



Notice and Order to Pay Fines

Planning & Development Services · 1800 Continental Place · Mount Vernon WA 98273
360-416-1320 · www.skagitcounty.net/planning

Case Number
**CODE2025-
0009**

Part 1 Property Owner Information

Property Owner Sergey Y Kasko

Mailing Address 7530 Portal Way

City Custer, WA

Zip 98240

Phone _____

Part 2 Site Information

Address of Violation 23475 River Rd, 23521 River Rd Sedro-Woolley, WA 98284 ☐ Same as Mailing Address

Parcel Number(s) P37619, P37600, P37628, P37621

Legal Description _____

Part 3 Findings of Fact

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

1. On 4/9/2025, Skagit County sent a Notice and Order to Abate (hereinafter "Notice") via certified mail outlining violations of the Skagit County Code.
2. The Notice was appealed and upheld by the Hearing Examiner on 10/29/2025. The Hearing Examiners decision was not appealed, and it is now a final order.
3. A Notice and Order to Abate, Hearing Examiner Decision was sent by certified mail ordering the violation be abated, and that Daily Administrative Fees would commence on 3/1/2026 and continue until the violation is abated, and the Administrative Official notified.
4. The Notice assessed a civil penalty of \$1000 per violation, for each day that any violation continues past the compliance deadline.
5. As of 4/2/2026, the Administrative Official has not been notified that the violation has been abated.
6. Skagit County Code 14.09.330(2) subjects any person who violates SCC Titles 14 or 15, or any order issued pursuant to SCC Titles 14 or 15, to a civil penalty of \$1,000 per day for each continuous violation. Such penalties shall be assessed until the violation is corrected, and the Administrative Official notified.
7. 31 days have passed since the compliance deadline.

Part 4 Conclusions of Law

The Administrative Official has found you in violation of the following provisions of Skagit County Code:

- ☒ You remain in violation of Skagit County Code 14.09 for failure to correct the violation specified in the Order to Abate.
- ☒ You remain in violation of Skagit County Code 14.09 and fines in the amount of \$1.000 per day, per violation, will commence starting on 3/1/2026.

Part 5 Corrective Action Ordered

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

1. This Supplemental Notice and Order to Abate assesses civil penalties in the amount of \$1,000/day for each violation accrued between 3/1/2026 and 3/31/2026, plus a \$303.50 County recording fee for the Certificate of Non-Compliance.
Remit payment to Skagit County in the amount of \$31,303.50 by May 1st, 2026.



Part 6**Penalty**

Skagit County assesses a civil penalty of \$1,000.00 for each day that any violation noted above continues past the compliance date(s) noted in Part 5 Corrective Action Ordered. Skagit County assesses penalties if the violation continues past the deadline(s) noted above even if the violation is eventually corrected, and refers penalties to a collection agency when necessary.

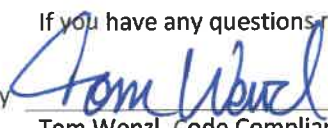
Part 7**Disclosures**

If the required corrective work is not commenced or completed within the time allotted, the Administrative Official may cause the work to be done. Any county costs incurred to abate the violation(s) may be charged as a public nuisance lien against the 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. A failure to comply with this order may result in referral to the Prosecuting Attorney for further enforcement action including commencing a court action for criminal and civil penalties.

Appeal to the Skagit County Hearing Examiner: This order becomes final 15 days after service unless you file an appeal to the Skagit County Hearing Examiner, with the required fees, within 14 days after service. Any appeal of this supplemental order is limited to the issue of civil penalties. Appeal applications are available only through the Skagit County Planning and Development Services Civic Access Portal. Appeals are processed as appeals of Level I decisions under Skagit County Code 14.09.290.

If you have any questions regarding this order, please contact me at (360) 416-1340.

Issued By


Tom Wenzl, Code Compliance Officer

Date

4/2/2026