



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

February 10, 2022

Barb Ozanich
ECNW
811 Porter Way
Milton, WA 98354

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	P-21-0116
PROJECT NAME	213 10TH ST SE
PERMIT TYPE	SEPA Standalone
PROJECT DESCRIPTION	Recovery tanks/segregation of oil; request to refurbish and reuse an out-of-service tank ("Tank 3") which was previously identified as not to be used under the previously approved Conditional Use Permit.
SITE ADDRESS	213 10TH ST SE, PUYALLUP, WA 98372;
PARCEL #	0420274118
ASSOCIATED LAND USE PERMIT(S)	P-18-0154
APPLICATION DATE	September 23, 2021
APPLICATION COMPLETE DATE	October 19, 2021
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. Please see attachment for findings related to the CUP addition/modification.
APPROVAL EXPIRATION	February 10, 2023
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 (if SEPA environmental review was performed).

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:

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- On March 12, 2021, the property owner executed an assignment of funds for onsite landscaping that was required as part of the original CUP approval in order to postpone the improvements. As a condition for the subject application, the onsite landscaping shall be installed and receive final approval in order 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.

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- 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 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.

Traffic Engineering - Bryan Roberts; 2538415542; broberts@PuyallupWA.gov

- Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10.

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- Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced.

Engineering Division - Anthony Hulse; 2538415553; AHulse@PuyallupWA.gov

- Abide by the current City of Puyallup POTW discharge permit. Follow all accidental spill preventions plans in place in case of a spill.

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- 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. 06/01/2021) and the Spill Prevention, Control and Countermeasure Plan (Rev. October 2021).

Planning Division - Kendall Wals; 2538415462; KWals@PuyallupWA.gov

- The Accidental Spill Prevention/Slug Discharge Plan (ASSP) shall be updated to recognize Tank 3 prior to Tank 3 becoming operational.

Fire Prevention - Ray Cockerham; 2538415585; RayC@PuyallupWA.gov

- Separate permits are required for review and inspection. Compliance with the original CUP determination is required for this tank restoration and service.

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).

Sincerely,

Kendall Wals
Associate Planner
(253) 841-5462
KWals@PuyallupWA.gov