

**CES ♦ NW**  
INCORPORATED  
CIVIL ENGINEERING & SURVEYING

October 11, 2023

City of Puyallup  
Development Services Center  
333 South Meridian  
Puyallup, WA 98371

Dear City of Puyallup Staff:

On behalf of our client, HC Homes LLC, we are resubmitting revisions to Building Permit PRRNSF20230918 and supporting documents. Below are the comments as written, with a response explaining how each comment was addressed.

**Building Review Janelle Montgomery**

1. Did not locate items listed required to be on plans to qualify for credits chosen. Page A-01.3 credit requires. Revise to match Energy Report.

*Response: Sheet A-01 has been revised and bubbled.*

**Engineering Review Linda Lian**

1. 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]

*Response: Thank you, Acknowledged.*

2. Frontage improvements must be designed or fee in lieu must be approved and paid. [Site plan Sheet 1 of 3]

*Response: The frontage improvements have been designed per city coordination and are included in the submittal.*

**Engineering Storm Review Lance Hollingsworth**

1. Due to anticipated comments in short plat permit PLSHP20220104, review is not applicable at this time. Resubmit with updated plans after short plat approval.

*Response: Thank you, Acknowledged.*

**Planning Rachael Brown**

1. 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.

***Response: Stormwater riprap outfall and dispersion trench have been relocated to the outer 25% of the wetland buffer. Hydroperiod analysis was provided with the first submittal of the storm report for the Short Plat Amendment review and is included again with this submittal.***

2. 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:

***Response: The front setbacks are 10 feet, so comments no longer apply.***

3. Additional Submittal Item Required: Duplex/Triplex Design Review application (to be included with building permit application). Your project is subject to administrative design review for multi-family style buildings see PMC 20.26.100 for specific design standards. Since this is an administrative process, your design submittal will be reviewed with this building permit. Your design review application must be submitted as a supplemental form with this building permit. Please download the application form at <https://www.cityofpuyallup.org/DocumentCenter/View/15273/2026100- Duplex-Triplex-Review-Application> and submit with your resubmittal along with any required additional supporting documents.

***Response: The downtown design review submittal will be submitted under separate cover.***

We believe we have addressed all your comments. Please review and approve at your earliest convenience. Let me know if you have any additional concerns or need additional information.

Thank you,

*Eric Oehler*

Eric Oehler  
Project Manager

Prepared by DM