



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

To: Barb Ozanich, ECNW
From: Kendall Wals, Senior Planner
Subject: EcoLube Recovery minor modification to CUP (213 10TH ST SE)
Date: February 08, 2022

BACKGROUND

Under prior case number case P-18-0154, the subject site (213 10th St SE) received an approved Conditional Use Permit (CUP) to convert an existing facility, previously used for processing bulk quantities of corn syrup, to a new use which recycles used motor oil and byproducts which are considered a “heavy industry” use as defined in PMC Section 20.15.005. At the time of review for the original CUP, the applicant identified six (6) existing storage tanks proposed to be refurbished and reused as part of the new use, and five (5) that would remain out of service.

After some months of operation, the applicant has found a need for additional storage of used motor oil onsite for segregation and transport volumes. The applicant has described that as part of the used oil recycling regulations, there are requirements for collection, holding for lab screening and storage for out-bound product(s). EcoLube Recovery would like to separate out-bound products into different distribution grades and requires another storage tank to adequately segregate grades. Additionally, they note that there has been an increase in used oil volumes by 15 to 20% since the original tank plan design was submitted.

As a result, the applicant is requesting to refurbish and bring an additional tank, “Tank 3”, online to address this need. Per PMC 20.80.031 – minor additions or modifications to sites and structures – minor modifications or additions to a site under an existing valid conditional use permit may be administratively approved, subject to specific findings. This staff memo includes staff’s findings under the required criteria for the subject request.

STAFF FINDINGS

20.80.031 Minor additions or modifications to sites and structures.

Minor additions or modifications to sites and structures permitted under existing valid conditional use permits may be administratively approved by the community development director (i.e. Development Services & Permitting Director), subject to the following findings:

(1) The proposed addition or modification is determined to be in substantial conformity with any and all previous valid conditional use permits for existing uses on the site.

The applicant has demonstrated that the proposed use and operations on-site would remain in substantial conformity with the prior approved Conditional Use Permit (Case No. P-18-0154), which authorized the use for collection, storage and transfer of used oil to an off-site facility.

(2) The proposed addition or modification directly relates to a use or structure established under a previous valid conditional use permit.

The proposed modification would bring an existing storage tank on-site into the operation to facilitate the existing use that was approved under the prior Conditional Use Permit.

- (3) Structural additions or modifications permitted administratively shall not constitute more than 1,000 new net square feet nor shall nonstructural additions or modifications involve greater than 2,000 square feet of site area.**

The existing tank, "Tank 3", covers 95 square feet of site area. Minor upgrades are required in order to bring the tank into operation, but all the proposed work would be under the required administrative size thresholds.

- (4) No more than one administrative approval for any such minor addition or modification shall be granted on a single property within any two-year period.**

The subject application is the first administrative approval request the city has received for minor addition/modification since the original Conditional Use Permit application was approved in December 2019.

- (5) The proposed addition or modification shall still be subject to all other applicable city codes and development standards, including setback, screening, or buffering requirements.**

Applicable city codes and development standards are required to be adhered to as part of the proposed project and the applicant is not requesting deviation from said standards. However, there is an outstanding assignment of funds open for the site regarding on-site landscaping for the eastern portion of the site. As a result, the project has been conditioned so that the onsite landscaping shall be installed and receive final approval for the applicant to start operations on proposed Tank 3. Tank 3 shall not be operational, e.g. not used for testing, filling, or otherwise used for product storage, until the landscaping improvements are complete.

- (6) The proposed addition or modification will be served by existing streets, driveways and utilities, and will not require relocation of any existing structures or other site modifications.**

The proposed modification will continue to be served by existing streets, driveways, utilities, and the applicant is not proposing to relocate any existing structures onsite or other site modifications. The proposal pertains to only Tank 3 and the necessary improvements to refurbish and reuse the existing tank.

CONCLUSION

Based on the analysis provided above, staff finds substantial conformity with the required findings. As a result, the subject request to refurbish and reuse Tank 3 for storage of used motor oil and byproducts (Case #P-21-0116) is **approved, with conditions**. Please see the conditions applied to the permit application in the City's permit system, CityView. The project is proceeding into final SEPA review and issuance; the project shall comply with any additional SEPA conditions, if required.



Katie Baker, AICP
Planning Manager

February 8, 2022

Date