



PLAN DETAILED REPORT HE-Appeal-2026-0010 FOR SKAGIT COUNTY

Plan Type:	Hearing Examiner Appeals	Project:		App Date:	05/28/2026
Work Class:	Code Compliance Hearing Examiner	District:	TBD	Exp Date:	08/26/2026
Status:	Intake	Square Feet:	0.00	Completed:	NOT COMPLETED
Valuation:	\$0.00	Assigned To:	Michelle Low	Approval Expire Date:	

Description: Appeal request for Case No. CODE-2026-0082.

We believe certain findings of fact and statements made 5/14/2026 Administrative Order are inaccurate or incomplete. The short compliance deadline is difficult to meet given our circumstances and the complexity of obtaining a qualified geo assessment.

My parents have proactively maintained the home and after observing major slide on neighboring property they searched slope stability and followed advice to trim (not remove) large trees to reduce weight and risk.

The order references past work, but much of 5gr visible conditions stem from natural forces and the 2025 record-breaking rains season, not solely from unpermitted activity.

We are fully committed to working cooperatively with the county, implement appropriate slope stabilization and prevent future slides.

Parcel:	P68272	Main	Address:	12790 Marine Drive Anacortes, WA 98221	Main	Zone:	RI(Rural Intermediate) RRv(Rural Reserve)
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Owner	Applicant	Applicant
Belov Vladimir P	Tatiana Belova	Irina Belova
Belova Irina S Jtwrs 16563 SE	12790 Marine Dr	Home: (425) 941-3176
39th Place	Anacortes, WA 98221	Mobile: (425) 941-3176
98008	Mobile: 4259413176	

Invoice No.	Fee	Fee Amount	Amount Paid
INV-00006908	APP Code Enforcement HE	\$1,550.00	\$1,550.00
Total for Invoice INV-00006908		\$1,550.00	\$1,550.00
Grand Total for Plan		\$1,550.00	\$1,550.00

Statement of Evidence – Case No. CODE-2026-0082

Property: 12790 Marine Drive, Anacortes, WA

Appellants: Vladimir & Irina Belov (by Tatiana Belova, Attorney-in-Fact)

Date: 05/27/2026

We submit the following evidence and facts about the landslide that occurred on our property:

1. Record-Breaking Weather Event in Late 2025

The 2025/2026 rainy season in Washington State was extreme and caused widespread flooding, landslides, and infrastructure damage across the state. In November 2025, Skagit County and others experienced severe storms that led to multiple home evacuations due to flooding and landslide risks. Major state highways were closed due to slides and washouts. Several homes on Marine Drive and surrounding properties on Fidalgo Island experienced landslides due to natural causes during this period.

2. Evidence of Landslides on along the bluff of Marine Drive

Public records obtained from Skagit County (via our Public Records Request) include photographs showing that **multiple nearby properties on Marine Drive also experienced landslides** during the same period. These images confirm that slope failures occurred on other lots in the immediate vicinity due to natural geological conditions and extreme weather, not site-specific actions on our property. This regional pattern strongly supports that the slide on our property was part of a broader natural event in this geologically hazardous shoreline area.

3. Neighboring Property Landslides

A bordering neighbor to the south also experienced a landslide that is not next to or connected with the slide area on our property. Combined with the county photos of other nearby slides, this further illustrates that slope failures in this area are occurring naturally across multiple properties due to soil conditions, steep slopes, and heavy rainfall.

We did video and photo material; we have evidence that shows at least 7 mid-significant slides plus many mini slides on the same shore.

4. Long-Standing Slope Concerns Since Purchase

When we bought our home 12/2017, the neighboring property to the south had already suffered a major landslide. Since that time, we have been actively concerned about slope stability. Pictures of that slide provided. The tree on neighbors' property has been a significant concern due to size, weight of tree and the ivy that is growing on it. Past engineers that assessed our slope shared that ivy is very heavy and can lead to draining and potentially killing the tree it grows on. If/when that tree falls it will cause severe damage to the neighbors' property and ours as it is remarkably close to both homes.

In 2021 my mother was in contact with your department and informed you she had severe allergies to a tree on her property that made it impossible for her to be outside on balcony. That was the tree she cut. Your department gave her a list of trees to plant to help with erosion. She spent the following years planting trees as was recommended by your department.

In summary we have always taken reasonable steps to support the slope, including trimming (but not removing) large trees to reduce weight and risk. We believe the landslide was primarily the result of natural forces amplified by the record 2025/2026 rainy season and the inherent geological hazards of this area.