



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: **Estel Wong and Ying Liu**

Legal Description: **ACREAGE ACCOUNT, ACRES 0.33, (DR19 DK12) THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 922.80 FEET ALONG ITS WEST LINE TO RAILROAD STREET IN THE PLAT OF MAP OF NORTH AVON, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS NOW FENCED IN; THENCE NORTH 68 DEGREES 51' EAST ALONG THE SOUTH LINE OF SAID RAILROAD STREET, 783 FEET TO MAIN STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 10' EAST, 112 FEET PARALLEL WITH THE CENTERLINE OF PAVED ROADWAY; THENCE AT RIGHT ANGLES TO SAID PAVED ROADWAY, SOUTH 60 DEGREES 50' WEST 156 FEET; THENCE NORTH 29 DEGREES 10' WEST PARALLEL WITH THE CENTERLINE OF PAVED ROADWAY, 112 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID RAILROAD STREET THAT IS SOUTH 68 DEGREES 51' WEST, 156 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 51' EAST ALONG THE SOUTH LINE OF SAID RAILROAD STREET TO THE TRUE POINT OF BEGINNING. SURVEY AF#200808210042. SURVEY RECORDED UNDER AF#200901270049. ALSO EXCEPT ROAD RIGHT-OF-WAY CONVEYED TO THE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION ON DEED RECORDED UNDER AF#200903050118. (DR19 DK12) THAT PORTION OF THE NORTHEAST 1/4 OF THE NORTHEAST 1/4 OF SECTION 11, TOWNSHIP 34 NORTH, RANGE 3 EAST, W.M., DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID NORTHEAST 1/4 OF THE NORTHEAST 1/4; THENCE NORTH 922.80 FEET ALONG ITS WEST LINE TO RAILROAD STREET IN THE PLAT OF MAP OF NORTH AVON, SKAGIT COUNTY, WASHINGTON, ACCORDING TO THE PLAT RECORDED IN VOLUME 2 OF PLATS, PAGE 91, RECORDS OF SKAGIT COUNTY, WASHINGTON, AS NOW FENCED IN; THENCE NORTH 68 DEGREES 51' EAST ALONG THE SOUTH LINE OF SAID RAILROAD STREET, 783 FEET TO MAIN STREET AND THE TRUE POINT OF BEGINNING; THENCE SOUTH 29 DEGREES 10' EAST, 112 FEET PARALLEL WITH THE CENTERLINE OF PAVED ROADWAY; THENCE AT RIGHT ANGLES TO SAID PAVED ROADWAY, SOUTH 60 DEGREES 50' WEST 156 FEET; THENCE NORTH 29 DEGREES 10' WEST PARALLEL WITH THE CENTERLINE OF PAVED ROADWAY, 112 FEET, MORE OR LESS, TO A POINT ON THE SOUTH LINE OF SAID RAILROAD STREET THAT IS SOUTH 68 DEGREES 51' WEST, 156 FEET FROM THE TRUE POINT OF BEGINNING; THENCE NORTH 68 DEGREES 51' EAST ALONG THE SOUTH LINE OF SAID RAILROAD STREET TO THE TRUE POINT OF BEGINNING. SURVEY AF#200808210042. SURVEY RECORDED UNDER AF#200901270049. ALSO EXCEPT ROAD RIGHT-OF-WAY CONVEYED TO THE STATE OF WASHINGTON DEPARTMENT OF TRANSPORTATION ON DEED RECORDED UNDER AF#200903050118.**

Address of Violation: **13024 Avon Allen Road**

Assessor's Property No(s): **P21395**

Code Enforcement Case No: **CE15-0146**

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.

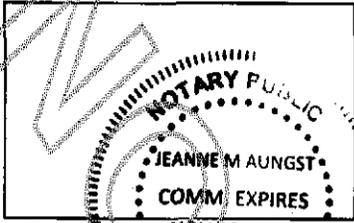
I, Sandra Perkins, hereby certify that the information above is correct to the best of my knowledge.

*Sandra Perkins*  
Code Compliance Officer

6/14/16  
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: 6/14/16



(Notary seal or stamp)

*Jeanne M Augst*

Signature of Notary Public

*Jeanne M Augst*

Printed Name of Notary Public

My appointment expires 1/13/18

UNOFFICIAL DOCUMENT



# 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  
CE15-0146

### Property Owner

Name Lester Wong and Ying Liu Mailing Address 2008 Riverside Drive  
City Mount Vernon Zip 98273 Phone \_\_\_\_\_

### Additional Responsible Persons

No additional persons known

Name \_\_\_\_\_ Mailing Address \_\_\_\_\_  
City \_\_\_\_\_ Zip \_\_\_\_\_ Phone \_\_\_\_\_

### Site of Violation

Same as Owner Mailing Address

Address 13024 Avon Allen Road City Mount Vernon Zip 98273  
Parcel No(s) P21395 Zoning Rural Business

### Background

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

1. On November 16, 2015, a Request for Investigation was received by Planning & Development Services. A site visit was performed and two recreational vehicles were observed. Both RVs appear to be used as permanent dwellings.
2. On December 29, 2015, a contact letter was sent to the above property owner. That letter requested that you remove all but one of the RV's by February 1, 2016, and also discontinue the continuous use of the one remaining RV for residential purposes by February 1, 2016.
3. As of April 14, 2016, 2 RVs remain on the property, both appearing to be used as permanent residences.

### 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 Titles 14 and 15.** A recreational vehicle is not considered a dwelling unit and may only be occupied on a temporary basis, which means a period of no more than 180 days during any 12 month period. Permanent residence in an RV constitutes a violation of Skagit County Code 14.04 (see definition of "Temporary"), 14.16.350(2)(a), and SCC Title 15, IBC.

#### Violation 2:

**SCC 14.16.320.** Your activity, specifically the operation of a RV park/campground (more than one RV on the property), is not an allowed use in Rural Business zoning. A permit for such activity cannot be obtained and therefore constitutes a violation of Skagit County Code.

#### Violation 3:

**SCC 14.04.** Junkyard means the use of more than 500 square feet of area of a parcel of land for the sorting, dismantling, or storage of junk. Junk means scrap metals, discarded household appliances, furnishings and fixtures, or unlicensed and/or inoperable vehicles, etc. The zoning of your parcel does not permit or allow junkyards and therefore you are in

Violation of Skagit County Code for this unpermitted use.

**Corrective Action Ordered**

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

**Correction 1:**

Discontinue the continuous use of the recreational vehicle for residential purposes by **May 16, 2016**.

**Correction 2:**

You must permanently remove all but one recreational vehicle by **May 16, 2016**.

**Correction 3:**

Remove all items of junk, as defined by SCC 14.04, to a combined area that is 500 square feet or less in size, by **May 16, 2016**.

**Civil Penalties**

You are hereby ordered to pay the following civil penalties:

- \$100 per day, per violation, from date violation occurs 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 4/14/16