CODE CASE ACTIVITY REPORT CODE2024-0018
FOR SKAGIT COUNTY

Case Type:	Code Compliance	**Assigned To**	Tom xWenzl	**Opened Date:**	12/23/2024
Address:	17810 Colony Road Bow, WA 98232	**Status:**	Non-Compliant	**Closed Date:**	07/07/2026

Activity Date	Created By	Activity Type	Activity Name	Comments
12/23/2024	Tom xWenzl	Other Activity	RFI	Notice of Cannabis License Application came through for 17812 Colony Rd. Zone Rural reserve. Per SCC 14.16.320, this is not an allowed use in RRv.
	Tom xWenzl	Mailing	Informational letters	Letters mailed to applicant and property owner letting them know that Skagit has sent in a response to the LCB stating we are not in support of the move. Also, information about RRv zoning, and this is not an allowed use.
01/30/2025	Tom xWenzl	Research	LCB Info	The LCB has approved the change. Form saved.
03/26/2025	Tom xWenzl	Site Visit	3-25-25	No outward appearance that anything is happening. I checked L&I website for new electrical. Nothing reported. Set out another 90 days.
08/18/2025	Gregory xAdams	Site Visit	Follow up	checked site observed no issues
11/05/2025	Tom xWenzl	Research	New Info	In speaking with Joe Amaro at PW, he mentioned that he had come across an unpermitted access, and when he looked into the property, he found there was a code case on it. I located the Anderson property, and confirmed that it was the same one. Joe showed me a picture of a small structure that had been built near this new access. When I looked at the permit history, I saw there was a utility permit issued by PSE to brining in new high amperage power. I then checked the L&I website and found that a new permit had been issued to bring in 240v 320a service, and the permitee was David Ng. Ng is familiar to me as I also have a case on him for a marijuana grow operation on SR 20 (CODE-2025-0048). While reviewing aerial photography looking for evidence of AC units, I observed a new addition was in mid build on 4/23/2025 when these aerials were taken. The addition measures approx 320sf. No permits issued. Site Visit scheduled.
11/06/2025				

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	Gregory xAdams	Site Visit	Follow up	Site visit confirms a new access off of Colony Road onto property where a small shed is located. Also noticed a new fence between the shop and a cargo container. From what could be seen it appears a new power panel is located near the shop and new electrical work has been done on the shop with several new looking electrical conduits on the outside wall of the shop. It appears that a large water container is located at the end of the cargo container near the shop. From experience and training, and the electrical work along with the water tank, the property owner may be in the progress of setting up a marijuana grow in the shop.
01/20/2026	Tom xWenzl	Mailing	NOV 1-20-26	Letter sent to property owners to cease marijuana production activities by 3/1/26. Copy also sent to licensee and LCB. March 1st compliance date.
02/18/2026	Tom xWenzl	Email	With LCB	Emailed LCB about this property. According to their records, they are not yet in production. They are having one of their people from the compliance unit making a visit. On 2/13/26 I got a reply from Matthew Stevenson . They have done a visit, and they are in full production. The licensee Courtney Ng received our notification from the landlord and informed the inspector (Brianna Unk last) that they are going to consult an attorney. We have a compliance date set for this on 3/1/2026.
03/05/2026	Tom xWenzl	Abatement Order Issued	3-5-26	AOA prepared and mailed Cert to Andersen and Ng at her residence. Standard USPS also mailed to Ng and Bo Gardens. Envelopes scanned into EPL. Compliance date of 4/15/26
	Tom xWenzl	Abatement Order Issued	3-5-26	Compliance date 4/15/26. Cert to Andersen and NG. USPS to Ng and Bo Gardens
03/31/2026	Tom xWenzl	Mailing	Cert returened Ng	The cert mail sent to Ng on SR20 was returned unclaimed. Notice had been left at the residence, but it was not claimed. Tracking history saved to EPL. It should be noted that copies of these notices were also sent standard USPS, and none have returned as undeliverable.
	Tom xWenzl	Site Visit	Posting of AOA	Posted at the SR20 residence at 1421 Hrs.
	Tom xWenzl	Mailing	Cert Returned	Cert mail 4797 to Anderson returned unclaimed. No std USPS mail returned.
	Tom xWenzl	Other Activity	FOIA request to LCB	Submitted a request for the application package to transfer from Port Townsend to Bow.
04/16/2026				

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	Tom xWenzl	Email	From Chris Andersen	emailed on 4/15/26 stating they are working to resolve the alleged violation. I replied back that we are on a timeline, and asked for details on what they are doing to resolve it.
05/06/2026	Tom xWenzl	Other Activity	PDS Inquiry	Cortny has made an inquiry to Director Moore trying to find out if there is a workaround for this. Moore inquired of the planning staff, who informed him there is not. Moore has been trying to speak with her and get her email address so that he can share the documents he has.
05/19/2026	Tom xWenzl	Other Activity	FOIA request	The information provided by LCB was not responsive to my request. Replied back to them the data they sent does not match my request. Re-requested a copy of the application to move the business from Jefferson Co to Skagit.
06/30/2026	Tom xWenzl	Other Activity	PRR	Received files from LCB. Saved to case. In review of the applications, there is no portion of the application where the LCB asks the applicant if the location they are approving is an approved location for a MJ business. It only quotes WAC 314-55-020(8) which states that the issuance of this license does not grant the applicant the right to be in violation of existing zoning or codes. "The issuance or approval of a license is not a license for, or an approval of, any violation of local rules or ordinances including, but not limited to: Building and fire codes, zoning ordinances, and business licensing requirements.'
07/07/2026	Tom xWenzl	Other Activity	Director Email	I had overlooked an email that Director Moore sent to Cortney. I was included in the 5/11/26 email. Mr. Moore shared with her the County regulations as links in the email. Saved to EPL.
	Tom xWenzl	Abatement Order Issued	NOA	Notice and Order to Abate sent certified to Andersen in Colorado, as well as regular USPS. Notice also sent to Ng USPS at Colongy Rd and SR 20. Posted copy also prepared for posting on Colony Rd. Drivby of the residence on 6/26/26 revealed a strong odor of growing marijuana. Used as 'site inspection' for purposes of the NOA.
	Tom xWenzl	Other Activity	LCB Notified	Per a previous conversation with Lt. D'Amelio, he had asked to keep them informed of our progress. Email sent to him and Matt Stevenson.
07/08/2026	Tom xWenzl	Site Visit	Posting	NOA posted at property at approx 1120 Hrs.
07/09/2026	Tom xWenzl	Certificate of Non-Compliance	7-8-26	CNC recorded AF 202607080049

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08/11/2026	Tom xWenzl	Extension Issued	8-11-26	Per Alan Jongsma request, extension granted to 9/7/26
08/12/2026	Tom xWenzl	Email	To Alan Jongsma	Sent an email in response to his questions about a possible re-zone. Email saved to EPL.
08/17/2026	Tom xWenzl	Other Activity	Appeal request	Letter from Atty trying to appeal the AOA. Emailed him, the licensee, Jason and Randy explaining the appeal periods have long passed. They can pick up their application and check at reception.
08/25/2026	Tom xWenzl	Email	To Atty	Jason D responded to Mr. Davis email. Davis replied. Saved to EPL.
08/31/2026	Tom xWenzl	Abatement Order Issued	8-31-26	After further discussion with Jason D'Avignon, it was decided to revoke all previkously issued Administrative Orders and issue a new one to the addresses listed by Mr. Davis. A new AOA was prepared and mailed to owners of record in Golden Colorado, the registrant for Bo Gardens in Spokane, and Cortney Ng at the Colony Rd address. Copy of the AOA was also emailed to all participants of the group email. Copies sent certified and regulary USPS.