



CITY OF SUMAS
Public Works Department
Conditional Use Permit Application

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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): _____