



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

August 17, 2023

CES NW Inc.
29th St. NE, suite D
Puyallup, WA 98372

Olson Brothers/ Pro-Vac
Ivan Lisanets
2511 Inter Ave,
Puyallup, WA 98372

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	3
PERMIT #	PLSSP20220062
PROJECT NAME	SEPA for E-21-0071 Olson Brothers/ProVac
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	The proposal is for the construction and remodel of office and storage facilities, paving existing gravel to provide parking, and landscaping on an existing 1.63-acre developed commercial property. Installing 52 parking stalls.
SITE ADDRESS	2511 INTER AVE, PUYALLUP, WA 98372;
PARCEL #	2105200180; 2105200191; 2105200191; 2105200192;
ASSOCIATED LAND USE PERMIT(S)	P-20-0050 P-20-0137 B-21-0029 E-21-0071 B-21-0263
APPLICATION DATE	April 18, 2022
APPLICATION COMPLETE DATE	April 27, 2022
PROJECT STATUS	Active Development Review Team (DRT) review case – resubmittal required. Please address review comments below and resubmit revised permit materials and by responding in writing to the remaining items that need to be addressed.
APPROVAL EXPIRATION	N/A – Active permit application, not approved

<p>CONDITIONS</p>	<p>Active permit application, not approved;</p> <p>Per City of Puyallup letter dated July 20th, 2023, the applicant had until August 21st, 2023 to resubmit SEPA Comments. SEPA re-submittal occurred on July 24th, 2023. Per above referenced letter, the applicant "shall proceed in a reasonable time frame per the City's discretion to address review comments and move on to plan approval and construction." The City expects a re-submittal from the applicant regarding this SEPA application and all other application materials as detailed in the above referenced letter, by no later than August 28, 2023. If no re-submittal is received by that date, the City will take all actions described in that letter.</p>
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The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

Re-submittal Instructions

To resubmit, you must respond to all comments in a written response letter and submit a letter of transmittal. Letter of transmittal and response letter must be submitted to the 'Correction Response Letter' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center at permitcenter@puyallupwa.gov.

- 1 Log in to your permits portal and navigate to the [status page](#) for this permit. Under the 'Upload Documents' section, select 'click here to upload document'.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT

click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document.

3

Click 'Upload Documents' at bottom of the page.

How to use this letter

This review letter includes two sections: **"Corrections"** and **"Conditions"**.

The **"Corrections"** section includes all items that the applicant must address to comply with the Puyallup Municipal Code (PMC) and city standards. Items listed in under **Action Items** require a resubmittal under this permit for further review by the Development Review Team (DRT); your application is not approved. Please make those updates to the proposed plans and resubmit for review. Please include a response letter outlining how you have revised your proposal to meet these items for ease of plan check by DRT members.

The **"Conditions"** are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

Corrections

Engineering Review - Jamie Carter; (253) 435-3616; JCarter@puyallupwa.gov

- Page 3 and page 9 of the checklist state that onsite fueling will/may happen on the south site (2412 Inter Ave) via fuel cubes, yet the fuel cubes were removed some time ago at the City's request. If fueling is to resume at the south site then the application for SEPA for both sites and the civil application at 2412 Inter Ave should reflect this.
- Pages 9 and 15 of the SEPA checklist state that solid waste will be decanted at 2412 Inter Ave. Other communications from Pro-Vac and BPLC claim that the existing decant facility will not be used for solid waste. If this is going to be an approved disposal method then the facility must be properly depicted on other development plans and permits and it must be approved by the city. If this SEPA checklist is to be approved without a full design of the referenced facilities, then all references to the decant facility and the use of said facility must be removed from the SEPA checklist for 2511 Inter Ave.
- Page 9 of the checklist states that the impervious portion of the site will be equipped with an oil/water separator prior to connection with the city system. But a review of the civil plans and associated stormwater report from E-21-0071 does not show an oil/water separator proposed.
- Page 12 of the checklist states that there is an existing oil/water separator prior to connection with the city storm system, yet no separator is depicted on the plans. The fuel cubes are mentioned again on this page, as well
- Page 13 of the checklist states that the indoor vehicle maintenance area is equipped with an oil/water separator, yet no separator is depicted on the plans. The fuel cubes are mentioned again on this page as well.
- The Operations Plan submitted in the Appendix (dated May 2022) states that waste is returned and processed at the 2412 Inter Ave location in bins made of ecology blocks and concrete pads. This document also states that future plans include a connection to the City of Puyallup Sanitary Sewer System and acquisition of an Industrial Wastewater Discharge Permit. This portion of the plan is inconsistent with other documents within this permit application (as well as other related applications) and also contradicts statements and emails made and sent by Pro-Vac/BPLC representatives. Because it is one business operation, all documents for these two properties must agree in order to be approved even if there are separate applicants.

Conditions

Condition Category	Condition	Department	Condition Status
	Sign Posted On Site must be provided.	Planning Division	Resolved
	Signed Affidavit must be provided.	Planning Division	Resolved

Condition Category	Condition	Department	Condition Status
SEPA Condition	Remove western driveway approach and ADA parking stall adjacent to Inter Ave. Replace with City standard curb/gutter/sidewalk. Extend 20ft landscape area to the western property line.	Engineering Division	Resolved
SEPA Condition	Permanent metered, reviewed 3-inch filling stations will be required as a condition of this SEPA review and associated Civil Permit.	Engineering Division	Resolved

Sincerely,
Rachael N. Brown
Associate Planner
(253) 770-3363
RNBrown@PuyallupWA.gov