

CITY OF SUMAS  
Public Works Department  
**Conditional Use Permit Application**

RECEIVED  
SEP 29 2025  
CITY OF SUMAS

The following information or material must accompany this conditional use permit application. If any of this information is missing or incomplete, processing of the application will not begin.

- Filing fee of \$500 -Includes eight hours of staff time; additional billed actual
- Completed SEPA checklist (non-refundable fee of \$250 may apply for Review/ Determination)

\*\*Fee Schedule established in Section 3.030.010 SMC

- Complete answers to the 6 questions that are attached. If additional space is needed use a separate sheet of paper.
- A map, drawn to scale, of the location of the proposed conditional use showing existing buildings, street(s) and property lines, as well as any proposed new structures, roads, parking areas, landscaping, or other improvements. If the map is larger than 11" X 17", submit 3 copies. The map must clearly outline the property included in the conditional use request and must state the area (sq. ft.) of the property.
- Self-adhesive address labels preaddressed to the latest recorded real property owners within three hundred feet (300') of the property affected by the application, as shown by the records of the Whatcom County Assessor

Applicant(s) Name(s): Oleo Energies, Inc. / Freeland & Associates, Inc.  
Tony Freeland

Mailing Address: 2500 Elm Street, Bellingham, Washington, 98225

Phone Number: 360-650-1408

Address of Affected Property: 191 West Front Street, Sumas, Washington, 98295

Assessor's tax parcel number for affected property: 400403 351532 0000

Legal Description of affected property: See attached.

Current use of property: Food related materials delivery, storage and transfer.

Proposed conditional use of property (briefly describe): Diesel exhaust fluid delivery, storage and transfer.

**Provide the following information:**

\*If more space is needed, please continue on a separate sheet of paper.

1. Describe how the conditional use will be harmonious and consistent with the general and specific objectives of the Sumas Comprehensive Plan.

This project provides jobs and supports the local tax base and is geographically separated from residential neighborhoods. This product is used to reduce emissions of nitrogen oxide which causes acid rain. There is no ammonia in this product.

2. Describe how the use will be designed, and operated so as to be compatible with the character of the neighborhood. For new construction, provide elevations and a site plan, drawn to scale.

The current use of the property is the rail delivery of raw food goods and transfer to trucks for distribution. The proposed use will be of similar character as the current use.

3. Describe in detail the impact of the use upon public facilities, including streets (e.g. number of trips generated by employees and customers, size and type of vehicles), water system (water used per month), sewer systems, storm drainage system (amount of impervious surface, police and fire services, refuse disposal service, school system).

The use will generate approximately 5 rail car trips per week, 2 truck trips per day, use 1.5 million gallons of water per year, and create 6400 square feet of impervious surfaces.

4. Describe hours of operation; number of employees; type of product service rendered; processes, activities, materials, chemicals, equipment, and conditions of operation.

The hours of operation will be Monday through Friday, 8:00 a.m. to 6:00 p.m. The product and process will be the storage and dilution of diesel exhaust fluid.

Diesel exhaust fluid is not inherently harmful to humans or the environment as a non-toxic, biodegradable, non-flammable solution of purified water and urea. It poses no risk if it comes in contact with the skin.

It's half life is 14 days or less.

5. Describe associated noise, fumes, glare, dust, odor, smoke, mechanical vibration, and radio or television interference.

The associated odor will be noticed in close proximity of the storage and transfer. It has a faint harmless ammonia like odor. Noise emissions will be a pump during loading and unloading and will not exceed current noise levels.

6. If applicable describe how natural, scenic, or historic features will be maintained and protected from destruction, loss, or damages.

No impact.

**DECLARATION:**

I (we) the undersigned hereby declare under penalty of perjury that:

- a. The property affected by this application is exclusively owned by the applicant(s) or has been submitted with the consent of all owners of the affected property;
- b. The project permit application materials contain no known misrepresentation of fact or proposed action or design that, if completed would result in a structure, improvement, lot or condition in violation of the Sumas Municipal Code; and

Signature of Applicant(s): \_\_\_\_\_  
\_\_\_\_\_

Date of Submittal: \_\_\_\_\_

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**FOR OFFICE USE ONLY BELOW THIS LINE**

Date of Notice of Completion to Applicant (mailed): \_\_\_\_\_

Date of Notice of Application to the Public (mailed, published): \_\_\_\_\_

Date of Close of Comment Period: \_\_\_\_\_

Date of Administrator's Decision: \_\_\_\_\_

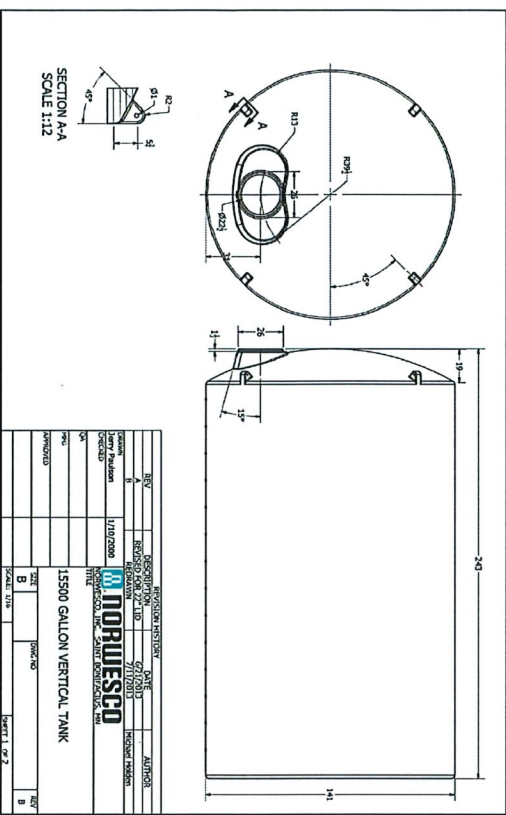
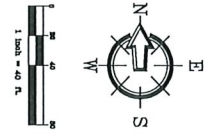
Date of Notice of Decision to Public (mailed, published): \_\_\_\_\_

**DESCRIPTION OF PARCEL A:**

All that portion of Government Lot 1, Section 3, Township 40 North, Range 4 East of W.M., lying East of the centerline of Johnson Creek, North of the Northeasterly boundary line of the former Chicago Milwaukee & Saint Paul Railroad right-of-way, West of a line drawn 50 feet West and coincident to the centerline of the main Burlington Northern Railroad track number 403-7120 and South of the Southerly right-of-way line of West Front Street;

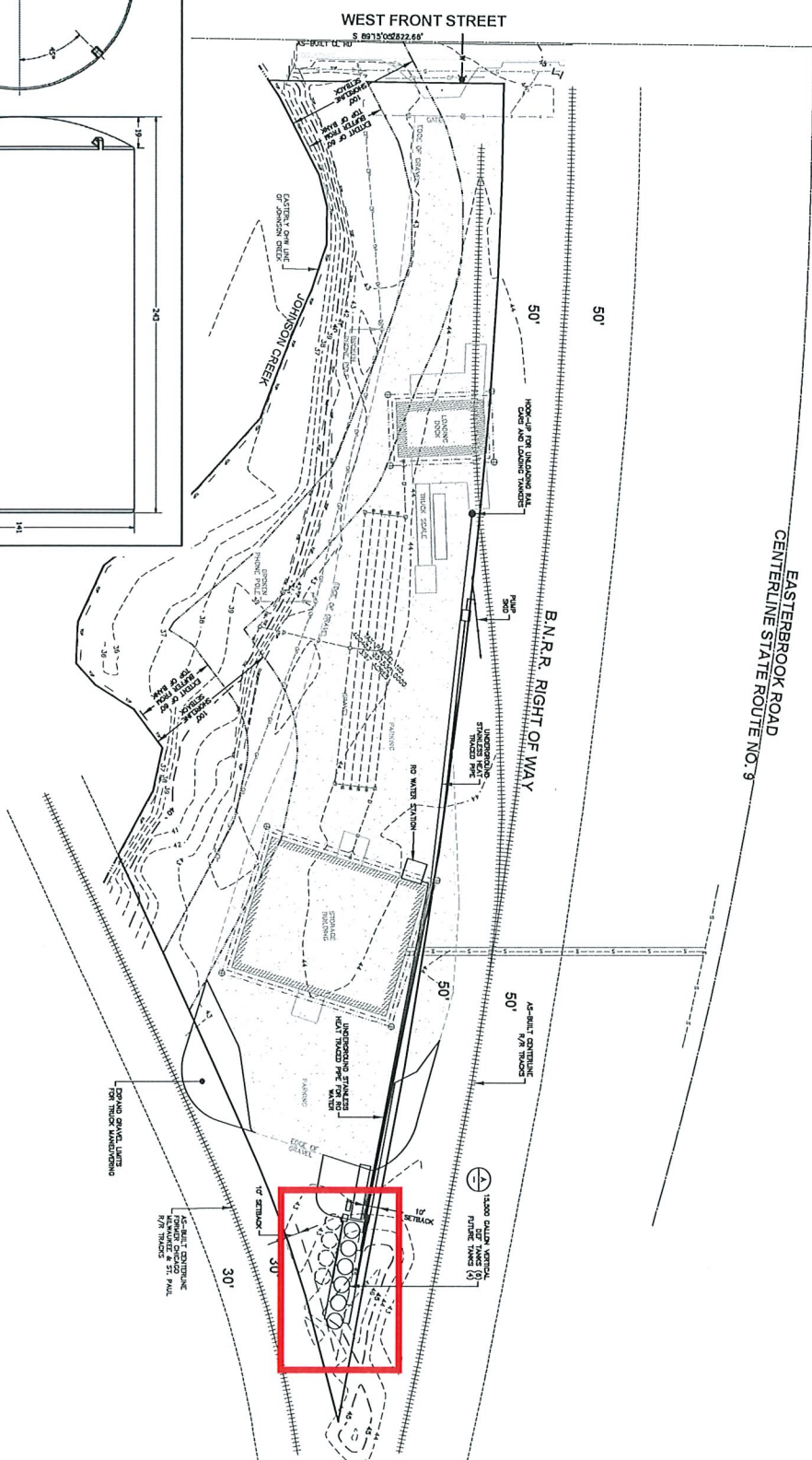
**TOGETHER** with all of Government Lot 1 of Section 3, Township 40 North, Range 4 East of W.M., lying East of the thread of Johnson Creek, lying Southwesterly and West of both the 60 foot Chicago, Milwaukee, St. Paul and Pacific Railroad and the 100 foot Burlington Northern and Santa Fe Railroad right-of-ways. **EXCEPT** a triangular tract, beginning at the intersection of the Southwesterly boundary line of 60-foot Railroad right-of-way and the Westerly boundary line of 100-foot Railroad right-of-way; thence Southerly 85.4 feet along the Westerly boundary of said 100-foot Railroad right-of-way; thence Northerly to a point on the Southerly boundary line of said 60-foot railroad right-of-way which is 202.1 feet Northwesterly of said intersection of both said boundary lines of the Railroad right-of-way; thence Southeasterly 202.1 feet to said intersection; being said point of beginning.

Further **EXCEPTING** Railroad right-of-way.



REV	DESCRIPTION	DATE	AUTHOR
1	ISSUED FOR PERMIT	07/20/23	HAF
2	REVISION	07/20/23	HAF
3	REVISION	07/20/23	HAF
4	REVISION	07/20/23	HAF
5	REVISION	07/20/23	HAF
6	REVISION	07/20/23	HAF
7	REVISION	07/20/23	HAF
8	REVISION	07/20/23	HAF
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18	REVISION	07/20/23	HAF
19	REVISION	07/20/23	HAF
20	REVISION	07/20/23	HAF

VERTICAL TANK DETAIL



**PROJECT CONTACTS**

<b>STRUCTURAL ENGINEER</b> DANIEL J. KANE, P.E. 1000 W. 10TH STREET SUITE 200 MILLIS, MA 02046 508-941-1111 djkane@danjokane.com	<b>SUPERVISOR</b> NICHOLE M. GARDNER & P.C., INC. 1000 W. 10TH STREET SUITE 200 MILLIS, MA 02046 508-941-1111 nmgardner@nmgardner.com	<b>CIVIL ENGINEER</b> FRELAND ASSOCIATES, INC. 2000 CUI STREET MILLIS, MA 02046 508-941-1111 info@freland.com
<b>OPERATORS</b> GOLDEN STATE 1000 W. 10TH STREET SUITE 200 MILLIS, MA 02046 508-941-1111 info@goldenstate.com	<b>PROPERTY OWNER</b> MARTIN'S FEED, INC. 191 WEST FRONT STREET SUMAS, WA 98295 360-351-2571	

	SHEET CONTENTS:  SITE PLAN	PROJECT LOCATION: <b>MARTIN'S FEED INC.</b> 191 WEST FRONT STREET SUMAS, WA 98295	CLIENT: <b>OLEO ENERGIES, INC.</b> 5600 THOROLD STONE RD. NIAGARA FALLS, ONTARIO CANADA L2J1A2 CALL BEFORE YOU DIG FOR BURIED UTILITY LOCATIONS 1-800-424-5666	REV. DATE: DESCRIPTION:	BY:
		DRAWING #: 231708-01-DWG DESIGNED BY: HAF	DRAWN BY: M/D CHECKED BY: HAF	PROJECT NO.: 231708-01	DATE: 09/17/2023