



201707310087

Skagit County Auditor \$77.00
7/31/2017 Page 1 of 4 12:59PM

After Recording Return to:
Skagit County Planning and Development Services
1800 Continental Place
Mount Vernon WA 98273

Certificate of Non-Compliance

Recorded By: **Skagit County, a political subdivision of the State of Washington**
Skagit County Planning & Development Services
1800 Continental Place
Mount Vernon WA 98273

Property Owner: Bakerview Farms & Ron and Rebecca Johnson

Legal Description: (17.9700 ac) O/S F&A AF#9606040077 TRANS FROM O/S#370
AF#761434 1973: THE E1/2 NE1/4 NE1/4 LESS PORTION LYING
NORTHEASTERLY OF NOOKACHAMPS ALSO INCLUDES THE
NORTH 210 FEET NE1/4 SE1/4 NE1/4 LESS DITCH & RAILWAY

Address of Violation: 22815 Gunderson Rd., Mount Vernon

Assessor's Property No(s): P24717

Code Enforcement Case No: CE16-0074

Skagit County Planning and Development Services has found the property described above in non-compliance with Skagit County Code Title 14 or 15, or both, pursuant to the attached Notice and Order to Abate. The property owner has been notified. This Certificate of Non-Compliance will remain in effect until compliance is achieved and a release is recorded.

I, Sandra Perkins, hereby certify that the information above is correct to the best of my knowledge.

Sandra Perkins
Code Compliance Officer

7/21/17
Date

I certify that I know or have satisfactory evidence that Sandra Perkins is the person who appeared before me, and said person acknowledged that she signed this instrument, on oath stated that she was authorized to execute the instrument and acknowledged it as the Code Compliance Officer of Skagit County Planning & Development Services to be the free and voluntary act of such party for the uses and purposes mentioned in the instrument.

Dated: 7/21/17



(Notary seal or stamp above)

Jeanne M Aungst
Signature of Notary Public

Jeanne M Aungst
Printed Name of Notary Public

My appointment expires 11/13/2018



Administrative Order to Abate Violation

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
voice 360-416-1320 · www.skagitcounty.net/planning

Case Number
CE16-0074

Property Owner

Name Ron and Rebecca Johnson Mailing Address 22815 Gunderson Rd.
City Mount Vernon Zip 98273 Phone _____

Additional Responsible Persons No additional persons known

Name Bakeryview Farms Mailing Address 22815 Gunderson Rd.
City Mount Vernon Zip 98273 Phone _____

Site of Violation Same as Owner Mailing Address

Address _____ City _____ Zip _____
Parcel No(s) P24717 Zoning Rural Reserve

Background

The Administrative Official has issued the following findings of fact relating to code violations on your property:

1. On October 17, 2016, a Request for Investigation was received by Planning & Development Services (PDS). PDS performed a site visit, which confirmed two out-buildings built without permits.
2. On October 21, 2016, a contact letter was sent to the above property owners.
3. On November 21, 2016, Becky Johnson called PDS and requested an extension to Dec. 31, 2016, to submit both building permit applications. This was granted by the Code Compliance Officer.
4. As of January 20, 2017, no building permit applications have been submitted to PDS.

Description of Violation(s)

Based on our investigation, the Administrative Official has found you in violation of the following specific provision(s) of Skagit County Code.

Violation:

SCC 15.04 and IBC 105.1. Construction shall not occur without first making application and obtaining the required building permit. Your construction of two out-buildings without permits violates these code sections.

Corrective Action Ordered

You are hereby ordered to take the following action to abate the above violations:

Correction:

Provide completed applications, including fees, for building permits for your structures by **February 28, 2017**, and obtain the required permit inspection approval up to current stage of construction **90 days** from the date your building permits are approved; or remove or dismantle the structures by **February 28, 2017**.

March 31, 2017 sp

Civil Penalties

You are hereby ordered to pay the following civil penalties:

- \$100 per day, per violation, from date violation occurred until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(a)
- For flood hazard violation, \$1,000 per day per violation from date violation occurred until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(c)
- For critical areas or drainage violations, the amount of _____. SCC 14.44.330(2)(b)

If you do not take the corrective action described above to abate the violations by the specified deadlines, you will be liable for the following additional civil penalties:

- \$100 per day, per violation, until the violation is abated and you have notified the Administrative Official. SCC 14.44.330(2)(a)
- For flood hazard violation, up to \$1,000 per day per violation. SCC 14.44.330(2)(c)
- For critical areas or drainage violations, the amount of _____. SCC 14.44.330(2)(b)

Due to a new and separate violation within one year of resolution of prior violation:

- All penalties normally imposed are doubled. SCC 14.44.330(2)(d)

Disclosures

Voluntary Compliance Agreement. The County and the violator may enter into a binding Voluntary Compliance Agreement to correct the violation by a specified deadline with a reduction or waiver of civil penalties. Contact the Department for more information. SCC 14.44.310.

Reduction in civil penalties. The Administrative Official may reduce a civil penalty if the violator cooperates with efforts to correct the violation. SCC 14.44.330(2)(e).

Failure to comply with this order. If you do not fully comply with this order by the deadlines, Skagit County may do the following:

- Issue supplemental orders to pay accrued civil penalties. SCC 14.44.330(3)(b).
- Refer unpaid civil penalties to a collection agency 30 days after service of this order. Per RCW 19.16.500, Skagit County or collection agency may add a reasonable fee, payable by the debtor, to the outstanding debt for the collection agency fee incurred or to be incurred. SCC 14.44.330(3)(c).
- Record a certificate of non-compliance against your property, which may make it difficult to sell your property.
- Refer this matter to the Prosecuting Attorney's office for further enforcement action including criminal charges, an injunction, or the collection of civil penalties.
- If you do not fully correct the violation, Skagit County may do the work itself. Any County costs incurred to abate the violation(s) may be charged as a public nuisance lien against your property. A public nuisance lien may violate the terms of your real estate loan and Deed of Trust or Mortgage. It may cause your lender to start foreclosure proceedings against your property. If you have any questions about that, please contact your lender.

Additional Disclosures.

- You may have to pay additional enforcement fees equal to 100% of the cost of the application fees, and 200% of the cost of critical areas fees, for any permits required by code enforcement actions. Resolution R20110111.
- Skagit County may deny any other permits you apply for on the same site until the violation is corrected and payment of any civil penalties is complete. SCC 14.44.360
- If you commit a new and separate violation within a year after the resolution of a prior violation, you may be subject to double the civil penalties normally imposed for such violation. SCC 14.44.330(2)(d).

Effective date. This order is effective upon service. Service is the date of mailing via certified mail. SCC 14.44.220(2)(e) and (3)(b).

Appeal. This order becomes final unless you file an appeal to the Skagit County Hearing Examiner, with the required fees, within 14 days of service. Appeal forms are available from, and must be submitted to Skagit County Planning and Development Services. Appeals are processed as appeals of Level I decisions under Skagit County Code 14.06.110. Failure to appeal may constitute waiver of all rights to appeal the order.

No verbal agreements. The Administrative Official may only rescind or modify this order in writing.

If you have any questions regarding this order, please contact the undersigned at (360) 416-1343.

Issued By

Sandra Perkins
Sandra Perkins, Code Compliance Officer

Date

1/24/17