



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

**Permit No:**  
PRMU20240407

## RESIDENTIAL - NEW MULTI-UNIT

Puyallup, WA

<b>Job Address</b>	Address: 3002 E PIONEER BLDG C, PUYALLUP WA 98372 Parcel # 0420264021	<b>ISSUED</b> September 05, 2025
<b>Owner</b> EAST TOWN CROSSING LLC 1001 SHAW RD PUYALLUP, WA 98372		
<b>Applicant</b> Brett Lindsay 523 N D St Tacoma, WA 98403 (253) 468-4117 blindsay@synthesis9.com		
<b>Contractor</b> MKM LEGACY LLC 8705 CANYON RD SUITE PUYALLUP, WA 98371 kgrody54@gmail.com WA L&I #:		
<b>Plumbing Contractor</b> MKM LEGACY LLC 8705 CANYON RD SUITE PUYALLUP, WA 98371 kgrody54@gmail.com WA L&I #:		
<b>Description of Work</b> BUILDING A 3-story apartment building - EAST TOWN CROSSING - REASSIGNED AS 3002 E PIONEER - BLDG C		
<b>Permit Types</b>	Residential - New Multi-Unit	
<b>Expiration Date:</b> March 04, 2026		
<b>Total ESU's</b>		
<b>REQUESTING REQUIRED INSPECTIONS</b> A list of required inspections can be found on the permitting portal. Log in to your portal account, click on my items, and expand My Building Permit application, My Engineering Permit application, or My Fire Permit application depending on your permit type. Then locate your permit number and click on "request inspection". This will pull up a list of inspection types associated with your permit. Click on the desired inspection type and then click Next Step to begin the inspection request process.		

### Building Components:

Quantity	Units	Description
10800	SQ FT	Apartment Homes
4	QTY	SDC - Commercial/Industrial Plumbing Fixtures (sewer)
10	#UNITS	SDC - Triplex/Apartments (sewer)
10	#UNITS	SDC - Triplex/Apartments (water)
3.5	QTY	SDC - Commercial/Industrial Plumbing Fixtures (water)
9.369	QTY	Street Impact Commercial
10	QTY	Park Impact Residential (500-999 sq ft)
109	QTY	Plumbing Fixtures
10	QTY	Water Heater (PL)
10	QTY	Appliance Vents not Included in Appliance Permit
10	QTY	Exhaust Hood/Range Hood
24	QTY	Exhaust Vent Fan
10	QTY	Suspended Heater, Recessed Wall Heater, or Floor unit Heater

<b>Total Value of Work:</b>	\$0.00
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## 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 within 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 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.

- 9. • Comply with 2021 IFC and 2021 IBC
- L&I Final required prior to Fire Final
- Separate permits required for fire alarm and fire sprinkler systems

- Fire extinguishers required per code
- A Knox box is required at the front entry on the exterior of the building
- PIV must have a Knox lock or approved lock with an extra key provided in Knox box
- All above items to be completed prior to fire final. Fire final required before building final

Schedule your inspection online through the City of Puyallup online permit system. This is a request for inspection only. A date and time will be selected by Inspector depending on availability. Email prior to inspection for date and time. Fire Inspections are Monday - Thursday there will be no inspections on Fridays.

David Drake 253-864-4171 ddrake@puyallupwa.gov

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.

## Conditions

The items listed in the table below are outstanding conditions that need to be resolved prior to occupancy and/or final inspection.

Condition Category	Condition	Department	Condition Status
Prior to Issuance	<p>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.</p> <p>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.</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>	Traffic Division	Resolved
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 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 East Town Crossing project.</p> <p>Latecomer contribution fees paid under PRCNC20241917. [Yianni Charitou @ 03/18/2025 12:30 PM]</p>	Engineering Division	Resolved
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	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.	Engineering Division	Open
Prior to Issuance	Must provide letter from Puyallup School District stating that school impact fees have been paid.	Development & Permitting Services	Resolved

Prior to Completion	Payment of Deferred Impact Fees must be paid within 18 months of permit issuance or prior to scheduling Final Building Inspection (which ever comes first).	Development & Permitting Services	Open
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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