

From: Gregory Adams
Sent: Wednesday, March 25, 2026 10:40 AM
To: Mark Leveck
Subject: RE: Code-2025-0169

Mark,

As you were advised by Randy, and me, the total cost of repairs cannot exceed 75% of the value of the structure over a 10-year period. Since the structure in its condition at the time that the permit was issued was appraised by the assessor at \$1400 you would be allowed \$1050 worth of repair to the structure. The original permit that I reviewed showed it was for re-siding the structure not for major structural repairs or rebuilding the structure which is what happened.

As far as a wetland study that was done prior to me getting involved in the case so I cannot speak to that issue. Our Natural Resource department advises that it is within the critical area of the shoreline.

But regardless, you will receive the AOA and at that time you can appeal the Department's decision.

I will forward a copy of the letter to Randy in case he hasn't received it, and you may want to have your attorney call and make sure the department officially received it. I am not involved in those matters.

Greg

Greg Adams

Code Compliance Officer

Skagit County Planning & Development Services
360-416-1395

From: Mark Leveck <mkleveck@gmail.com>
Sent: Wednesday, March 25, 2026 9:48 AM
To: Gregory Adams <gregorya@co.skagit.wa.us>
Subject: Re: Code-2025-0169

Hi Gregory,

Here is the letter from my lawyer.

If it helps, the \$5,000 wetland study I paid for specifically flagged the boat house is not within the OHWM boundary and it is not in a wetland. Also, the County granted me a permit for these repairs and adding structural studs for safety and stability does not legally justify a removal.

Please help me understand how you reached these conclusions.

On Wed, Mar 25, 2026 at 9:07 AM Gregory Adams <gregorya@co.skagit.wa.us> wrote:

Mark,

Thanks for your quick response. After talking with all involved my understanding is that since the shed is in the shoreline protected area, and the cost of repairing the shed exceeds the allowable amount that your options are remove the shed or move it somewhere on the property outside of the shoreline boundary. I have not received or am I aware of any letter from Clifton Law.

I will be placing an Administrative Order to Abate (AOA) on the property. Once you receive it you can file an appeal if you choose.

Thanks again for responding so quickly,

Greg

Greg Adams

Code Compliance Officer

Skagit County Planning & Development Services
360-416-1395

From: Mark Leveck <mkleveck@gmail.com>
Sent: Wednesday, March 25, 2026 9:00 AM
To: Gregory Adams <gregorya@co.skagit.wa.us>
Subject: Re: Code-2025-0169

Hi Gregory,

Thank you for your email and patience. It would be really helpful to understand how we can resolve this issue fairly and I'd like to work with you directly to close it out this issue quickly. I have several concerns that we can work out together, and I have hired a lawyer to defend my case. You should have received a letter (email and mail) from Clifton Law on March 18th. Please let me know if you received it and we can go from there.

Thank you,

Mark

On Wed, Mar 25, 2026 at 7:42 AM Gregory Adams <gregorya@co.skagit.wa.us> wrote:

Good morning, Mark,

I'm checking back with you regarding the shed up at your Lake Cavanaugh property. Back in December you said that you were going to start working on the shed after dealing with the flood impact. I'm getting pressure from the Dept of Ecology and my department and need to get this resolved. Have you decided what course of action you intend to take at this time. After reviewing everything it looks like you can either remove it or move it to a part of the property that would allow the shed.

Please let me know your intent,

Thanks,

Greg

Greg Adams

Code Compliance Officer

Skagit County Planning & Development Services

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