

May 23, 2024

City of Puyallup
333 S Meridian
Puyallup, WA 98371

Re: Building Permit Application # PRCNC20231287

Dear Reviewing Parties,

Our responses to the second review correction request are included below:

Building, Reviewer Brian Snowden

1. 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.
Response: EV parking infrastructure per WAC 51-50-0429 has been provided. Please refer to site plan on A-111 for parking spaces that are designated as EV charging, EV ready, and EV capable.
2. Please provide the WSEC Mechanical Compliance Summary Worksheet and the WSEC Envelope Compliance Summary Worksheet.
Response: See attachments for required WSEC Mechanical Compliance Summary Worksheet and WSEC Envelope Compliance Worksheet.

Planning, Reviewer Josh Kubitza

1. 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.
Response: Please refer to email conversation with Nabila Comstock on 4/2/2024. Per PMC 20.55.042, common parking facilities for two or more uses may be provided in lieu of individual requirements and the number of spaces may be decreased by 10 percent where common parking facilities provide no more than two access drives to any public streets. There are two buildings and uses on the site. The number of required stalls based on the two building's square footage is 55. 10% of 55 is 6 parking stalls, so only 49 stalls are required. The requirements are met with 51 stalls.

Conditions

1. SEPA Condition: The Puyallup Tribe of Indians has requested that Archaeological Monitoring be present during ground disturbance as 1115 E 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.
Response: BCRA understands this condition.

2. 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

Response: BCRA understands this condition.

3. 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

Response: BCRA understands this condition.

Thank you for your prompt review of our re-submittal. Please contact me if you require any further clarification or documentation.

Sincerely,

A handwritten signature in black ink that reads "Rose Hillebrandt". The signature is written in a cursive, flowing style.

Rose Hillebrandt, Associate
Architecture