



Administrative Order to Abate Violation

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

Case Number
**CODE-2026-
0082**

Property Owner

Name	Vladimir Belov	Mailing Address	16563 SE 39th Pl	
City	Bellevue, WA	Zip	98008	Phone

Additional Responsible Persons

☐ No additional persons known

Name	Irina Belova	Mailing Address	16563 SE 39th Pl	
City	Bellevue, WA	Zip	98008	Phone

Site of Violation ☐ Same as Owner Mailing Address

Address	12790 Marine Drive	City	Anacortes, WA	Zip	98221
Parcel No(s)	P68272	Zoning	Rural Intermediate		

Background

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

1. We were advised on 5/6/2026, that a landslide had occurred at the Belov property which could potentially endanger not only the Belov house, but the structures on either side. It is not known when the slide happened, but believed to be late last year, or earlier this year. The 2025/2026 rainy season in Skagit County was record breaking.
2. We currently have a Code Compliance case from 2019, where the Belov's had extended their deck, and new footings had been placed into the slope. No Critical Area, or Geo-Technical reviews had been performed, nor development permits issued. Attempts to bring them into compliance were unsuccessful, and a Certificate of Non-Compliance recorded.
3. Research of aerial photography over the last 6-7 years revealed that a substantial amount of ground clearing and vegetation removal had been occurring down the slope from the residence to the water. In the 2025 aeriels, a new staircase was visible from the deck of the residence, to the shoreline. Review of the property in our permitting system did not reveal any new Critical Area reviews, or Shoreline Development Permit issued for this work.
4. On 5/7/2026, I went to a neighboring property and was able to see that the hillside below the Belov property had slid down to the beach, depositing the stairs, platforms, and other construction material down the hill and on the beach.
5. On 5/12/2026 we traveled by water to the property where we were able to view the aftermath better. The width of the landslide extends from roughly the southern property line of the Belov property to the north and appears to be undercutting the next residence north of Belov. (12764 Marine Drive. Thompson Property) The top of the slide appears to be under the deck of Belov, but cannot be seen due to the distance and debris. Portions of the decks footers have been exposed because of the landslide, and other footers appear to be missing. It is unknown if the slide reaches the foundation of the residence.
6. Review with our Natural Resources team indicates that the slope was likely destabilized due to the vegetation removal, and construction of the stairs and decks. The work that was done, would not have been allowed due to slope instability. This region of Fidalgo Island is an unstable geologically hazardous area and prone to slides. Our Natural Resources team recommends an immediate examination by a Washington State Licensed Geotechnical Engineer to try and determine stability of the slope, and potential impact on affected structures.
7. On 5/13/2026, another visit was made. We examined the Thompson residence, and saw that you can see daylight through the shrubs that border their yard at the top of slope.. Their deck is approximately 9-10 feet from the top of the slope, with the house being approximately 19' from the top of slope. The Berry residence at 12800 Marine Drive, adjoins the slide area to the south, but the hillside below the Berry residence appears intact. Both properties on either side of the slide have mostly intact natural vegetation on the slope.

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 1: SCC 14.24.060 Critical Area Review required: Activities that can impair the functions and values of critical areas or their buffers, including geologically hazardous areas, through a development activity or by disturbance of the soil or water, and/or by removal of, or damage to, existing vegetation, shall require critical areas review and written authorization. Your activity without the required authorization violates this section of Skagit County Code.

Violation 2: SCC 14.48 Chapter 7.13.1.C4 Shoreline Management Master Plan: Shoreline areas subject to geologic hazards such as, but not limited to, bank and bluff sluffing, failure, or excessive erosion, and other shorelines sensitive to adverse impact from development should not be subject to residential development.

Violation 3:

Corrective Action Ordered

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

Correction 1: By June 15th, 2026, provide a Geologic Hazard Site Assessment prepared by a Washington Licensed Geotechnical Engineer.

Correction 2:

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 14.09.330(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 14.09.330(2)(c)
- ☐ For critical areas or drainage violations, the amount of _____. SCC 14.09.330(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 14.09.330(2)(a)
- ☐ For flood hazard violation, up to \$1,000 per day per violation. SCC 14.09.330(2)(c)
- ☒ For critical areas or drainage violations, the amount of TBD (an amount not to exceed \$25,000 or economic value) See code. SCC 14.09.330(2)(b)

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

- ☐ All penalties normally imposed are doubled. SCC 14.09.330(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 14.09.310.

Reduction in civil penalties. The Administrative Official may reduce a civil penalty if the violator cooperates with efforts to correct the violation. SCC 14.09.330(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 14.09.330(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 14.09.330(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 14.09.360
- 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 14.09.330(2)(d).

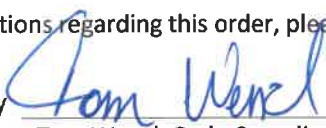
Effective date. This order is effective upon service. Service is the date of mailing via certified mail. SCC 14.09.220(2)(e) and (3)(b).

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 applications are available on the Skagit County website, and must through the Civic Access Portal. WWW.SkagitCounty.net/planning Appeals are processed as appeals of Level I decisions under Skagit County Code 14.09.290. 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



Tom Wenzl, Code Compliance Officer

Date

5/14/2026