



City of Puyallup
Planning Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

September 23, 2024

Barbara Ozanich
811 Porter Way
Milton, WA 98354

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
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)	P-18-0154, P-21-0116
APPLICATION DATE	September 07, 2023
APPLICATION COMPLETE DATE	September 07, 2023
PROJECT STATUS	<u>Final Development Review Team (DRT) letter - application approved.</u> The latest revised copy of submitted materials has fulfilled the city's requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance. A SEPA determination will be issued soon.
APPROVAL EXPIRATION	September 23, 2026 PMC 20.89.020 Expiration: A preliminary site plan granted by the director or designee shall become null and void if not exercised within two years of the date of this approval of such preliminary site plan. A preliminary site plan shall be deemed exercised and remain in full force and effect when a complete building permit, or complete civil engineering permit when no building permit is required, has been submitted in reliance upon said permit.

CONDITIONS	<u>See notes and conditions below.</u> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions.
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HOW TO USE THIS LETTER

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.

CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Nabila Comstock	2537703361	NComstock@PuyallupWA.gov
Engineering	Anthony Hulse	2538415553	AHulse@PuyallupWA.gov
Traffic	Bryan Roberts	2538415542	broberts@PuyallupWA.gov
Building	Janelle Montgomery	2537703328	JMontgomery@PuyallupWA.gov
Fire	Ray Cockerham	2538415585	RayC@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publically 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	Resolved
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	Resolved
Critical Area	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 existing use/site that was previously determined to not meet the definition	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	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.		
	Spill Prevention, Control, and Countermeasure (SPCC) Plan to be finalized, stamped, and sent to the City after the final site visit and inspection has been completed after this permit has been issued.	Planning Division	Open
	Project shall comply with the recommendations and methods outlined in the Critical Aquifer Recharge Area (CARA) hydrological report and subsequent addendums, as well as the Emergency Action Plan (Rev. 06/20/2023) and the Spill Prevention, Control and Countermeasure Plan (Rev. May 2024).	Planning Division	Open

Sincerely,

Nabila Comstock
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NComstock@PuyallupWA.gov