



City of Puyallup

**Engineering Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #PRGR20230114**

April 12, 2023

The City has completed the review of the above-mentioned permit submittal. All of your review comments, conditions, and redlined plans can be found on the [City's permit portal](#). Redlined plans can be found on the City's Permit Portal in the "Reviews" section under "Documents Returned for Corrections". Below please find the permit submittal review comments from your review team and re-submittal instructions. Should you have any questions regarding the review comments, please contact the plan reviewer associated with the comment listed below.

## Re-submittal Instructions

To resubmit, you must address all comments and complete and submit the [resubmittal form](#) and a letter of transmittal. Letter of transmittal must be submitted to the 'resubmittal form' item listed in the submittal items list. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: If you do not resubmit as instructed your re-submittal will be rejected. If you have any questions about how to resubmit, please contact the permit center.

- 1 Log in to your permits portal and navigate to the status page for this permit under the "My Items" tab by selecting the "Upload Submittals" button under the permit number.
- 2 For each submittal item listed re-submit a new version of the submittal item by clicking the "New Version" button next to the file name of the original file submitted. DO NOT click the 'browse' button unless the document you are submitting for that submittal item is not a new version of the originally submitted document. Click 'Upload Documents' at bottom of the page.
- 3 If any re-submittal fees have been assessed, you will need to pay your resubmittal fee at the time of resubmittal. Your resubmittal will not be processed until the fee has been paid.

## Corrections

Corrections to be addressed on the next set of resubmitted plans:

<b>Engineering Civil Review</b>	<b>Jamie Carter</b>	<b>(253)435-3616</b>	<b>JCarter@puyallupwa.gov</b>
<ul style="list-style-type: none"> <li>- • Provide reasonable stormwater controls for the current, existing situation: i.e. large gravel lot. This permit is not to authorize the possible future use, but to permit filling and grading work already completed. Revise plans and reports to reflect any decisions made concerning the use of the property in the immediate future, or at least provide a narrative specifically stating how the property will be used in the immediate future and which portions of the submittal are not for that specific current review.</li> <li>- • Documents reference the 2014 Storm Water Management Plan for Western Washington. The city has adopted the 2019 manual. Revise.</li> </ul>			
<b>Planning Review</b>	<b>Nabila Comstock</b>	<b>(253)770-3361</b>	<b>NComstock@PuyallupWA.gov</b>
<ul style="list-style-type: none"> <li>- Please remove proposed future perimeter landscaping from plans since this permit is to retroactively address the previous CFG work done.</li> <li>- Please include the amount of gravel fill in cubic yards that was brought on site. SEPA is not required for projects that involve less than 500 cubic yards of fill or excavation [plan set, pg.1]</li> </ul>			
<b>External Agencies Review</b>	<b>Nabila Comstock</b>	<b>(253)770-3361</b>	<b>NComstock@PuyallupWA.gov</b>
<ul style="list-style-type: none"> <li>- Please review our third party biologists review letter in Documents &amp; Images titled "PRGR20230114 - Confluence APL Todd Rd 3rd party review_040623" for their full comment letter.</li> </ul> <p>Critical areas study report is incomplete according to the regulations outlined in PMC 21.06 Critical Area Regulations. Please resubmit the critical area report and include</p> <ul style="list-style-type: none"> <li>- The qualifications of the the person(s) preparing the report</li> <li>- Their analysis of their compliance with the city's Qualified Professional requirements (PMC 21.06.210 (108))</li> </ul> <p>[APL Properties Critical Area Report]</p> <ul style="list-style-type: none"> <li>- Please review our third party biologists review letter in Documents &amp; Images titled "PRGR20230114 - Confluence APL Todd Rd 3rd party review_040623" for their full comment letter.</li> </ul> <p>The mitigation plan requires a few additional elements to meet the City of Puyallup's requirements for mitigation plans (described in PMC 21.06.530 and 21.06.620). Please update the mitigation plan to include:</p> <ul style="list-style-type: none"> <li>- A description of the proposed storm water management plan for the site, including consideration of impacts to drainage alterations</li> </ul> <p>[APL Properties Mitigation Plan]</p> <ul style="list-style-type: none"> <li>- The mitigation plan requires a few additional elements to meet the City of Puyallup's requirements for mitigation plans (described in PMC 21.06.530 and 21.06.620). Please update the mitigation plan to include:</li> </ul>			

- A site vicinity map  
[APL Properties Mitigation Plan]
- The mitigation plan requires a few additional elements to meet the City of Puyallup's requirements for mitigation plans (described in PMC 21.06.530 and 21.06.620). Please update the mitigation plan to include:
  - A figure showing critical areas and buffers within the study area (including within 300 feet of the site/project area)  
[APL Properties Mitigation Plan]
  - The mitigation plan requires a few additional elements to meet the City of Puyallup's requirements for mitigation plans (described in PMC 21.06.530 and 21.06.620). Please update the mitigation plan to include:
    - A detailed assessment of the potential impacts to critical areas and buffers resulting from site development  
[APL Properties Mitigation Plan]
  - The mitigation plan requires a few additional elements to meet the City of Puyallup's requirements for mitigation plans (described in PMC 21.06.530 and 21.06.620). Please update the mitigation plan to include:
    - Storm water management features, on the mitigation plan sheet or on a separate sheet  
[APL Properties Mitigation Plan]

## Conditions

The items listed in the table below are conditions of the permit that do not need to be addressed on the next resubmittal of plans but will need to be fulfilled at some point in the permit review process. The "Condition Category" indicates the approximate phase of the permit process by which the condition must be fulfilled in order for the City to continue processing this permit. "Condition Status" if "Open" means that the condition has not been fulfilled, if "Resolved" means the condition has been fulfilled successfully. For some conditions that require submittal of a document to the City, those documents can be submitted via the Conditions Section of the [City's permit portal](#).

Condition Category	Condition	Department	Condition Status
Prior to Completion	Critical Area Boundary Marking: The boundary of all critical area buffers must be posted with the appropriate permanent signage provided by the City. The signage must be permanently staked in the ground and spaced every 50' around the buffer edge.	Planning Division	Open
Prior to Issuance	A Performance Bond must be received by the City of Puyallup prior to permit issuance. The Performance Bond shall be 150% of the estimated cost of work in the ROW per the approved cost estimate received prior to plan approval (attached in CityView Portal under Documents & Images section). See <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16622/Performance-Bond-51122-appvd-by-Legal</a> for more information.	Engineering Division	Open
Prior to	Certificate or Insurance/CG2012 must be received prior to	Engineering	Open

Condition Category	Condition	Department	Condition Status
Issuance	issuance	Division	
Prior to Issuance	A Clear, Fill and, Grade Bond must be received by the City of Puyallup prior to permit issuance. The amount of the bond shall not be less than the total estimated construction cost of the interim and permanent erosion and sediment control measures per the approved cost estimate received prior to plan approval. See <a href="https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal">https://www.cityofpuyallup.org/DocumentCenter/View/16621/CFG-Bond-101822-appvd-by-Legal</a> for more information.	Engineering Division	Open
Prior to Occupancy	Implement the protections and Best Management Practices directed by the Mitigation Plan. City inspector to verify under this permit.	Engineering Division	Open

If you need assistance with resubmitting your corrections, please contact the Permit Center.

Sincerely,

City of Puyallup Permit Center  
(253) 864-4165 option 1  
[permitcenter@puyallupwa.gov](mailto:permitcenter@puyallupwa.gov)