



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #B-20-0741

May 01, 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:

Building Review	Janelle Montgomery	(253)770-3328	JMontgomery@PuyallupWA.gov
<p>- It appears the house configuration was modified with the site plan revision. If the garage was flipped to the new approach submit new plans to support the change. This could have changed the foundation design, structural elements, plumbing, truss layout etc. Provide new plans to support the changes proposed with flipping the house.</p>			
Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
<p>- I reviewed your easements and covenant easements, attached, with your recent B-20-0741 submittal for the new SFR at 2345 W STEWART, APN 0420207029. Your most recent submittal included a DRAFT access covenant easement, a DRAFT storm covenant easement, and RECORDED water easement 202012170855.</p> <p>The City Attorney has determined that it is not appropriate for a property owner to grant easement rights to themselves since the property owner already has the underlying property rights. Instead, there are two options for recording the easement areas depicted on permit application B-20-0741:</p> <ol style="list-style-type: none"> 1. Amend short plat P-180060, AFN 201902055001 to add and adjust the existing and proposed easements. This is strongly suggested. 2. Record all new and existing easements as covenant easements. It is important to note that a covenant easement obligates the owners to include the easement that complies with the covenant in the deed when the property is sold to a new owner. <p>Please let me know if you decide to amend the short plat. Otherwise, we reviewed your submitted easements/covenant easements and had the following comments for each:</p> <ol style="list-style-type: none"> 1. Ingress/egress easement per AFN 202012170856. <ol style="list-style-type: none"> a. The existing easement shall be captured in the amended short plat or converted to a covenant easement. b. If you choose to record a covenant easement, the DRAFT Farris SP Lot 2 Covenant Easement – Access should be revised as follows: <ol style="list-style-type: none"> i. Capture both the existing access easement area described in ingress/egress easement 202012170856 and the proposed access easement area. The new covenant document should indicate that it supersedes the prior easement and that it is intended to ultimately convey the entire access easement area when the property is sold to a new owner. ii. On page 1, please change “B-20.0741” to “B-20-0741” and replace “[type of entity]” with “municipal corporation”. iii. On page 2, please replace the reference to a utility easement to an access ingress/egress easement. iv. Again, the owners need to understand that this obligates them to include the easement that complies with this covenant in the deed when the property is sold to a new owner. c. There is a conflict between ingress/egress easement 202012170856 and the 1’ no-access easement depicted on Short Plat P-180060, AFN 201902055001. An ingress/egress easement cannot be granted over the existing no-access easement. Resolve the conflict by amending the no-access easement on the short plat or the boundaries of the proposed ingress/egress easement. d. Remove reference to AFN 202012170856 on the site plan and replace with future covenant easement to be 			

recorded as conditioned on permit.

2. Water Easement per AFN 2020012170855.

a. The existing easement shall be captured in the amended short plat or converted to a covenant easement.

b. Remove reference to AFN 2020012170855 on the site plan and replace with future covenant easement to be recorded as conditioned on permit.

3. New Covenant Storm Drainage Easement.

a. The proposed easement shall be captured in an amended short plat or a covenant easement.

b. If you choose to record a covenant easement, the DRAFT Farris SP Lot 2 Covenant Easement – Storm should be revised as follows:

i. On page 1, please change “B-20.0741” to “B-20-0741” and replace “[type of entity]” with “municipal corporation”.

ii. On page 2, please replace the reference to a utility easement to a storm drainage easement.

iii. Again, the owners need to understand that this obligates them to actually include the easement that complies with this covenant in the deed when the property is sold to a new owner.

c. On the site plan, add reference to future covenant easement to be recorded as conditioned on permit.

If you choose to create covenant easements instead of amending the short plat, please make the changes listed above and return the DRAFT documents to me to review with the City Attorney. After you make the small changes to the site plan, I can approve my review with the condition that the permit not be issued until the recorded documents are received or the short plat has been amended.

[Yianni Charitou @ 04/28/2023 8:29 AM]

**Engineering Storm
Review**

Anthony Hulse

(253)841-5553

AHulse@PuyallupWA.gov

- Provide storm pipe crossing information [site plan, pg 4]

- Provide a detail for the proposed filter strip. The project may utilize figure V-9.4.9 from the DOE manual [site plan, pg 5]

- Include a detail for the proposed type 1 catch basin. Be sure to provide an 18" sump and upturned elbow or tee. The project may utilize city standard detail 02.05.02 [site plan, pg 5]

- Provide a detail for the proposed yard drain, ensure an 18" sump and upturned elbow and tee are installed. [site plan, pg 4]

- No fill or cut side slopes shall be steeper than 2H:1V unless a geotechnical report dictates otherwise. The provided geotech report does not mention that a slope cut of 4H:1V can be constructed. Revise accordingly. [site plan, pg 4]

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 Occupancy	<p>Applicable plat conditions per SP AFN 201902055001 resolved under civil permit E-16-0234.</p> <p>No building permits will be issued for the lots within this subdivision until such time as code required street improvements are designed by the property owner and approved by the city along the frontage of both lots 1 and 2. Improvements shall include curb, gutter, sidewalk, asphalt, drainage, and streetlighting.</p> <p>Occupancy for new construction will not be allowed for the lots within this subdivision until such time as the required street improvements along the frontage of both lots 1 and 2 are constructed by the property owner and approved by the City. [Yianni Charitou @ 12/28/2022 12:43 PM]</p>	Engineering Division	Resolved
Prior to Issuance	In accordance with Puyallup Municipal Code 11.08.135, residential infill lot projects that qualify as substantial improvements (the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement) are required to complete improvements along the property's street frontage. Frontage improvements constructed and approved under civil permit E-16-0234.	Engineering Division	Resolved
Prior to Occupancy	The approved Stormwater Maintenance Agreement shall be recorded prior to the City granting a certificate of occupancy. Once recorded, provide the City with the Auditor File Number (AFN) for verification.	Engineering Division	Open
Prior to Occupancy	The applicant shall coordinate and pay the water turn-on fee with City of Puyallup Utility Billing by contacting them at copbilling@puyallupwa.gov , 253-841-5550, or by visiting City Hall. [Yianni Charitou @ 12/29/2022 8:20 AM]	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