



City of Puyallup

**Building Division**

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

# Permit Review Correction Letter

**Permit Application #PRRNSF20251517**

June 01, 2026

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>Adam Hunt</b>	<b>(253)841-5577</b>	<b>AHunt@PuyallupWA.gov</b>
<p>- Revise site plan to show water main and subsequent connection/lateral to main. [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]</p> <p>- Revise address (pg 2-7) [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 2]</p> <p>- 1 foot no ingress &amp; egress easement (AFN 200610275001). Include AFN for easement on next resubmittal. [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]</p>			
<b>Engineering Traffic Review</b>	<b>Mieco Hutchens</b>	<b>(253)993-0179</b>	<b>mhutchens@puyallupwa.gov</b>
<p>- Existing curb cuts not shown. Call out removal of curb cuts and replacement with standard curb MH 1/7 [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]</p>			
<b>Engineering Storm Review</b>	<b>Sam Morman</b>	<b>(253)841-5411</b>	<b>SMorman@PuyallupWA.gov</b>
<p>- Provide updated soils report with the information requested in returned comments, in resubmittal. [Drainage Report, pg. 47] [STORMWATER REPORT; 2025\PRRNSF20251517\1 SEALED HOUT KAING DRAINAGE REPORT 100225.pdf; pg. 47]</p> <p>- City records show that the existing lateral is a concrete pipe. A new lateral will likely be required. Applicant may choose to expose the pipe and request an inspection to assess if it is reusable, however it is very unlikely to be reusable. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]</p> <p>- Provide elevations for all conveyance system elements in resubmittal. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]</p> <p>- The geotechnical report provided advises against the use of infiltration for this site. The geotechnical report and implemented stormwater systems need to be consistent with each other. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]</p> <p>- Provide a detail for this type of catch basin to determine if it is allowable for the specified use. [Grading</p>			

Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Add detail of the called for CB to the detail sheet. This is City standard detail 02.01.02. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- The minimum allowable private storm lateral sizing is 8" per city standards. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Change in direction of storm pipes must be done at a structure. Either provide a structure at this location or revise pipe layout. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- This project is considered a "substantial improvement" per PMC 11.08.120, and therefore will trigger frontage improvements. Coordinate with city storm engineering reviewer for further direction on the required frontage improvements. There is currently a frontage inspection scheduled for 3/25/26 to determine the condition of the existing frontage. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Provide an operations and maintenance manual in resubmittal. Note that the city has specific maintenance tables to be using in the O&M manual that can be found on the city's website here:

<https://www.puyallupwa.gov/2157/Operations-and-Maintenance>

[Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Show 1-foot no ingress, egress easement per the recorded short plat (200610275001) on the plans. [Drainage Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- See comments made in the drainage report discussing the list method for MR #5. If updated design still collects runoff in a catch basin, show how the new walkway, and the area south of the CB will be conveyed. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Provide further description for what this stormwater line is conveying, and provide justification using manual guidance as to why it is allowed to connect into the public storm system in the ROW. If still proposed in resubmittal, provide all standard details required to make this connection. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Provide pavement detail. [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Add note "All disturbed pervious surfaces shall receive soil amendments per city standard 01.02.08A". [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Typo (typ.) [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Based on FEMA maps, this site looks to be between the 35.6' and 35.8' base flood elevation lines. Update

the flood elevation and other associated elevations (finished floor, etc.) so that they meet separation requirements. In the storm report, provide a figure showing the BFE using FEMA maps. [Drainage Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 1]

- Silt fence is shown running through the driveway. Revise accordingly, and show on the downslope side of the newly constructed driveway and any disturbed areas for the proposed storm system. [Grading Plan, pg. 2] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 2]

- Provide inlet protection at this downstream catch basin. [Grading Plan, pg. 2] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 2]

- Add note "Additional erosion control measures may be required in the field by the city inspector as needed." [Grading Plan, pg. 1] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 2]

- This project is proposing to increase the grade within the flood zone. For this type of proposal, mitigation is required (for example: provision of compensatory storage). Provide mitigation measures and analysis in resubmittal, else revise the grading plan so that there is no additional filled area within the floodplain. See PMC 21.07 for the city's flood zone regulations. [Grading Plans, pg. 4] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 4]

- Add stormwater plan notes from section 207 of the city's standards into the notes. [Grading Plan, pg. 5] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 5]

- Provide notes in a higher resolution so that all text is legible. [Grading Plan, pg. 5] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 5]

- This detail is for a sump with a solid lid. Either show this on the plans, or replace with the correct detail. [Grading Plan, pg. 6] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 6]

- Provide standard details for all applicable utilities identified in the plans. Based on the current submittal, this would include at a minimum:

-CB Type 1 (02.01.02)

-Pipe Trenching Bedding and Backfill (06.01.01)

-Downspout Infiltration Trench (02.05.01)

-Storm Drain Cleanout (02.01.09)

-Grading, Erosion, and Sediment Control Notes (05.02.01)

-Soil Amendment and Depth (01.02.08A)

[Grading Plan, pg. 6] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 6]

- Provide notes in a higher resolution so that all text is legible. [Grading Plan, pg. 6] [GRADING PLAN; 2026\PRRNSF20251517\SITE PLAN - RESUB.pdf; pg. 6]

- Update table of contents and appendices for consistency with the rest of the report. [Drainage Report, pg.

2] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 2]

- The design has changed resulting in hard surface quantities changing, but this section remains the same as the previous submittal. Update to reflect the current site plan. Include all on and off-site improvements in hard surface quantities. [Drainage Report, pg. 3] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 3]

- Provide the referred to SWMMWW section in resubmittal. [Drainage Report, pg. 5] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 5]

- If using the list method to meet MR 5, all list items will need to be assessed in the order listed in the manual. If found infeasible, list the specific infeasibility criteria. Please re-assess the list method options after addressing the soils condition/geotechnical report comment below. [Drainage Report, pg. 5] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 5]

- Additional information will be required to assess the feasibility of infiltration. Per previous comment, the report provided does not indicate that an approved method of infiltration testing per the SWMMWW was performed, and does not indicate that the seasonal high groundwater table was monitored or identified. [Drainage Report, pg. 5] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 5]

- The design for this project is proposing to add fill (even if minimal) within the floodplain. To offset, compensatory storage will be required. Refer to section 21.07.060(f) for compensatory storage criteria. Being that this property is located fully within the regulated floodplain, compensatory storage would need to be provided in a location outside of the floodplain. Alternatively, revising the grading plan to remove filling within the floodplain will nullify the need for providing compensatory storage. If the building footprint is elevated using stem wall foundation, that specific area does not trigger compensatory storage. In this scenario, a garage with driveway may be placed at grade without filling (i.e. placed below the BFE). The house and garage would need to be designed with the appropriate flood venting. [Drainage Report, pg. 7] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 7]

- Per V1 comment:

Include all on-site and off-site surfaces in this analysis. [Drainage Report, pg. 10] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 10]

- There is no appendix A attached to this report. Additionally, elaborate on the purpose of section IV of this report as it pertains to the stormwater design. [Drainage Report, pg. 10] [STORMWATER REPORT - RESUB; 2026\PRRNSF20251517\HOUT REVISED DRAINAGE REPORT V2 SUBMITTAL.pdf; pg. 10]

- Move this note to the erosion control sheet. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

City records show that the existing lateral is a concrete pipe. A new lateral will likely be required. Applicant may choose to expose the pipe and request an inspection to assess if it is reusable, however it is very unlikely to be reusable. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

This project is considered a "substantial improvement" per PMC 11.08.120, and therefore will trigger frontage improvements. Coordinate with city storm engineering reviewer for further direction on the required frontage improvements. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- All on and off-site new and replaced hard surfaces need to be accounted for in the storm design. Revise plans and reports accordingly. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

The minimum allowable private storm lateral sizing is 8" per city standards. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

Provide pavement detail. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

Provide elevations for all conveyance system elements in resubmittal. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

Provide a detail for this type of catch basin to determine if it is allowable for the specified use. Else remove note from plan. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

Typo (typ.) [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Reassess the storm design after addressing comments in the storm report. [Grading Plan, pg. 1] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 1]

- Per V1 comment:

Provide inlet protection at this downstream catch basin. [Grading Plan, pg. 2] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 2]

- Per V1 comment:

Silt fence is shown running through the driveway. Revise accordingly, and show on the downslope side of disturbed areas. [Grading Plan, pg. 2] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 2]

- Elevations on this sheet have not been updated to reflect the corrected existing grades. Additionally, see the comment made on page 7 of the drainage report regarding grading/filling in the floodplain. [Grading Plans, pg. 4] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 4]

- Per V1 comment:

Add stormwater plan notes from section 207 of the city's standards into the notes. [Grading Plan, pg. 5] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 5]

- Per V1 comment:

Provide notes in a higher resolution so that all text is legible. [Grading Plan, pg. 5] [SITE PLAN - RESUB ; 2026\PRRNSF20251517\HOUT REVISED CIVIL V2 SUBMITTAL.pdf; pg. 5]

## 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 Completion	<p>The subject property is within the AE flood zone. According to Puyallup Municipal Code 21.07.050, new construction and substantial improvements of any residential structure shall elevate the lowest floor, including basement, to a minimum of one foot or more above base flood elevation. Please note, increasing freeboard improves safety and can reduce insurance premiums.</p> <p>Occupancy shall not be granted for the building until a Federal Emergency Management Agency (FEMA) flood elevation certificate (EC) by a licensed surveyor or engineer is submitted</p>	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	to the City of Puyallup and accepted by Development Engineering.		
Prior to Issuance	<p>In accordance with Puyallup Municipal Code 11.08.135, residential infill lot projects that qualify as substantial improvements (the cost of which equals or exceeds 50% of the market value of the structure before the "start of construction" of the improvement) 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 right-of-way or civil construction permit issued. A right-of-way permit is required if there is existing vertical curb in good condition and a civil construction permit is required if there is no existing vertical curbing. 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.</p> <p>The subject site may qualify for the fee-in-lieu program in which the applicant may request and submit justification to pay a fee rather than constructing all or part of the required frontage improvements. Allowance of fee-in-lieu shall be at the discretion of the City and may be denied if the City Engineer determines it will be more beneficial to the public to have frontage improvements built along the street frontage adjoining the property or access to the property. The justification to allow use of the fee-in-lieu program shall not be based on cost savings to the applicant in comparison with constructing required improvement adjacent to the property.</p>	Engineering Division	Open
Prior to Completion	Occupancy shall not be granted for the building in the regulated flood zone until a City of Puyallup Elevation Verification (EV) document and inspection are completed, submitted to the City of Puyallup, and accepted by Development Engineering.	Engineering Division	Open
Prior to Completion	Occupancy shall not be granted for the building in the regulated flood zone until a Federal Emergency Management Agency (FEMA) flood elevation certificate (EC) completed and stamped by a licensed surveyor or engineer is submitted to the City of	Engineering Division	Open

Condition Category	Condition	Department	Condition Status
	Puyallup and accepted by Development Engineering.		
Prior to Issuance	<p>Per Puyallup Municipal Code 21.07.060, properties in the flood zone that will cause an increase in water surface elevation of the base flood must provide compensatory storage to the extent necessary to avoid “take” of any species listed as threatened or endangered under the Endangered Species Act (ESA). Such compensatory storage must:</p> <p>(a) Provide equivalent elevations to that displaced—unless the project is located within the AO zone. AO zone projects are not required to comply with the equivalent elevation requirement; (b) be hydraulically connected to the source of flooding; (c) be provided in the same construction season and before the flood season begins on September 30th; (d) occur on site or off site if legal arrangements can be made to assure that the effective compensatory storage volume will be preserved over time; and (e) be supported by a detailed hydraulic analysis that is prepared by a licensed professional engineer.</p> <p>For development proposals on single family residential lots, the applicant shall either:</p> <p>(1) Comply with the compensatory storage requirements as set forth in subsections (a) through (e) above, or (2) provide compensatory storage in an amount equal to the flood storage volume filled or displaced by the development (1:1 fill to compensatory storage).</p> <p>Per Puyallup Municipal Code 21.07.060, if fill is proposed on the lot, the applicant shall provide compensatory storage in accordance with Municipal Code. If less than 1:1 compensatory storage is proposed, the applicant shall provide a hydrologic and hydraulic analysis to determine any effects on floodplain storage capacity, increased flood heights, or increased velocities.</p>	Engineering Division	Open
Prior to Issuance	Must provide letter from Puyallup School District stating that school impact fees have been paid.	Development & Permitting Services	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)