



CODE CASE ACTIVITY REPORT CODE-2026-0082 FOR SKAGIT COUNTY

Case Type: Code Compliance
Address: 12790 Marine Drive
Anacortes, WA 98221

Assigned To Tom Wenzl
Status: In Progress

Opened Date: 05/06/2026
Closed Date:

Activity Date	Created By	Activity Type	Activity Name	Comments
05/06/2026	Tom Wenzl	Request for Investigation	Anon report	<p>Citizen left VM explaining that Belov had cleared trees and brush over the last few years building a stairway to the shoreline down the bluff. Apparently sometime over this winter, there was a landslide. There is active construction now taking place. This is a substantial Natural Resource, potential life-safety issue if true. Case created and set out for inspection.</p>
	Tom Wenzl	Research	With NR	<p>Had Leah review the 2025 aerals. She states this has the potential to be a very dangerous situation depending on the volume of the slide. The LILDAR imagery shows this is a fairly steep bluff. She's worried about potential Geohazards. She suggested I take the BO with me for red-tagging.</p> <p>I met with the BO and explained the situation. I asked him to sign a SWO in the event it was needed. SWO prepared and site visit slated for morning of 5/7/26.</p>
05/07/2026	Tom Wenzl	Site Visit	5-7-26	<p>We were able to view the hillside from a neighboring proeprty. The slide is fairly major, and appears to reach up under the deck on the north side of the target property. The stairway can be seen piled at the bottom of the bluff.</p> <p>Comparing pictures I took in 2019, the deck has been added onto additionally with some stairs to reach down to this pathway. I was at this property again in May of 2021. Photos taken then show that a substantial amount of brush removal and clearing had happened on the bluff to open up the view. Aerials from April of 2021 show it still densely vegetated. Aerials from April of 2023 show the beginning of the construction of this pathway with some substantial clearing and tree removal occurring. By April of 2025, the pathway is fully constructed.</p> <p>We are unable to see the full impact of the landslide. Request made with SCSO to have their Marine Patrol unit take us for a visit from the water.</p>

05/12/2026

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Activity Date	Created By	Activity Type	Activity Name	Comments
	Tom Wenzl	Site Visit	5-12-26	With assistance of SCSO, we were able to take a boat to examine the bluff from the water. The landslide is pretty significant, and is at least the width of the parcel. It starts well under the deck, but difficult to tell how far back due to some black fabric hanging under the deck. The concrete footings for the north end of the deck are fully exposed, and it appears some may have fallen away. There is quite a bit of debris piled at the bottom of the slope, and bits and pieces of the stairway are strewn about the hillside. It does not immediately appear to impact the neighbors on either side. However, it is difficult to tell for the northern neighbor, as the slide is under the fencing separating the two homes. Photos taken.
	Tom Wenzl	Other Activity	Additional Photos	\\skagit\dept\Planning\shared\Code Compliance\Case Photos\2026\2026-0082
05/13/2026	Tom Wenzl	Site Visit	5-13-2026	<p>Visit with Catherine Thompson at 12764 Marine Drive. Walked her S/W corner of her property. there is nothing behind her hedge. Daylight can be seen. She has lived at this property for 40 years and it is common knowledge amongst the neighborhood that this bank is very unstable. The corner of her deck is approximately 11feet from the edge of the collapse. Her house is 19' away. Photographs taken.</p> <p>We attempted contact at the Belov property. No answer at the door. A business card was left stuck in the door.</p> <p>We contacted Jordan Berry at 12800 Marine Drive. We had previously taken pictures from this property. Mr. Berry is concerned about any possible impacts at his property. We looked at the slide and I told him that on this occasion, the majority of the earth movement was north. However, that does not preclude additional earth movement. When I was looking at the embankment, I could see what appeared to be a wet layer traversing the slope in the slide area. Ground above and below this layer was dry, with some evidence of moisture going down the slope. Photo's taken.</p>

05/14/2026

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Activity Date	Created By	Activity Type	Activity Name	Comments
	Tom Wenzl	Abatement Order Issued	5-14-26	<p>AOA prepared for posting, and mail. Drove to residence. There was a vehicle in the driveway, and a mower in the front yard. The mower was warm. I knocked on the door and after a long while, a male came out. I asked if he was Vladimir. He stated he was. I asked him about what was going on at the front of his house. He then stated he didn't speak English and would contact his daughter. I asked if he meant right now. He stated maybe tomorrow. I told him I had some paperwork for him. As I went back to the car to get the posting copy of the AOA, he went back in his house. I placed the notice in a small wire basket next to his front door. Photo taken.</p> <p>Upon returning to the office, 4 copies of the AOA were prepared. Mailed to both the physical address of the property by certified, and one regular USPS. Same applies to the Bellevue address listed on the Assessors information.</p>
	Tom Wenzl	Phone Call	From son-in-law	<p>Brett Booth 202-878-9914 called on behalf of his father inlaw Vladimir. In his voice mail, he states they have a permit for the deck work and provided PL19-0504 as the file number. That is actually the incomplete and unpaid application for a CA review regarding the previous CE case. I called Brett back. I explained that the previous deck project had never gotten close to being permitted, and after not getting any response from the Belov family, the case went to AOA and CNC. I then explained the current situation, and our concerns are more for the stability and safety of the people and homes potentially affected by this land slide. I told him of my encounter with Vladimir and that I was going to try and hand him the AOA, but he had gone back in the home. The AOA was left in the basket by the front door. I asked if I could email it to him, and he could then discuss with the family on how they wanted to proceed. Brett provided his email address and the AOA was emailed to him. I provided him my hours of work and told him we would speak at the beginning of next week. email: brett.oxana@gmail.com</p>
05/18/2026	Tom Wenzl	Email	From Brett	<p>They have been calling around and located NW Geologic PLLC who can do a preliminary assessment. I spoke with Leah, and this firm seems to fit the requirements for a Washington State licensed geotechnical contractor. I replied to Brett that we would accept a preliminary report in place of the full report. Full report is still required. I also informed them they would need to submit a CA review application. Email saved.</p>

05/21/2026

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Activity Date	Created By	Activity Type	Activity Name	Comments
06/01/2026	Tom Wenzl	Email	From Tanya	<p>Tanya wants to be the primary point of contact in this case, due to her parents language challenges. Requesting an extension to file an appeal, and an extension to the deadline for the assessment. A Public Records Request was alsom made. I replied denying both requests. I provided information on how to file for the appeal through the portal. I also provided the link for the PRR, and said I would be pulling the information requested ahead of time so that we could cut down on any delay.</p> <p>I explained our primary concern here is slope stability, and the life/safety issues of not only her parents home, but the neighboring homes as well. Email saved to EPL.</p>
	Tom Wenzl	Abatement Order Issued		5/14/26
	Tom Wenzl	Citizen Appeal	Appeal filed	Submitted on 5-28-26
	Tom Wenzl	Email	6-1-26	<p>Appeal filed on 5-28-26. Tanya emailed on 6-1-26 with some questions about the process. She also states they have had an engineer to the property already, and are taking steps to stabilize the bluff. I replied to her asking if her engineer would be willing to submit a preliminary assessment. I also included Leah in the email to address whether erosions blankets, and other steps would be helpful. I also informed her she needs to apply for a CA review. Email and reply saved to EPL.</p>