



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRRNSF20230919

July 26, 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>- Did not locate items listed required to be on plans to qualify for credits chosen. Page A-0 - 1.3 credit requires. revise to match Energy Report</p>			
Engineering Review	Linda Lian	(253)841-5577	LindaL@PuyallupWA.gov
<p>- Site plan cannot be approved until the stormwater report is approved and all requirements are verified between the two documents. [Site plan Sheet 1 of 3] - Frontage improvements must be designed or fee in lieu must be approved and paid. [Site plan Sheet 1 of 3]</p>			
Engineering Storm Review	Lance Hollingsworth	(253)770-3337	LHollingsworth@PuyallupWA.gov
<p>- Due to anticipated comments in short plat permit PLSHP20220104, review is not applicable at this time. Resubmit with updated plans after short plat approval.</p>			
Planning Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
<p>- Setback: 10 ft min setback is required unless the following standards are demonstrated, then a 5ft min setback can be allowed: Five-foot minimum setback, subject to the following requirements: (a) Entrances serving single units shall have either a minimum 50-square-foot outdoor entrance landing or an entrance threshold that is at least seven inches above the abutting sidewalk level. (b) Entrances serving multiple units shall have an outdoor entrance landing that is at least 50 square feet per unit served by said entrance or 100 square feet, whichever is less. (c) Entrance landings are at least three feet higher than the elevation of the street or street sidewalk level and do not extend into the required setback. (d) Entrance steps may extend into the required setback to give visual emphasis to entries and to connect entrance landings with the right-of-way sidewalk. (e) The area between the front or side-street lot line and the building shall be landscaped with a mixture of shrubbery and trees sufficient to achieve 75 percent ground coverage within a three-year period. At least 20 percent of the vegetation necessary to achieve required coverage shall consist of deciduous and/or evergreen trees. - Perimeter of wetland buffer shall be staked every 50 ft with permanent buffer signs. Mark on site plan and include required detail. Detail available for download at www.cityofpuyallup.org/1591/Master-Document-List. Signs will be provided by City of Puyallup at no charge. Contact Planner for more details. - Additional Submittal Item Required: The project is located in the Downtown Design Guidelines Review Area. The project is therefore subject to design review by the Design Review and Historic Preservation Board (DRHPB) because it meets one of the following scopes of work: all new development projects of any size; or exterior alterations,</p>			

redevelopment or additions to existing buildings that affect: 25% of an exterior elevation that is a street or alley-facing façade; or 50% of an exterior elevation that is facing a side lot line or adjacent property; buildings constructed prior to 1949. Additional thresholds apply to RM zoned parcels. See the Downtown Design Guidelines (DDGs) pg. 4-5 for more details. This design review is a separate permit application. The application form can be downloaded from the City website here: www.cityofpuyallup.org/DocumentCenter/View/12898/Downtown-Design-Review-Application_2020. Please submit this application form through the City’s online permit portal by applying for the Planning permit called “Downtown Design Review”. The Downtown Design Guidelines can be downloaded at www.cityofpuyallup.org/DocumentCenter/View/1362/Downtown-Design-Guidelines-. Your project will be reviewed by the Board who will approve, approve with conditions or deny your application. You can schedule a pre-application meeting with the Board to receive early feedback before proceeding into the formal design review process. Contact the case planner for further details. Your design review meeting with the Board cannot be scheduled until your landuse permit, if one is required for your project, has been issued its first Design Review Team Comment (DRT) comment letter. Therefore, your design review permit will not be accepted until your landuse permit has been submitted (again if one is required for your project).

- No dispersion trenches, pipes or other storm facilities shall be allowed in the wetland buffer without an approved mitigation plan and hydroperiod analysis. See PMC 21.06.940 (1) (c) for requirements for stormwater facilities in wetland buffers

Design Review	Rachael N. Brown	(253)770-3363	RNBrown@PuyallupWA.gov
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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	Permanent critical area markers are required to be installed every 50 ft around the boundary of critical area buffers for the following critical areas; wetlands, streams, landslide hazard areas. See City buffer posting details at www.cityofpuyallup.org/1591/Master-Document-List . The City will provide the buffer posting signs at no cost. Applicant is responsible for cost of post and all other materials for installation. Contact the Planning Division to order signs at Planning@puyallupwa.gov .	Planning 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