



Permit Review Correction Letter

Permit Application # PRCNC20240278

May 16, 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	Janelle Montgomery	(253)770-3328	JMontgomery@PuyallupWA.gov
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<p>- No EV parking calculations included in parking summary. Provide EV parking to meet Section 429 of the 2018 IBC WA Amendment. Page A2 - Site Plan</p> <p>- Provide floor framing plan with location of all hold-downs required. Page S1.0</p> <p>- Provide sanitary sewer plan, did not receive sheet P2.00, P2.01 & P2.02 for Clubhouse building. Page P0.00</p> <p>- Provide gas line calculations with total developed length and sizing and identify what piece of equipment it is serving. Page P3.01</p>			

Engineering Review	Yianni Charitou	(253)435-3612	YCharitou@PuyallupWA.gov
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<p>- Incomplete site plan. Please refer to the CoP Site Plan Standards (available to download in the permitting portal). Revise the site plan to include items 1-3 and items A-X of the City's Site Plan Standards. Since the building permit cannot be issued until civil construction permit is issued first and the building plans must match the approved civil plans, please coordinate your final building permit submittal with the approval of the civil permit to avoid redundant or surplus building permit submittals and fees. [SITE PLAN, sheet A2]</p> <p>- Depict and label the Puget Power Easement per AFN 2924094 and 9402280378. [SITE PLAN, sheet A2]</p> <p>- Depict and label the PNW Bell Easement per AFN 89014180382 and 9402280378. [SITE PLAN, sheet A2]</p> <p>- Depict and label the US West Easement per AFN 9205140289 and 9402280378 if located on the subject site. [SITE PLAN, sheet A2]</p> <p>- Dumpster Enclosures shall comply with City Standard Section 208.1:</p> <ol style="list-style-type: none"> 1. Enclosures (with roof) shall be required for all new commercial and redevelopment projects where Minimum Requirement #1 through #5 or Minimum Requirement #1 through #9 are required, as outlined in the Ecology Manual. Enclosures shall be covered (roof) and fully enclosed to prevent precipitation from entering garbage dumpsters, containers, compactors, grease dumpsters and the enclosure floor. This does not exempt the requirement for watertight containers. 2. Enclosures shall be large enough for a garbage service vehicle to pick up and dump the waste without the container being rolled outside the enclosure. The gate opening shall be a minimum of 12 feet wide and swing open a minimum of 120 degrees from the closed position. Each gate shall also include a drop rod and receiving posts to keep the gate fixed, or pinned, in the open and closed position. The vertical clearance of the roof shall be a minimum of 15 feet and the minimum depth of the enclosure shall be 12 feet. 3. Where one (1) enclosure is utilized for both garbage and recycling services the gate opening shall be a minimum of 25 feet. 4. Enclosures should be located within 300' of the business or residence it is serving. 5. Enclosures shall be designed to allow walk-in access without having to open the main service gate. 6. Enclosures for compactors shall be designed on a case-by-case basis. The enclosure width, depth and vertical clearance shall be sized and evaluated based on the compactor and the use of the business or residence. 7. Enclosures should be strategically placed for accessibility and designed to accommodate the turning radius of a SU-30 single unit truck. 8. A grade break shall be provided around the enclosure to prevent runoff from entering the enclosure. 9. No stormwater catch basins or manholes should be located within 10 feet of the enclosure, if unavoidable the lid shall be solid and locking. 10. The interior floor of the enclosure area shall slope towards a Type I catch basin, or equivalent, and be plumbed to sanitary sewer. 11. Roof downspouts for enclosures shall be connected to an existing or new stormwater collection system and 			
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accounted for during design. Downspouts discharging over sidewalks and parking lots are prohibited.

12. When designing garbage enclosures, developers are encouraged to contact the garbage service provider to verify the location and access. [SITE PLAN, sheet A2]

- In accordance with Roadway Standards Section 100, Table 100-1 Note 1, right-of-way designated as residential access shall be provided with a 10-foot private utility easement and a 15-foot city utility easement reserved within and along front and rear and a 2-1/2-foot private and city utility easement along the side property lines of all lots abutting said residential access streets. Depict and label easements on the site plan and the provisions granting them authority, i.e. plat amendment, recording number, etc. [SITE PLAN, sheet A2]

- Depict and label the seven sanitary side sewer stubs along the 27TH AVE SE frontage that align with mobile home lots 1-7 that shall be cut and capped at the main as part of the civil permit and frontage work. The sewer work must match between the building and civil plans. [SITE PLAN, sheet A2]

- Right-of-way dedication to match the abutting street classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. In accordance with Puyallup Municipal Code Chapter 11.08.120, the subject site property owner shall dedicate the designated right-of-way as indicated on the approved civil plans. [SITE PLAN, sheet A2]

- Add a callout that the proposed pool shall be permitted separately. [SITE PLAN, sheet A2]

- All rock walls shall comply with City Standard Section 05.03 - Rock Walls. Any walls 4 feet or higher requires a separate City building permit. Label all site plan walls accordingly. [SITE PLAN, sheet A2]

- Depict and label the proposed mop sink in the storage area and the proposed floor drain. [CONSTRUCTION PLAN SET, sheet A9]

- Depict and label the water connections for the proposed dishwasher in the kitchen and the service sink in the golf cart storage area. [CONSTRUCTION PLAN SET, sheet P3.01]

- Provide a clubhouse sanitary sewer plumbing plan. Include the location of the proposed floor drain. [CONSTRUCTION PLAN SET, sheet P3.01]

Planning Review

Rachael N. Brown

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RNBrown@PuyallupWA.gov

- Demonstrate that 30% glazing requirement has been met on North Elevation. 30% glazing is only required in the 'pedestrian view plane' located between 2ft and 8ft from the ground.

- 'Thru-Color fiber cement siding' required per design review approval. Change 'Fiber Cement siding' notation in all instances where thru color is called for on approved design review elevations.

- Provide exterior materials list. All exterior materials must match those approved under design review
#PLDDG20220021

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	<p>TIF</p> <p>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.</p> <p>The project's proportionate share to this fee program is based on the ITE land use code 220, Multifamily Low-Rise</p> <p>Traffic Impact Fees for Buildings A-H shall be paid prior to issuance of this building permit</p>	Traffic Division	Open
Prior to Issuance	<p>Park impact fee was established by Ordinance 3142 dated July 3, 2017 and shall be charged per new dwelling unit based on its size:</p> <p>Park Impact Fee (Per residential dwelling Unit):</p> <p>Less than 500 sqft \$1,560.05</p> <p>500 - 999 sqft \$2,313.53</p> <p>1,000 - 1,999 sqft \$3,291.31</p> <p>2,000 sqft or more \$4,017.30</p> <p>Park Impact Fees for Buildings A-H shall be paid prior to issuance of this building permit</p>	Traffic Division	Open
Prior to Issuance	<p>This building permit cannot be issued until demolition permits PRDE20230753 and PRDE20231242 are completed and closed.</p> <p>- The applicant is responsible to demolish the existing septic systems that serve units 1-4, 9-11, 13-20, 22, 24-29, 31-32, 34-37, 39-41, 46, 49-50 per Tacoma Pierce County Health Department standards. The City Inspector shall verify that there are no septic tanks for units 31 and 35 as labeled on the site plan. Septic decommissioning certificates are required to be filed with Pierce County and copies submitted to the City of Puyallup.</p> <p>The septic decommissioning for units 21, 44, 45, & 47 is permitted under PRDE20230753.</p> <p>The septic decommissioning for units 8, 12, 23, 33, 38, 42, 43, & 48 is permitted under PRDE20231242.</p> <p>- The applicant shall expose, cut, and cap the inactive sanitary sewer stubs for units 1, 2, 3, and 4 under the supervision of a City Inspector prior to demolition or removal of the mobile home. Furthermore, the applicant shall cut and cap the sanitary sewer lateral for units 5, 6, and 7 under the supervision of a City Inspector prior to any demolition or removal of the mobile home.</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	<p>The sanitary sewer line for unit 30, permitted under PRDE20231242, must be cut and capped before disconnecting units 5, 6, or 7.</p> <p>The existing sewer lateral shall not be reused. The applicant shall request an inspection through the CityView portal. Utility inspections are required prior to backfilling.</p> <p>The City may agree to delay the septic decommissioning as long as there is a guarantee of funds made available to the City. The guarantee would be in the amount of \$10,000.00 by means of a bond or an assignment of funds. The demolition permit has been conditioned that a final approval shall not be granted until the TPCHD septic decommissioning certificate are provided to the City by the permit holder. If the septic decommission certificates are not provided prior to demolition permit expiration, and there is a financial guarantee on file with the City, the City will request or withhold the bond or assignment of funds. No development permits shall be issued for this site until the TPCHD septic decommissioning certificates are provided to the City. [Yianni Charitou @ 04/29/2024 10:26 AM]</p>		
Prior to Issuance	<p>In accordance with Puyallup Municipal Code 11.08.135, new commercial projects that have a structure improvement value exceeding \$200,000 in valuation are required to complete improvements along the property's street frontage. Your project will be required to complete frontage improvements which may include curb, gutter, planter strips, street trees, sidewalks, storm drainage, street lighting, and one-half street paving (only required if the existing pavement condition is poor) as determined by Development Engineering. The building permit shall not be issued until the frontage improvement designs have been approved by the City and a civil permit issued. The building permit shall be conditioned in such a manner that building occupancy will not be granted until the frontage improvements are completed and approved. You can initiate the civil permit by completing and submitting an application found here: https://www.cityofpuyallup.org/450/Permits-and-Applications.</p>	Engineering Division	Open
Prior to Issuance	<p>A certificate of water availability is required from Fruitland Mutual Water Company, the site's water purveyor. You can initiate the certificate request by completing the application found here: http://www.fruitlandwater.com/Water_availability_letter_only.pdf and submitting it to Fruitland Mutual. (PMC 14.22.020)</p>	Engineering Division	Resolved
Prior to Occupancy	<p>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.</p>	Engineering Division	Open
Prior to	Right-of-way dedication to match the abutting street	Engineering	Open

Condition Category	Condition	Department	Condition Status
Occupancy	classification shall be required as determined by Development Engineering. No building permit or development permit shall be granted for the construction or substantial improvement of any industrial, commercial, or residential building, or plat unless the plans and specifications contain provisions for the dedication to the City of sufficient street right of way for the classification of the street abutting the property according to the street plans and street development needs of the city for that street. In accordance with Puyallup Municipal Code Chapter 11.08.120, the subject site property owner shall dedicate the designated right-of-way as indicated on the approved civil plans. Please fill out the attached REETA template form and the Right of Way Dedication Deed form. The Deed form must include a legal description and be accompanied by an exhibit (survey completed by licensed surveyor) depicting the right-of-way dedication. Once drafted, please return these documents to me to review with the Engineering Support Specialist and City Engineer. If accepted, the City Engineer will sign the Deed so that it can be recorded with Pierce County. [Yianni Charitou @ 04/29/2024 1:27 PM]	Division	
Prior to Completion	All commercial development, multi-family, mixed use facility, or irrigation systems water service connections must have installed an approved backflow prevention assembly installed as directed by the Puyallup Municipal Code 14.02.220(3) and conforming to city standard section 03.04 - backflow installation. An approved backflow assembly device is required to be installed on the commercial water service per Fruitland Mutual Water Company standards. Fruitland Mutual's written acceptance of backflow device required prior to resolving condition. [Yianni Charitou @ 04/29/2024 2:44 PM]	Engineering Division	Open
Prior to Issuance	Previous iterations of the plans depicted underground parking that required pretreatment facilities including an oil/water separator. In accordance with the Uniform Plumbing Code and City Design Standard 402.3, if an oil/water separator is required as part of the civil permit, it must be designed by a professional engineer and installed on the side sewer per City Standards. The site plan and plumbing plans shall depict the location and connection of the new oil/water separator. A professional engineer shall provide sizing calculations and a report stating that the interceptor has adequate capacity to serve the site/project. [Yianni Charitou @ 04/29/2024 4:07 PM]	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