



City of Puyallup

**Building Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

[www.cityofpuyallup.org](http://www.cityofpuyallup.org)

# Permit Review Correction Letter

**Permit Application #PRCNC20240424**

May 14, 2025

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:

<b>Engineering Review</b>	<b>Yianni Charitou</b>	<b>(253)435-3612</b>	<b>YCharitou@PuyallupWA.gov</b>
<p>- The building permit site plan must match the approved civil site plan. Since there was a significant change to the building footprint that impacts hard surface, utilities, and other civil components, a formal Plan Change Request (PCR) is required for civil construction permit PRCCP20231028. Please email the new civil plans and PCR form to the City's development engineer assigned to the civil permit.</p> <p>The Engineering review on the building permit cannot be approved until the civil permit PCR is approved first since the two permits must match. It is the applicant's responsibility to coordinate the next building permit submission with the approval of the PCR to avoid redundant reviews and permit fees.</p> <p>As of the last review, the PCR has not been approved. [SITE PLAN - RESUB; 2025\PRCNC20240424\25_0411 BP2 - Sheet - A0-1 - ARCHITECTURAL SITE PLAN.pdf; pg. 1]</p> <p>- In accordance with City site plan standards, include a utility overlay on the architectural site plan. If using civil plans to satisfy this condition, the construction plans must be a continuation of the civil plans with appropriate callouts referencing the other plans to avoid any lapse in utility design and continuity. [SITE PLAN - RESUB; 2025\PRCNC20240424\25_0411 BP2 - Sheet - A0-1 - ARCHITECTURAL SITE PLAN.pdf; pg. 1]</p>			
<b>Planning Review</b>	<b>Chris Beale</b>	<b>(253)841-5418</b>	<b>CBeale@PuyallupWA.gov</b>
<p>- The following comments were also provided for PCR 002 for the site work related to the Care Center:</p> <ul style="list-style-type: none"> <li>• The new asphalt fire dept. access path narrows down the required 6' landscape buffer to 0' along the west side of the care center building. Please adjust site plan to provide the required 6' landscape for the entire length.</li> <li>• Provide updated landscape sheets for any changes necessary as a result of the wall and asphalt fire dept. access path.</li> <li>• Grette needs to provide updated analysis and narrative to the wetland report based on the current plans. It appears all that was submitted as an update to Attachment B. Attachment B shows enhancement area where sheet C5 shows additional permanent grading disturbance and a relocated storm water dispersion trench. Is the additional grading area and dispersion trench now located in the buffer area?</li> </ul> <p>o Please analyze 21.06.940 (1)(C) for consistency with regard to buffer allowances for storm facilities; provide a coordinated (civil and biologist) response to (i) – (vi).</p>			

- ? Is the dispersion trench located in the outer 25 percent of the buffer?
- ? Is the flow path downslope of the dispersion trench vegetated in a manner that will prevent sedimentation into the wetland?
- ? Will the hydroperiod(s) be affected?
- o Please analyze the averaging code (21.06.930 (4) (a)-(c)) based on the newest plan set. Does this still meet the averaging standards or is this compensatory mitigation based on the current plans? An additional mitigation plan may be necessary if the averaging code cannot be met.
- o Provide updated planting plans with the wetland report for off set mitigation due to grading and/or dispersion trench vegetated flow path, as necessary  
[Comment Correction; ; pg. N/A]

## 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, and 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 Occupancy	As shown on civil plans, sight distance at 39th Ave SE driveway must be verified prior to building occupancy. Significant re-grade + tree removal is required to meet sight distance. Landscaping design must comply with sight distance requirements.	Traffic Division	Open
Prior to Issuance	Do not release this building permit until the civil permit PRCCP20231028 has been issued.	Engineering Division	Open
Prior to Occupancy	This permit will not receive occupancy until all work associated with civil permit PRCCP20231028 has been completed and a final approval granted.	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](mailto:permitcenter@puyallupwa.gov)