



City of Puyallup
Building Division
333 S. Meridian, Puyallup, WA 98371
(253) 864-4165
www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application # **PRMU20240401**

May 15, 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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- Reference permit application PRMU20240139 for similar comments.			
Engineering Review	Linda Lian	(253)841-5577	LindaL@PuyallupWA.gov
- The applicant is responsible to show onsite private utilities services for each building on a site plan. This includes sewer or septic, storm and water. [Site Plan Sheet 1 of]			
Fire Review	David Drake	(253)864-4171	DDrake@PuyallupWA.gov
Planning Review	Chris Beale	(253)841-5418	CBeale@PuyallupWA.gov
- Additional Submittal Item Required: Lot Combination Permit Application required. Application form can be downloaded from the City website at https://www.cityofpuyallup.org/DocumentCenter/View/11646/Lot-Combination-Application			

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
Prior to Issuance	The city has adopted a City-Wide Traffic Impact Fee of \$4500 per PM peak hour trip. The \$4,500 traffic impact fee per PM peak hour trip shall be paid prior to building permit issuance. The City policy requires the project trips to be estimated using the Institute of Transportation Engineers’ (ITE) Trip Generation, 11th Edition. The project’s proportionate share to this fee program is based on the ITE land use code 220 - Multifamily Low-Rise with an estimated internal capture rate of 14% for the projected Retail Plaza, based on the submitted Traffic Scoping document dated 2/25/2022. This trip generation assumption may require recalculation by the City if the Commercial/Retail use, pass by, or internal capture totals are adjusted on future application submittal.	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	24 Unit total LUC 220 rate = 0.51 pm peak hour trips per unit $24 \times 0.51 \times \$4500 = \$55,080$		
Prior to Issuance	Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size: Park Impact Fee (Per residential dwelling Unit): Less than 500 sqft \$1,560.05 500 - 999 sqft \$2,313.53 1,000 - 1,999 sqft \$3,291.31 2,000 sqft or more \$4,017.30 24 Unit total 6 units 500-999 sqft = \$13,881.18 18 units 1000-1999 sqft = \$59,243.58	Traffic Division	Open
Prior to Issuance	Civil permit PRCCP20230970 must be issued prior to the release of this building permit. LL 4/04/2024 A Phase 2 Civil Permit is required to be issued before the building permit can be released. Phase 2 watermain construction is required prior to vertical combustible construction.	Engineering Division	Open
Prior to Occupancy	All work associated with civil permit PRCCP20230970 must be completed and a final approval granted prior to occupancy. LL 4/04/2024	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