



City of Puyallup

Building Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

Permit Review Correction Letter

Permit Application #PRMU20240407

July 31, 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:

Building Review	Brian Snowden	(253)435-3618	BSnowden@puyallupwa.gov
<ul style="list-style-type: none">- Please relocate the 15ft dimension so it does not conceal the accessible parking spot marker. [SITE PLAN - BLDG A - RESUB; 2025\PRMU20240407\Site Plan ONLY_ETC_Bldg A_R1.pdf; pg. 1]- Type-B, Option B bathroom requirements do not allow for toilets or lavatories to be within the 48"x30" clear space adjacent to the bathtub. Please see section 1004.11.3.2.3.1 in the 2009 Washington State Accessibility Code (A117.1-2009) [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 9]- Please confirm that the clearances at the water closet meets the requirements of section 1004.11.3.1.2 and that the door does not swing into the water closet's clear floor space per section 1004.11.2.1 in the 2009 Washington State Accessibility Code (A117.1-2009). [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 9]- Please verify the wall assemblies and clearly note the required rated construction for the exterior walls within the fire separation area. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 9]- If the layout of the bathroom is changed due these comments, please ensure the associated plans (mechanical, plumbing, etc.) are corrected as well. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 9]- Please verify the wall assemblies and clearly note the required rated construction for the exterior walls within the fire separation area. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 10]- Please verify the wall assemblies and clearly note the required rated construction for the exterior walls within the fire separation area. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 11]- Sheet A1.0 notes the Type B bathrooms as Option B. Please confirm which is correct. Note: Option A requires all bathrooms in the unit comply with the standards listed under section 1004.11.3.1 of the 2009 Washington State Accessibility Code (A117.1-2009) [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 28]			

- Please provide a plan-view diagram of the required clearances at the Type-A and Type-B bathroom fixtures. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 28]
- Please correct note references 9 and 11 as they are specifying the wrong items. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 30]
- Please correct this note reference. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 30]
- Please correct note references 9 and 11 as they are specifying the wrong items. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 30]
- These notes have been cut off. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 31]
- This project falls under the 2018 edition codes. Please review all plumbing sheets and ensure all references to the 2021 code are corrected. [CONSTRUCTION PLAN SET - Bldg A - RESUB; 2025\PRMU20240407\Construction Set_ETC_Bldg A.pdf; pg. 67]

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	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. The project's proportionate share to this fee program is based	Traffic Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>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.</p> <p>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.</p> <p>24 Unit total LUC 220 rate = 0.51 pm peak hour trips per unit 24 x 0.51 x \$4500 = \$55,080</p> <p>Recalculated TIF to include 14% internal capture rate - 55,080 minus 14% = \$47,368.80 [Mieco Hutchens @ 12/11/2024 9:09 AM]</p>		
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 \$1,560.05 500 - 999 sqft \$2,313.53 1,000 – 1,999 sqft \$3,291.31 2,000 sqft or more \$4,017.30</p> <p>24 units 500-999 sqft = \$55,524.72</p>	Traffic Division	Open
Prior to Issuance	<p>Civil permit PRCCP20240808 must be issued prior to the release of this building permit. LL 4/04/2024</p> <p>Civil permit PRCCP20240808 issued on 2/12/2025. [Yianni Charitou @ 02/28/2025 9:45 AM]</p>	Engineering Division	Resolved
Prior to Completion	<p>All work associated with civil permit PPRCCP20240808 must be completed and a final approval granted prior to occupancy. LL 4/04/2024</p>	Engineering Division	Open
Prior to Issuance	<p>Per Puyallup Municipal Code Chapter 11.24, the property is subject to two recorded sanitary sewer latecomer's agreements. The property owner will be required to submit a development contribution latecomer fee for the Viking JV, LLC sanitary sewer main extension and sanitary sewer lift station/force main as defined in latecomer's agreements recorded under AFNs 202107061306 and 202406210039, respectively. The latecomer's development contribution fees have not been assessed on building permit application PRCNC20241917. The contribution of each latecomer's fee must be reevaluated to</p>	Engineering Division	Resolved

Condition Category	Condition	Department	Condition Status
	<p>take into consideration any calculation changes from boundary line adjustment application PLBDJ20240103 and any latecomer's contribution fees paid under any other development permits associated with the the East Town Crossing project.</p> <p>Latecomer contribution fees paid under PRCNC20241917. [Yianni Charitou @ 03/18/2025 12:30 PM]</p>		
Prior to Completion	<p>According to PMC Chapter 19.06.020, contiguous parcels are required to be combined when they share common facilities including but not limited to access, parking, utilities, open space, landscaping, signage, etc., for which no easements or other legal instruments exist to ensure continuous ownership, use and maintenance of such facilities. In this particular case, the East Town Crossing parcels share such facilities including driveway access, parking, landscaping, trash enclosures, and utilities. Prior to building permit issuance, the applicant shall apply for and provide a recorded legal instrument for the continuous ownership, use, and maintenance of the common facilities in compliance with Puyallup Municipal Code.</p> <p>Ken Cook, Development Engineering manager, directed that this condition only apply to the final building permit associated with this development. [Yianni Charitou @ 03/27/2025 4:08 PM]</p>	Engineering Division	Resolved
Prior to Completion	<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

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