



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

November 14, 2023

Barbara Ozanich
811 Porter Way
Milton, WA 98354

DEVELOPMENT REVIEW TEAM (DRT) LETTER	
DRT #	1
PERMIT #	PLSSP20230092
PROJECT NAME	EcoLube Recovery CUP Minor Modification
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	Standalone SEPA application for a second minor modification to the original approved Conditional Use Permit (P-18-0154). The previous minor modification (P-21-0116) included a request to refurbish and reuse an out-of-service tank ("Tank 3") for additional storage/segregation of used motor oil. This current minor modification request is to reuse two existing tanks and place the tanks in service within an oil tank containment area. The two tanks are approximately 54 feet in height and are 20,000 gallons each. The size of the project is under 1,000 square feet. Minor modifications to sites and structures under a valid conditional use permit may be administratively reviewed by the Director, subject to the findings of PMC 20.80.031.
SITE ADDRESS	213 10TH ST SE, PUYALLUP, WA 98372;
PARCEL #	0420274118;
ASSOCIATED LAND USE PERMIT(S)	
APPLICATION DATE	August 24, 2023
APPLICATION COMPLETE DATE	September 07, 2023
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

CONDITIONS	<p>Active permit application, not approved;</p> <p>Pursuant to PMC 20.11.022 regarding inactive applications, any and all pending land use applications or plat applications shall be deemed null and void unless a timely re-submittal is made to the City within 1 year of issuance of this Development Review Team (DRT) comment letter.</p> <p>DRT review letters typically identify requested corrections, studies or other additional required pieces of information necessary to demonstrate conformance with the City's adopted development standards and codes.</p> <p>Subsequent applicant re-submittals shall make a good faith effort to respond to each request from this letter in order for the application to remain active. The failure to provide timely responses or lack of providing the requested material(s) within the 1-year window following DRT comment letter issuance shall be grounds for expiration, thus deeming the pending application null and void with or without a full or partial refund of application fees.</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

Planning Review - Nabila Comstock; (253) 770-3361; NComstock@PuyallupWA.gov

- The parking landscaping, and sodded area all appear to have been installed previously as part of other permits, but are labeled as "to be...". Please call out what is existing and what is proposed. [site plan, C1.0]
- Will the interior be remodeled as part of this minor modification or has this work been completed already? [site plan, C1.0]
- Please submit an Accidental Spill Prevention/Slug Discharge Plan (ASSP) for this proposed minor modification that includes the utilization of tanks 5 & 6.
- Please submit an Emergency Action Plan for this proposal.
- The project is located within a Critical Area Aquifer Recharge Area. A CARA report and addendum were prepared in 2014 for the original Conditional Use Permit (P-18-0154) and was submitted as part of this minor modification submittal. This CARA report appears to have reviewed the site comprehensively. Please have your critical area consultant provide a memo to affirm that is the case and whether any additional measures are required for protection of the critical aquifer recharge area by bringing additional tanks (tanks 5 & 6) into use on site. Also, please provide an updated Spill Prevention, Control, and Countermeasure Plan.

- Your SEPA Checklist states that tanks 5 & 6 will allow for the use of segregating used oil by product quality (like moisture content) and reduce transportation costs required for co-mingled products by adding storage capacity to the site. Can you please provide more information on the need for the utilization of tanks 5 & 6 and why they were not used previously? Will their use and materials being stored be similar to tank 3, which was permitted through the last minor modification (P-21-0116)? The letter prepared by EcoLube LLC (06/08/2023) and the letter prepared by ChemE Consulting (05/30/2023) describe the scope of work and the proposed uses, however, confirmation of the proposed material being stored is helpful.

Fire Review - Ray Cockerham; (253) 841-5585; RayC@PuyallupWA.gov

- F1) Separate permits are required for review and inspection.
 - a) Building permit for structural modifications and fire construction permit for tank modifications related to fire code.
 - b) Compliance with the original CUP determination is required for this tank restoration and service.

Update the technical reports and 3rd party assessment; verify with original consultants that the recommendations meet
 Reference the Fire Protection Consulting technical report dated August 8, 2019, the ChemE consulting LLC technical report dated October 8, 2019, the Cheme Consultation LLC dated September 10, 2021; to provide qualified 3rd party assessment and inspection reports as part of the permit and inspections required to meet all applicable code requirements (eg, IFC, IBC, NFPA and related standards).

Engineering Review - Anthony Hulse; (253) 841-5553; AHulse@PuyallupWA.gov

- Provide a sizing calculation for the existing oil/water separator to ensure there is existing capacity for any spills/overflows based on the volume/flow from the new tanks. [site plan, pg 1]
- Revise question A(7) of the SEPA checklist, the site plan is proposing to provide a new containment structure for the tanks, ramps, sod area, fence, etc. [SEPA, pg 3]

Conditions

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publicly visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Prior to Issuance	Provide a sizing calculation for the existing oil/water separator to ensure there is existing capacity for any spills/overflows based on the volume/flow from the new tanks.	Development & Permitting Services	Open
Prior to Issuance	A decision will not be able to be issued until after February 24, 2024 due to the criteria found in PMC 20.80.031.	Planning Division	Open
	The subject site is located within a volcanic hazard area. Per 21.06.1260, new hazardous facilities are prohibited within volcanic hazard areas. This is an	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	<p>existing use/site that was previously determined to not meet the definition of a "hazardous facility" under PMC 21.06.210(65). In review of the subject application, based on review of the current building codes for hazardous occupancies, the city building code official has determined that the proposed modification would not change the prior determination, i.e. the site would not be considered a hazardous facility. Should the project scope change during permit review, city staff will re-evaluate whether it alters this determination.</p>		

Sincerely,
 Nabila Comstock
 Assistant Planner
 (253) 770-3361
 NComstock@PuyallupWA.gov