



Permit Review Correction Letter

Permit Application # PRCNC20231287

April 04, 2024

The City has completed the review of the above-mentioned permit submittal. All 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 upload a [Correction Response Letter](#) that states how the corrections have been addressed in your resubmitted documents. Avoid using "upload additional docs" unless there is NO submittal item available for your document. Please Note: 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	Brian Snowden	(253)435-3618	BSnowden@puyallupwa.gov
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<p>- Electric Vehicle parking infrastructure is required per the WAC 51-50-0429. Please note on the site plan the parking spaces that are designated for EV charging, EV ready, and EV capable. Please carefully review WAC 51-50-0429 Section 429.2, exception 2 and WAC 51-50-0429 Section 429.4.</p> <p>https://apps.leg.wa.gov/wac/default.aspx?cite=51-50-0429</p> <p>- Please provide the WSEC Mechanical Compliance Summary Worksheet and the WSEC Envelope Compliance Summary Worksheet.</p> <p>https://www.waenergycodes.com/index.php</p>			
Planning Review	Josh Kubitza	(253)284-0214	jkubitza@ahbl.com
<p>- PMC 20.55.010 Number of parking spaces required: Restaurants, bars, taverns and other similar establishments whose primary business is the on-site sale and consumption of food and beverages requires one space for each 100 square feet of gross floor area. The existing and proposed building requires 55 parking stalls, but the site plan identifies 51 parking spaces. Revise plans as necessary to ensure minimum parking standards are met.</p> <p>- OPTIONS TO REDUCE PARKING REQUIREMENTS (20.55.018 Reduced parking requirements for low impact development): A reduction in parking requirements from what is required may be requested for a specific development or redevelopment project as part of a comprehensive project approach to incorporating low impact development principles, consistent with PMC 20.05.070 and Chapter 20.10 PMC. A 10 percent maximum reduction in parking requirements may be approved for parking areas composed of pervious pavement or where the reduced parking area is used for a low impact development storm water facility. A 20 percent maximum reduction in parking requirements may be approved for clustered site design where the reduced parking area is used for tree retention or native landscaping. Native landscaping and tree retention must be voluntary landscaping above and beyond the basic landscaping requirements from PMC 20.58 and the implementing VMS design manual. Reduced parking requirements are subject to approval from the planning director or the director’s designee upon review of potential adverse impacts.</p>			

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 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
SEPA Condition	The Puyallup Tribe of Indians has requested that Archaeological Monitoring be present during ground disturbance as 1115 E	Planning Division	Open

Condition Category	Condition	Department	Condition Status
	Main is located within a high probability area for impacting cultural resources. The city is identifying this as a mitigation measure in the preparation of a SEPA MDNS. Such a condition would require the applicant to identify this requirement in the civil and building permit applications and to ensure that Archaeological Monitoring is present during ground disturbance.		
Prior to Issuance	Civil permit PRCCP20231136 must be issued prior to the building permit issued. Once issued I will review the two site plans for accuracy. L 09/28/2023	Engineering Division	Open
Prior to Occupancy	All work associated with civil permit PRCCP20231136 must be completed and a final engineering inspection approved prior to occupancy. LL 09/28/2023	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