



CITY OF PUYALLUP
Development & Permitting Services
 333 S. Meridian, Puyallup, WA 98371
 (253) 864-4165
www.cityofpuyallup.org

Permit No:
 PRMU20240404

RESIDENTIAL - NEW MULTI-UNIT

Puyallup, WA

Job Address	Address: 2902 E PIONEER, BUILDING B, PUYALLUP, WA Parcel # 0420264021	ISSUED October 16, 2024
Owner	EAST TOWN CROSSING LLC 1001 SHAW RD PUYALLUP, WA 98372	
Applicant	Brett Lindsay 523 N D St Tacoma, WA 98403 (253) 468-4117 blindsay@synthesis9.com	
Contractor	MKM LEGACY LLC 8705 CANYON RD SUITE PUYALLUP, WA 98371 kgrody54@gmail.com WA L&I #:	
Plumbing Contractor	MKM LEGACY LLC 8705 CANYON RD SUITE PUYALLUP, WA 98371 kgrody54@gmail.com WA L&I #:	
Description of Work	BUILDING G 3-story apartment building - EAST TOWN CROSSING - 2902 E PIONEER - ETC - APT BLDG G	
Permit Types	Residential - New Multi-Unit	
Expiration Date:	April 14, 2025	
Total ESU's		

Building Components:

Quantity	Units	Description
21258	SQ FT	Apartment Homes
4	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
3.5	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
24	#UNITS	SDC - Triplex/Apartments (water)
24	#UNITS	SDC - Triplex/Apartments (sewer)
12.24	QTY	Street Impact Commercial
24	QTY	Park Impact Residential (500-999 sq ft)
188	QTY	Plumbing Fixtures
24	QTY	Water Heater (PL)
24	QTY	Appliance Vents not Included in Appliance Permit
24	QTY	Exhaust Hood/Range Hood
42	QTY	Exhaust Vent Fan
24	QTY	Suspended Heater, Recessed Wall

Standard Conditions:

1. * Final approval by the Building Official is required prior to use or occupancy.* Work shall not proceed until the inspector has approved the stages of construction.* Surface storm water shall be diverted from the building site and shall not drain onto adjacent properties.* I hereby acknowledge that I have read this Permit/Application, that the information given is correct; that I am the owner or the duly authorized agent of the owner; that plans submitted herewith are in compliance with all applicable city, county and state laws and that all construction will proceed in accordance with said laws. This permit shall expire if work is not commenced with 180 days or if the work is suspended for a period of 180 days. Permits expire two years from issuance. * By leaving the contractor information section blank, I hereby certify further that contractors (general or subcontractors) will not be hired to perform any work in association with this permit. I also certify that if I do choose to hire a contractor (general or subcontractor) I will only hire those contractors that are licensed by the State of Washington. If you are a property owner, contractor or permittee and you are paying for someone to perform the work, they must have a valid contractor registration and the person(s) installing plumbing inside a structure must meet the plumbing certification requirements. If you have any questions regarding these regulations, you may contact the Washington State Department of Labor and Industries or you can find more information on-line at: <http://www.lni.wa.gov/TradesLicensing/Contractors/HireCon/default.asp>

2. Development Engineering standard commercial conditions:

** Prior to STARTING work the applicant shall request an erosion and sediment control inspection using the CityView permit portal at least 48 hours in advance of job start **

** Sediment control and erosion procedures shall be practiced eliminating and preventing off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. See civil permit PRCCP20230970 for specifications **

- Sediment control and erosion procedures shall be practice to eliminate and prevent off site damage. Stormwater runoff originating upgrade of exposed areas shall be controlled to reduce erosion and sediment loss during the period of exposure. Attached to the site plan is the city of puyallup's stormwater fact sheet. or See approved civil plan PRCCPXXX for approved method of control.

** Stormwater control of roof downspouts must be controlled. See civil permit PRCCP20230970 for specifications **

- 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. A double detector check valve assembly (DDCVA) is required is required as directed by the City of Puyallup, Fruitland Mutual Water Company, Tacoma City Water or Valley Water District.

- A commercial development must have installed a side sewer sampling tee installed in conformance to city standard section 04.03 – side sewer.

- The applicant is responsible to schedule all utility inspections prior to backfilling

- The builder/owner shall be responsible for keeping the existing right-of-way free of debris and dirt. Any violation of PMC chapter 21.14 pertaining to clearing, filling and grading, erosion and sediment control, and storm water discharges shall be prosecuted to the fullest extent of the law.- Any addition/expansion to the footprint of the building including decks and porches not originally shown on the approved set of plans must obtain proper permits prior to construction.

- The applicant is responsible to call the utility notification center at 1-800-424-5555 before beginning any excavation. Call before you dig, it's the law.

- No work shall be done in or on the public right of way without a licensed and bonded contractor first obtaining a right of way permit.

- Any code requirement that may have been overlooked in this plan review does not imply that the requirements have been waived.

The Permittee shall defend, indemnify and hold the Public Entity, its officers, officials, employees and volunteers harmless from any and all claims, injuries, damages, losses or suits including attorney fees, arising out of or in connection with activities or operations performed by the Permittee or on the Permittee's behalf out of issuance of this Permit, except for injuries and damages caused by the sole negligence of the Public Entity. However, should a court of competent jurisdiction determine that RCW 4.24.115 applies to this Permit, then the Permittee agrees to defend, indemnify and hold the Public Entity, its officers, officials, employees and

volunteers harmless to the maximum extent permitted thereunder. It is further specifically and expressly understood that the indemnification provided herein constitutes the Permittee's waiver of immunity under Industrial Insurance, Title 51 RCW, solely for the purposes of this indemnification. This waiver has been mutually negotiated by the parties. The provisions of this section shall survive the expiration or termination of this Agreement.

5. 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 occupancy. 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.

24 Unit total

LUC 220 rate = 0.51 pm peak hour trips per unit

$24 \times 0.51 \times \$4500 = \$55,080$

6. 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 units 500-999 sqft = \$55,524.72

Permit is valid 180 days from date of issuance. Permit validity is subject to all adhering to all applicable codes, ordinances and standards, and conditions of this permit.

I certify that I am the owner of this property or the owner's authorized agent, including an appropriately licensed contractor. I have read and examined this application and furnished true and correct information. I will comply with all provisions of law and ordinances governing this type of construction work, whether specific herein or not. By submitting this application, I give the jurisdiction permission to enter the property to perform inspections. The granting of this permit does not presume or give authority to violate or cancel the provisions of any other state or local law regulating construction or the performance of construction. I understand that failure to comply with the above may result in revocation of the permit.

Applicant:
Brett Lindsay