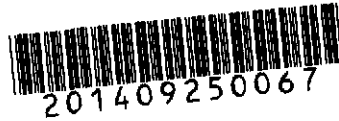


Return to: Town of Concrete  
PO Box 39  
Concrete WA 98237



Skagit County Auditor  
9/25/2014 Page

1 of

3 3:05PM

\$74.00

COVER SHEET  
NOTICE

GRANTOR: Town of Concrete

GRANTEE: Public

LEGAL DESCRIPTION: Portion of Lots 4, 5, 6, and 7, Block 1, Everett's Garden Tracts,  
Supplemental Addition to Cement City.

ASSESSOR'S PROPERTY TAX PARCEL NUMBER: P70866, P70864, P70861, and P70858

# Town of Concrete

Town Hall Building  
45672 Main Street  
P.O. Box 39  
Concrete, WA 98237

Phone: 360-853-8401  
Fax: 360-853-8002  
Email: [townplanner@concretewa.gov](mailto:townplanner@concretewa.gov)  
Website: [www.townofconcrete.com](http://www.townofconcrete.com)



## ENFORCEMENT NOTICE

**46346 SR 20**

This serves as official notice that beginning September 23, 2014 the Town of Concrete will commence assessing civil penalties in the amount of \$750 per day on the properties located at 46346 SR 20, Concrete, WA 98237 also known as Eagle's Nest. The Assessor has designated the properties as P70866, P70864, P70861, and P70858. The Enforcement action is pursuant to Concrete Municipal Code (CMC) 19.84.090 Civil penalty. It comes after the property owner was notified of violations of the zoning code on August 19, 2014. The owner was given until September 20, 2014 to arrange a meeting with the Town of Concrete to establish a plan and schedule for bringing the use into compliance with the Code. The owner failed to schedule any meeting with the Town.

The properties continue to be in violation of section 19.33 of the zoning code. As indicated in the original notice, "Long term leasing or permanent housing is a violation of CMC 19.33. The use of the restaurant building for residential purposes is a clear violation of this section of the code and must be stopped. When the hotel reopens long term leasing (over 28 days), is not allowed under the current zoning as a permitted primary use. Long term housing in Recreational Vehicles is never allowed under the Concrete Municipal Code."

Under Concrete Municipal Code 19.84.030 the planning director has a duty to enforce the zoning code for the benefit of the health, safety, and general welfare of the public. It is the obligation of the owner to comply with the provisions of the Town's Zoning Code. Violation of the code requires that corrective actions be taken and that subsequent and/or continuing violations of the Chapter may result in civil penalty and/or criminal penalties under CMC 19.84.010 and 19.84.100.

It continues to be the goal of the Town to work with the owner to bring the use into compliance. Fines will continue to be assessed until the owner and the City have established a plan and schedule for bringing the use into compliance.

Questions can be directed to Marianne Manville-Ailles, Town Planner at 360-853-8401

9/23/2014  
Date

Marianne Manville-Ailles  
Marianne Manville-Ailles  
Town Planner



# Town of Concrete

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## OFFICIAL NOTICE

**46346 SR 20**

This letter serves notice that this use is in violation of the Town of Concrete zoning code CMC 19.33. Long term leasing or permanent housing is a violation of CMC 19.33. The use of the restaurant building for residential purposes is a clear violation of this section of the code and must be stopped. When the hotel reopens long term leasing (over 28 days), is not allowed under the current zoning as a permitted primary use. Long term housing in Recreational Vehicles is never allowed under the Concrete Municipal Code.

Under Concrete Municipal Code 19.84.030 the planning director has a duty to enforce the zoning code for the benefit of the health, safety, and general welfare of the public. It is the obligation of the owner to comply with the provisions of the Town's Zoning Code. Violation of the code requires that corrective actions be taken and that subsequent and/or continuing violations of the Chapter may result in civil penalty and/or criminal penalties under CMC 19.84.010 and 19.84.100.

It is the goal of the Town to work with the property owner to bring the use into compliance with the Code before resorting to the civil and criminal penalties available. To that end we would like to set up a meeting to establish a plan and schedule for compliance. In order to avoid compliance penalties under CMC 19.84.090 (1) the meeting must be scheduled prior to September 20, 2014.

A full copy of the zoning violation letter can be obtained at Town Hall.

Questions can be directed to Marianne Manville-Ailles Town Planner 360-853-8401.

8/19/2014  
Date



201409250067

Marianne Manville-Ailles  
Marianne Manville-Ailles  
Town Planner