



Snohomish County

Michael McCrary, Director
Planning and Development Services
Long Range Planning

November 16, 2022

3000 Rockefeller Ave., M/S #604
Everett, WA 98201-4046
(425) 388-3311
www.snoco.org

VIA EMAIL to: mark.wells@delekus.com

Mark Wells
Alon Asphalt Company
20555 Richmond Beach Drive N.W.
Shoreline, WA 98177-2461

Dave Somers
County Executive

**RE: Richmond Beach Terminal Pier Maintenance (#22 116415 CBP;
#22 116419 FHZ)**

Dear Mr. Wells:

Snohomish County Department of Planning and Development Services (PDS) recently issued to Alon Asphalt Company a Commercial Building Permit (#22 116415 CBP) and a Flood Hazard Permit (#22 116419 FHZ) for a pier maintenance project at Richmond Beach Terminal. This letter is to make sure you are aware of permit condition number 5 of the Commercial Building Permit, which reads: "This permit authorizes replacement of piles only and does not authorize any specific uses on the project site."

Upon learning about the pier maintenance project, several members of the public expressed concern to PDS regarding the possibility that uses of the site, considered nonconforming under Snohomish County Code, have been abandoned and may not resume. PDS responded to those concerns as follows:

Permits and approvals to replace deteriorating creosote-coated wood piles with new galvanized steel piles were recently issued by Snohomish County, Washington Department of Fish and Wildlife, Washington Department of Natural Resources (DNR), and the U.S. Army Corps of Engineers. It is the County's understanding that the project is needed to maintain the existing structure, prevent degradation of marine waters, and to fulfill an obligation under a lease between DNR and Paramount of Washington, LLC.

A code enforcement complaint submitted last week indicated work on the project was proceeding without the issuance of County permits. After a visit to the site by PDS staff, a stop work order was issued. Subsequently, permits were issued and the code enforcement matter is now closed. PDS understands your concern that commercial operations at Richmond Beach Terminal have been suspended for such time that the uses may be abandoned. PDS is unaware that commercial operations involving asphalt, petroleum, or other fuel are being conducted at the site. At this time PDS views pier maintenance as normal maintenance or repair of an existing structure. Unless and until commercial uses are observed at the site, PDS believes it is premature to examine whether any nonconforming uses of the site have been abandoned under the Snohomish County Code.

Although PDS is not currently requesting information from you related to prior or current uses at Richmond Beach Terminal, please know that the issue raised by the public regarding nonconforming and abandoned uses may be raised again in the future. At such point PDS may be required to directly respond to the question.

Sincerely,

Michael Dobesh

Michael Dobesh
Permitting Division Manager, PDS

cc: Jacque St. Romain (jstromain@karrtuttle.com)






Letter to Alon 11162022

Final Audit Report

2022-11-16

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