

From: Gregory Adams
Sent: Wednesday, March 25, 2026 10:41 AM
To: Randy Johnson
Cc: Thomas Wenzl; Leah Forbes
Subject: FW: Code-2025-0169
Attachments: Demand Letter to Skagit County w Ex.pdf

FYI, I don't know if you received a letter from Leveck's attorney but here is a copy of it that he sent me.

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
1800 Continental Pl
Mount Vernon, WA 98273
360.416.1320 Office
360.416.1395 Direct Line

The Planning Department has a new Permit/Application Portal. [Click here to create your account and apply](#)



CLIFTON LAW OFFICE PLLC
Adriena X. Clifton
Attorney, Real Estate Instructor
Licensed in WA

P.O. Box 2862
Kirkland, WA 98083
axc@cliftonlawpllc.com
425.409.9625
www.cliftonlawpllc.com

March 18, 2026

Via Email and First-Class Mail

Skagit County, Planning and Development Services
1800 Continental Place
Mount Vernon, WA 98273
gadams@co.skagit.wa.us

Re: Our Clients: Mark and Colleen Leveck
Seeking Clarity on a Stop Work Order
Property: 33711 South Shore Drive, Mount Vernon, WA 98274

Dear Skagit County, Planning and Development Services,

Our firm represents Mark and Colleen Leveck. We write in regard to a Stop Work Order that was placed on our clients' boathouse. Mr. and Mrs. Leveck received the proper permits to repair this boathouse due to its condition and connected safety concerns. However, while they were in the process of making these repairs, Skagit County placed a Stop Work Order without providing any clarity as to why.

Background Facts

My clients own the real property located at 33711 South Shore Drive, Mount Vernon, WA 98274. . In 2023, my clients submitted a request to Skagit County to complete repairs on the boathouse located on the Property. On February 21, 2024, my clients received a permit from Skagit County Planning & Development Services (the "County") to replace all of the siding and roof, to add new doors and windows, and to replace the boathouse garage door while leaving one wall up (specifically the garage door wall that faces the water). The permit is attached as **Exhibit A**.

During the repair process, my clients discovered that more structural 2x4s would need to be replaced; the level of rot created a structural hazard. In good faith, my clients made the repairs and called the framing inspection. It was then that the County called them, requested an in-person meeting, and placed a work stoppage on their permit.

In August 2024, Mr. Leveck visited the County and was told that he exceeded the allowable replacement of assemblies in the code and his two options were to either remove the shed of the boathouse entirely, or move it to the back of his property. They were not told that they violated any codes. The County's claim was that the replacement of the studs was not included in the permit because it exceeded the 75% replacement value threshold. However, on September 11, 2024, my

clients emailed Randy Johnson, the head of permitting in Skagit County, to follow up about the conversation they had with the County. This email is attached as **Exhibit B**.

In the email, my clients showed their compliance with the Skagit Management Master Program (SMP) and SCC 14.04, correctly representing how they did not exceed the 75% fair value. Since then, my clients have informed me that Greg Adams from Skagit County reached out to them in December asking how they would like to proceed, although my clients were still given no explanation as to why they were not allowed to continue the repairs.

Legal Analysis

My clients have complied with all requirements under 2.05 of the Skagit Management Master Program (SMP). Additionally, they obtained the proper permits from the County before beginning any repairs. Attached as **Exhibit C** is the layout of the costs of my clients repairs. The spreadsheet shows the costs of all materials and labor that went into the repair and proves that they were within the 75% fair value. While my clients have continued to show good faith in holding off on repairs, it is unjust to place their permit and repairs on hold without providing proper evidence as to why they are not allowed to proceed.

Resolution

My clients wish to resolve this matter amicably. Their only desire is to remove the Stop Work Order so that they can finish the repairs. Please provide evidence that supports the Stop Work Order against my clients.

Thank you for your attention to this matter. If you have any questions or would like to discuss this matter, please contact me via email (axc@cliftonlawpllc.com).

Yours Truly,



Adriana Clifton

Attachments: Exhibits A-C

EXHIBIT A

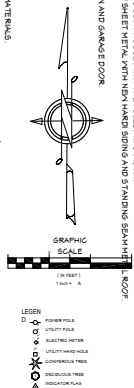
CRITICAL AREA NOTES

PROPERTY DATA: PROJECT ADDRESS: 33711 55th DR, MOUNT VERNON, WA, 98274

RECORDED IN VOLUMES OF PLATS, PAGES 49 THROUGH 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SCOPE OF WORK: REPAIR OF EXISTING BOAT HOUSE WITH THE FOLLOWING WORK:
REPLACEMENT OF SIDING AND ROOF SHEET METAL WITH NEW HARD SIDING AND STANDING SEAM METAL ROOF
ADDITION OF DOOR WITH HEADER
REPLACEMENT OF EXISTING WINDOW AND GARAGE DOOR

COST OF WORK: \$15,000 LABOR AND MATERIALS.
ACCESSED VALUE OF EXISTING STRUCTURE: \$25,000
REPLACEMENT VALUE RATIO = 30%



Skagit County Planning & Development Services
REVIEWED FOR CODE COMPLIANCE 2018 IRC
 Permit # BP24-0083
 Date 02/23/2024
 Plans Examiner 

IMPORTANT

Any alteration or revisions to these plans requires additional review and approval from Skagit County Planning & Development Services. Further details or clarification may be required by the Skagit County Building Inspector based on construction methods or site conditions

This document has been reviewed by Skagit County's Plans Examiner Alvaro Fregoso and shall be kept on-site.

Skagit County
Planning & Development Services

**EXEMPTION FROM
SHORELINE CIRCUMSTANTIAL DEVELOPMENT PERMIT REQUIREMENT**

TO: Mark & Colleen Leveck
B924-0066

Site address, if any:	33711 South Shore Drive
Assessor's Account number:	3938-001-121-000, 3938-001-122-000, 3938-001-123-000
Parcel Number:	PG6509 PG6600 PG6601

Repair and maintenance of the existing boat house to include replacement of the siding and roofing materials, replacement of the glass door, replacement of the window, and installation of a new access door. The use of the structure must remain unaltered storage.

Within Lake Caranough and/or its associated shorelands is exempt from the requirement of a Shoreline Substantial Development Permit because the proposal meets the following exemption criteria as outlined in RCW 90.58.010 and Section 2.05 of the Skagit County Shoreline Management Master Program (SMP):

Army Corps Public Notice Number, if available: n/a

Conditions of Approval:

2. The applicant and/or the contractor shall utilize best management practices to ensure that no construction materials enter the waters during construction. All materials shall be disposed of in an approved method.

1800 CONTINENTAL PLACE, MOUNT VERNON, WA 98273 | PHONE (360) 416-1320 | EMAIL info@slapgear.us

3. Any upland areas disturbed during construction shall be replanted with self-seeding vegetation upon completion of the project.

5. The applicant shall adhere to the conditions and the permit requirements of other agencies submitted for this proposal. If the applicant opposes any modification of the subject proposal, they shall request a permit revision prior to the start of construction.

This exemption from the requirement of a Shoreline Substantial Development Permit is approved, subject to the conditions above.

Learn More for February 23, 2024

Please Note: Obtaining a county permit examination does not exempt the project from other state and

For information regarding federal and state regulations, contact the agencies:
U. S. Army Corps of Engineers (206) 764-3695
Washington State Department of Ecology (425) 649-2000
Washington State Department of Fish & Wildlife (425) 775-1311

NO PLIMBING PROPOSED

GABAGES / POST FRAME BUILDINGS

2. This structure is permitted with no plumbing
3. This structure is not permitted as an ADU

1140 CONTINENTAL PLACE, MOORE WISCONSIN, WI 53273 | PHONE (262) 416-1320 | EMAIL info@kayagras.com

GENERAL NOTES

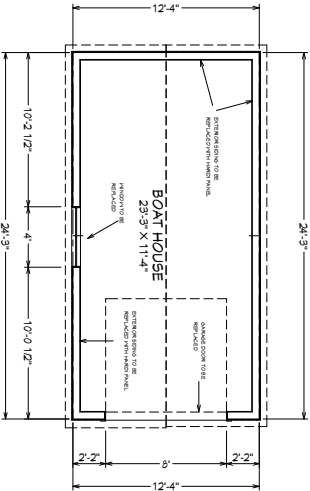
PROPERTY OWNER
MARK AND COLLEEN LEVECK, MLEVECK@GAIL.COM, 206-735-1874.

PROPERTY DATA PROJECT ADDRESS: 33711 S SHORE DR, MOUNT VERNON, WA, 98274.

LEGAL DESCRIPTION: LOTS 121, 122 AND 123, BLOCK 1, LAKE CAMANUUGH DIVISION NO. 2, ACCORDING TO THE PLAT THEREOF RECORDED IN VOLUME 5 OF PLATS, PAGES 49 THROUGH 54, INCLUSIVE, RECORDS OF SKAGIT COUNTY, WASHINGTON.

SCOPE OF WORK: REPAIR OF EXISTING BOAT HOUSE INCLUDING REPLACEMENT OF SIDING AND ROOF MATERIALS AND ADDITION OF DOOR WITH HEADER

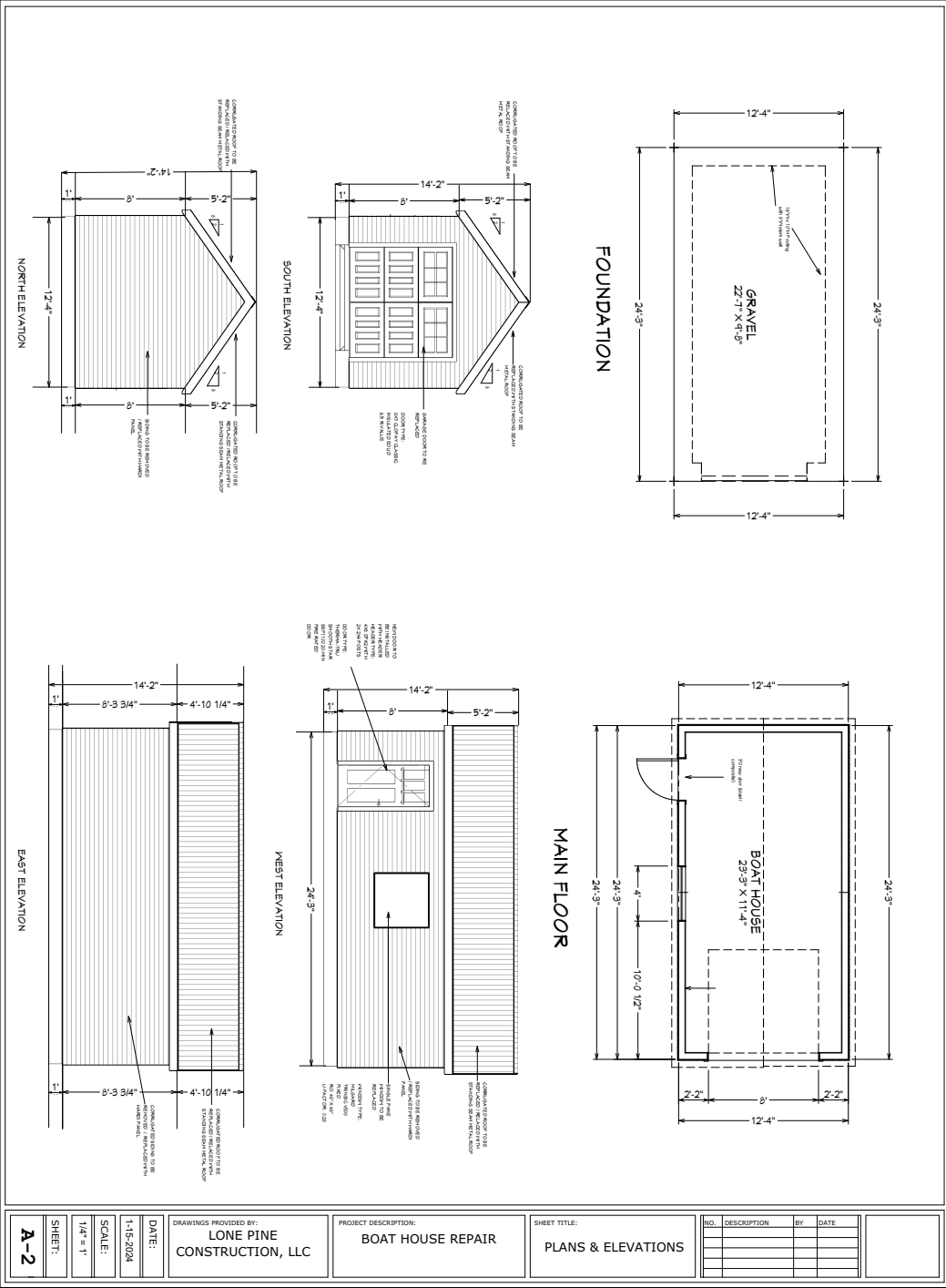
1. ALL ARCHITECTURAL WORK PERFORMED SHALL BE IN COMPLIANCE WITH THE 2018 INTERNATIONAL RESIDENTIAL BUILDING CODE, IMC.
2. CONSTRUCTION SHALL VERIFY ALL EXISTING CONCRETE FOUNDATIONS AND DIMENSIONS BEFORE COMMENCING WORK.
3. DIMENSIONS SHOWN ARE TO EXTERIOR FACE OF STUD WALL, TO CENTERLINE OF POST, TO CENTERLINE OF WINDOWS AND DOORS, TO FACE OF CONCRETE WALL UNLESS NOTED OTHERWISE.
4. ALL EXTERIOR WALLS AND 2x4 STUDS UNLESS OTHERWISE NOTED OR EXISTING WALLS.
5. ALL EXTERIOR WALLS SHALL BE FINISHED WITH STUCCO AND PAINTED WITH EXTERIOR PAINT AND FINISHES TO MATCH EXISTING.
6. AWAY FROM STRUCTURE CAUSED BY WIND DRIVEN RAIN AND STORM WATER DRAINAGE. HEAD FLASH AND PAN FLASH ALL WINDOW AND DOOR OPENINGS.



EXISTING BOAT HOUSE PLAN & LOCATIONS OF REPAIR REPLACEMENT.
SCALE: 1/4" = 1'

This document has been reviewed by Skagit County's Plans Examiner Alvaro Fregoso and shall be kept on-site.

A-1	SHEET:	SCALE:	DATE: 1-15-2024	DRAWINGS PROVIDED BY: LONE PINE CONSTRUCTION, LLC	PROJECT DESCRIPTION: BOAT HOUSE REPAIR 33711 S SHORE DR	SHEET TITLE: GENERAL NOTES & EXISTING PLAN	NO.	DESCRIPTION	BY	DATE	



This document has been reviewed by Skagit County's Plans Examiner Alvaro Fregoso and shall be kept on-site.

STRUCTURAL NOTES:

CODE: ALL MATERIALS, WORKMANSHIP, DESIGN AND CONSTRUCTION SHALL CONFORM TO THE APPLICABLE SPECIFICATIONS, AND THE INTERNATIONAL BUILDING CODE (IBC), 2018 EDITION, SPECIFICATIONS AND STANDARDS WHERE REFERENCED ON THE DRAWINGS ARE TO BE THE LATEST EDITION.
DEAD LOADS:
ROOF 12 PSF
ROOF 12 PSF LIVE LOADS
ROOF (SNOW LOAD) 30 PSF

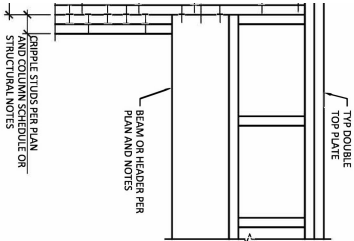
FRAMING NOTES:

UNLESS NOTED OTHERWISE, HEADERS AT ALL EXTERIOR WALLS SHALL BE 4x8 HPF WHERE MAXIMUM SPANS 4'-0". HEADERS TO BE SUPPORTED BY MINIMUM OF (1) CRIPPLE STUD & (1) FULL HEIGHT STUD. UNO UNO. DOOR HEADERS AT INTERIOR BEARING WALLS SHALL BE 4x8 HPF WHERE MAXIMUM SPANS 4'-0". AND 4x10 HPF WHERE MAXIMUM SPAN 7'-0".

STUD WALL FRAMING SHALL BE 2x4 HP STUDS @ 16" OC FOR ALL STUD WALLS SHOWN ON THE PLAN

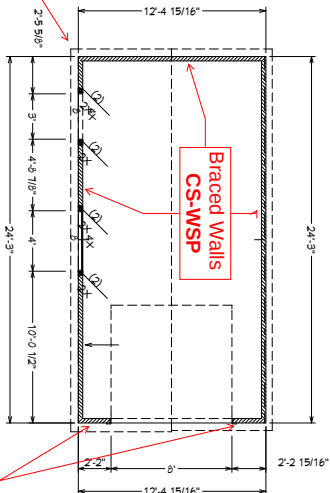
ALL HOLD DOWNS, FRAMING ANCHORS, AND SHEAR WALLS MUST BE INSPECTED BEFORE COVERING

TYPICAL HEADER DETAIL



MAIN FLOOR FRAMING DOOR AND WINDOW

SCALE: 1/4" = 1'



LUMBER

ALL LUMBERS SPECIFIED ARE MINIMUM GRADES REQUIRED. ALL LUMBERS SHALL BE IN ACCORDANCE WITH NAPA GRADING RULES, RELAYED TO MC 19 AND OF THE FOLLOWING MINIMUM STANDARDS:

SIZE CLASSIFICATION	SPECIES	GRADE	TD (PSI)	FC (PSI)
SLEEPERS	DOUG-FIR	STUD	700	-
LIGHT FRAMING STUDS	HEM-FIR	STUD	675	800
2x JOISTS AND PLANKS	HEM-FIR	#2	850	-
PLATES AND BLOCKING	HEM-FIR	#2	850	-
6x AND 8x STUDS AND STRINGERS	DOUG-FIR	#2	875	-
4x AND SMALLER BEAMS AND STRINGERS	HEM-FIR	#2	850	-
ALL POSTS AND TIMBERS	DOUG-FIR	#1	1200	1000

REFER TO PLAN NOTES, SCHEDULES, AND DETAILS FOR MORE SPECIFIC LUMBER SIZE AND GRADE REQUIREMENTS. UNLESS NOTED OTHERWISE IN THE PLAN, ALL WOOD AND WOOD-BASED MEMBERS EXPOSED TO WEATHER OR IN CONTACT WITH CONCRETE, MASONRY, OR WITHIN 1" OF SOIL SHALL BE PRESERVATIVE-TREATED BY VACUUM PRESSURE IMPREGNATION IN ACCORDANCE WITH ANNA STANDARD 01.

NAILS, BOLTS, AND METAL CONNECTORS FOR WOOD

ALL NAILS SHALL CONFORM TO THE STANDARDS SET FORTH BY THE NATIONAL DESIGN STANDARDS (NDS) FOR WOOD CONSTRUCTION, LATEST EDITION. NAILING AND SPECIFIED SHALL BE PER IRC TABLE 2304.1.1.1. NAILING AND SPECIFIED SHALL BE PER IRC TABLE 2304.1.1.1. NAILING AND SPECIFIED SHALL BE PER IRC TABLE 2304.1.1.1. NAILING AND SPECIFIED SHALL BE PER IRC TABLE 2304.1.1.1.

NAIL	SHANK Ø	MIN LENGTH
8d COMMON	0.1310	2 1/2" SHANK
10d COMMON	0.1480	3" SHANK
16d COMMON	0.1600	3 1/2" SHANK

10d NAIL SHALL BE SUBSTITUTED FOR 8d COMMON NAILS WITH NO CHANGE IN NAIL SPACING. FRAMING MEMBERS MAY BE NAILED WITH 16d SHANKS (0.1480" x 3 1/2") BUT ONLY 10d COMMON NAILS SHALL BE USED WHERE 16d NAILS ARE INDICATED IN THIS DRAWING SET. ENGINEER MAY APPROVE OTHER NAILS IF NAIL LABELS ARE SUBMITTED TO ENGINEER PRIOR TO START OF CONSTRUCTION.

EXHIBIT B



Mark Leveck <mkleveck@gmail.com>

Permit No. BP24 - 0083 Boat House Repair

1 message

Mark Leveck <mkleveck@gmail.com>
To: Randy Johnson <randyj@co.skagit.wa.us>
Cc: Colleen Leveck <leveck.colleen@gmail.com>

Thu, Sep 11, 2025 at 11:37 AM

Subject: Permit # BP24-0083. Boat house repair permit.

Dear Randy,

I hope all is well. Following up to our conversation a few weeks ago, we wanted to share details on the work performed and demonstrate compliance with the Skagit County Shoreline Master Program (SMP) (Chapter 12) and Skagit County Code (SCC) 14.04 specifically regarding the distinction between "repair" and "replacement."

Justification for Necessary Repairs: The boathouse structure had fallen into a state of disrepair due to prolonged exposure to the elements and recent storms from last winter causing additional stress on the structure members. The roofing and siding were compromised, leading to water intrusion that caused some damage to the underlying wooden framing. Without the addition of new structural members (stud framing and rafters), the deterioration would have eventually rendered the structure unsafe. In addition to replacing the siding per the plans, the repairs undertaken were not elective but essential to preserve the structural integrity. Furthermore, the repairs were necessary to meet Building Code requirements called out in the permit #BP24-0083 including installing properly sized headers for all fenestrations to ensure correct load distribution, which was previously inadequate. The roof structure was also repaired to safely support the required 50 PSF snow load, a capacity the previous damaged framing could no longer guarantee.

Compliance with Skagit County Code: We carefully reviewed the definitions provided in SCC 14.04 and we believe the project still classifies as "repair." under Shoreline Master Program code.

SCC 14.04 defines "**Repair**" as: *"the reconstruction of a part of an existing building for the purpose of its maintenance or as a result of damage. Repair may include replacement of individual components of an assembly... but does not include replacement of the entire assembly."*

SCC 14.04 defines "**Replacement**" in part as: *"When the value or extent of the work proposed... exceeds 75% of the preconstruction value or extent of the building, structure or assembly, the building, structure or assembly is deemed to be completely replaced."*

The repairs adhered to this definition by replacing damaged or rotted components of the wall and roof assemblies, not to exceed 75% per the permit plans (page 4). Based on a detailed cost assessment (see attached for assembly details), the replacement value of our repairs is **40.38%** of the total value of the existing structure below the 75% threshold. Please see the breakdown below: (please see the attachment for details by line item).

Financials	Value	Notes
Assessed Value of Existing Structure	\$28,490	As determined by a materials and labor valuation method.
Total Cost of Repairs/Replacements	\$11,505	Includes all materials and labor for the permitted work.

Replacement Value Ratio	40.38%	below the 75% pre construction value
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Note: We could not find a specific tax appraisal value of the structure in our tax assessment, so we opted to value the structure using L&I labor costs and range of values to determine the assessed cost value. The comparable/market sales approach was not used due to limited recent sales. The income approach yielded a valuation of \$46,600 (NOI = \$2800/yr / 6% cap rate) but was not used in the calculation.

The project's replacement value is below the 75% limit that would trigger a classification as a "replacement" under SCC 14.24.070 (3&5). Our original permit application (BP24-0083) estimated a replacement value ratio of 30%. While the final cost was higher due to the extent of the sill plate damage discovered and structural studs, it remains within the allowable limits for a repair project.

Thank you for your help and please let us know if you have any questions. We're happy to discuss this further anytime.

Sincerely,

Mark and Colleen Leveck

7 attachments



Repair #2.jpg
334K



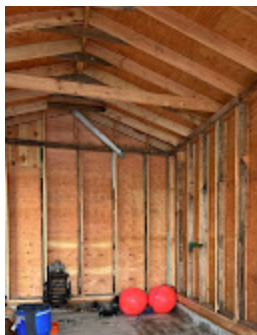
Repair#4.jpg
195K



Repair#3.jpg
224K



Repair#5.jpg
218K



Repair #1.jpg
142K



Shore code defination.pdf
41K



Boat Shed replacement cost - BP24-0083repair.pdf
61K

EXHIBIT C

Existing Shed Valuation (Materials and Labor method of valuation)				
Component	Description	Quantity	Unit Cost (Skagit County, 2025)	Subtotal (Low - High)
Foundation	Poured concrete with 16" wide footings and 1-2 ft high stem walls; includes rebar, forms, and pour.	72 linear ft (perimeter); wall area 144 sq ft (72 ft x 2 ft)	Footings: \$30.50/linear ft Stem walls: \$45.90/linear ft	\$5,400 - \$10,080 (Avg. \$7,740)
Framing (Walls)	2x4 lumber framing for walls, includes plates, studs, basic sheathing	576 sq ft (gross wall area)	\$4.50 - \$7.50/sq ft installed	\$2,600 - \$4,300 (Avg. \$3,450)
Framing (Roof)	2x4 rafters; includes ridge board, basic sheathing.	304 sq ft (roof area)	\$8 - \$12/sq ft installed	\$2,400 - \$3,600 (Avg. \$3,000)
Steel Siding	Steel panels (e.g., corrugated or vertical); includes trim, fasteners; installed over framing.	576 sq ft (walls)	\$8 - \$14/sq ft installed	\$4,600 - \$8,100 (Avg. \$6,350)
Steel Roof	Steel panels (e.g., corrugated or standing seam); includes underlayment, flashing, vents.	304 sq ft	\$10 - \$16/sq ft installed	\$3,000 - \$4,900 (Avg. \$3,950)
Doors/Windows	Basic: 1 roll-up garage door (9x7 ft), 1 aluminum window	1 set	\$1,200 - \$2,500 total	\$1,200 - \$2,500 (Avg. \$1,850)
Miscellaneous	Electrical rough-in, overhead (10% contingency).	N/A	\$5-10/sq ft (288 sq ft)	\$1,400 - \$2,900 (Avg. \$2,150)
Total	Full replacement cost	288 sq ft	\$62 - \$97/sq ft	\$20,600 - \$36,380 (Avg. \$28,490)
			Existing Boat Shed value:	Average = \$28,490
Total repairs value:				
Component	Description	Quantity	Unit Costs	Materials + Labor
Framing (walls)	2x4/6 lumber framing for walls, includes plates, studs, headers basic sheathing	576sqft (gross wall area) -	\$4.50 - \$7.50/sq ft installed	\$3,456
Framing (roof)	2x6 rafters, include ridge board and basic sheathing	85% replaced of 304sqft	\$8 - \$12/sq ft installed	\$2,400
Siding	T1-11 siding (18 panels)	576 sqft	materials (labor included in framing)	\$1,089
Roof	Roofing shingles - 304 sqft	\$117 / square	\$8.20 labor + materials	\$2,860
Doors / Windows	1 roll-up garage door, 3 windwos	100% replaced	\$1800 total	\$1,400
Misc	Nails, fasteners			\$300
Total			Total repair/replaced cost basis:	\$11,505
			% of value replaced from existing	40.38%