# Administrative Order to Abate Violation

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

**Case Number CODE2024-0018**

## Property Owner

Name: Chris Andersen | Mailing Address: 5592 Devils Head Circle
City: Golden, CO | Zip: 80403 | Phone:

## Additional Responsible Persons

☐ No additional persons known

Name: Heidi Andersen | Mailing Address: 5592 Devils Head Circle
City: Golden, CO | Zip: 80403 | Phone:

## Site of Violation

☐ Same as Owner Mailing Address

Address: 17810 Colony Rd | City: Bow, WA | Zip: 98232
Parcel No(s): P48233 | Zoning: Rural Reserve

## Background

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

1. *In December of 2024, Skagit County was advised by the Washington State Liquor and Cannabis Board (LCB), that Ms. Courtney NG had made application to relocate her licensed Cannabis Production facility from Port Townsend to 17810 Colony Rd in Bow.*
2. *This property is owned by Chris and Heidi Andersen, and is zoned Rural Reserve (RRv). Cannabis production is not an allowed use in RRv.*
3. *On December 23rd, 2024, a letter was sent to the Andersen's as well as Ms. Ng, informing them that establishing a cannabis production facility in RRv is not allowed, regardless of licensing approval by the LCB.*
4. *In January of 2025, the LCB approved the license application to relocate her production facility to Colony Rd.*
5. *Over the next few months, random checks of the property did not reveal any obvious signs that the facility had been moved, or was in production.*
6. *In November of 2025, I was informed by Joe Amaro from our Public Works department that a new access (driveway) had been installed at this property without a Public Works Access permit. I looked into this property and located an electrical permit from LNI for the installation of a new high amperage electrical service had been issued in May 2025. In June of 2025, the installation was inspected and approved.*
7. *A site visit on 11/6/2025 revealed that the new electrical service was going to a large shop. There was also a new fence on the side of the building, a water tank and mini-split plumbing is visible on the outside of the building. This is consistent with equipment needed to produce marijuana.*
8. *In January of 2026, I checked the status of their LCB license, and found that it had been renewed for 2026. I then mailed a letter to the Andersen's and a copy to Ms. Ng, advising them that the marijuana production needed to cease by March 1st, 2026. I also communicated with the LCB about my enforcement case. Lt. D'Amelio responded that their records do not indicate they are in production yet. However, he was going to send an inspector to confirm if they are in production, as they were required to notify LCB.*
9. *On February 13th, 2026, I was notified by Officer Stevenson of the LCB, that they had performed an inspection of this facility and found that they were in full production. They were also informed that the licensee, Courtney Ng, had received notification of our enforcement action.*
10. *As of March 5th, 2026, we have not received notification from the Andersen's or Ng, that production has ceased.*

## 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 14.18.262(5)** Marijuana facilities are allowed only where explicitly identified in Title 14 SCC.

**Violation 2: SCC 14.11.200** Rural Reserve (RRv) Zoning. Marijuana facilities are not an allowed use in RRv.

## Corrective Action Ordered

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

**Correction 1:** By April 15th, 2026, Marijuana production must cease, and the Administrative Official notified.

**Correction 2:**

## Civil Penalties

***You are hereby ordered to pay the following civil penalties:***

☐ $100 per day, per violation, from date violation occured until the violation is abated and you have notified the Administrative Official. SCC 14.09.330(2)(a)

☐ For flood hazard violation, $1,000 per day per violation from date violation occured until the violation is abated and you have notified the Administrative Official. SCC 14.09.330(2)(c)

☐ For critical areas or drainage violations, the amount of _____. SCC 14.09.330(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 14.09.330(2)(a)

☐ For flood hazard violation, up to $1,000 per day per violation. SCC 14.09.330(2)(c)

☐ For critical areas or drainage violations, the amount of _____. SCC 14.09.330(2)(b)

***Due to a new and separate violation within one year of resolution of prior violation:***

☐ All penalties normally imposed are doubled. SCC 14.09.330(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 14.09.310.

**Reduction in civil penalties.** The Administrative Official may reduce a civil penalty if the violator cooperates with efforts to correct the violation. SCC 14.09.330(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 14.09.330(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 14.09.330(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 14.09.360
- 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 14.09.330(2)(d).

**Effective date.** This order is effective upon service. Service is the date of mailing via certified mail. SCC 14.09.220(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 applications are available on the Skagit County website, and must through the Civic Access Portal. WWW.SkagitCounty.net/planning Appeals are processed as appeals of Level I decisions under Skagit County Code 14.09.290. 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 Tom Wenzl
Tom Wenzl, Code Compliance Officer

Date 3/5/2026