:bbuilding@burlingtonwa.gov)

February 14, 2022

Rio Vista Shop LLC  
23270 Calvary Way  
Mount Vernon, WA 98273

RE: Preliminary Notice of Violation- 1724 East Rio Vista Avenue- Parcel P62688

To whom it may concern,

This letter is to inform you that there has been several complaints to The City of Burlington about your property from neighboring properties.

1. Vehicles- revving engines, no exhaust, doing donuts and burn outs.
2. Business employees with loud exhaust (diesel engines) coming in or leaving between 4:30-7:00 AM. Letting vehicles idle for up to 20 minutes-loud music from vehicles as well
3. Company vehicles parked up against fence line slamming doors, tossing heavy objects into metal dumpsters before 7:00 Am.
4. Forklift operation- Continual running for hours on end sometimes up till 9:30 PM
5. Dumpster up against fence dropping the lid on the fence.
6. Vegetation not being maintained- growing under and through the fence of property lines.

It has come to our attention that violations of the City's zoning, building, and fire codes are occurring on your East Rio Vista Avenue property. Specifically, the City is concerned that buildings have been constructed, modified, expanded, or occupied without City permits or approvals, tenant spaces have been created without City authorization or approval, and activities are occurring on the property in violation of the requirements of the MR-NB zone. In accordance with Section A 105.1 of the International Building Code, a permit is required for occupancy changes and building modifications. Additionally, Burlington Municipal Code 17.05.090 requires that all occupancies and modifications comply with applicable zoning regulations. The City is also aware the Septic System has failed on the property.

In order to address these issues, you must provide the City with a site plan showing the location of all buildings and structures, a floor plan for each building depicting the location of each tenant space, a list of all tenants currently occupying the property and a description of their activities. **This information must be submitted By March 4, 2022.** We would also encourage you to schedule a meeting with our staff to discuss this matter as soon as possible. To arrange a meeting please contact Kim O'Hara in the Planning Department. Kim can be reached by phone at 360-755-9717 or by email at [kohara@burlingtonwa.gov](mailto:kohara@burlingtonwa.gov).

It is extremely important that you take immediate steps to address the violations occurring on your property. If the City does not receive the information identified above by March 4, 2022 we will proceed with formal code enforcement actions.

**The truck loading activities and similar noisy activities need to stop immediately except between the hours of 7:00 a.m. to 7:00 p.m.**

Thank you,

Craig Cherryholmes  
Code Enforcement