

April 5, 2024

CUP #: *PLCUP20230109*

Owner: Puyallup School District

Location: Puyallup High School

105 7th St SW, Puyallup, WA 98371 (Main HS Address)

711 & 721 W Main (Parcel Addresses)

Parcel #: 5870000231, 5870000190

Rachael Brown
Associate Planner
RNBrown@PuyallupWA.gov
(253) 770-3363

Subject: Puyallup High School Portables CUP PLCUP20230109
Planning Review 1st Correction Cycle responses

Ms. Brown:

This letter is in response to your CUP# PCCUP20230109, Correction Cycle 1 permit review comments dated February 22, 2024. Please find our responses in ***Bold Italics*** below each comment.

The purpose of this response is to address the comments, clarify the design intent and to state Puyallup School District's commitment to meet all City of Puyallup requirements.

Sincerely,



Robert Landa
Project Manager

CUP Review Comment Responses

COMMENTS responses:

| # | Sheet Number | Plan Review |
|---|--------------------|---|
| 1 | G101, AS-100, C.08 | <p>Correction 1: PMC 20.80.010 (3) lists required findings to grant a conditional use permit. The third finding states "That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and, further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets". It is the City's understanding that a significant number of students will be walking across W Main and 7th St NW, during each class passing period, to attend class in the proposed portables and the existing portables at this site and to access classes on the rest of the Puyallup High School campus. Please write a narrative addressing how the newly added portable classrooms meets finding #3 in terms of student pedestrian traffic across these streets during class passing periods.</p> <p>Puyallup School District/SMS Response: <i>The proposed new portables will be located adjacent to other existing parking and portable classrooms on the Puyallup High School Property designated by the zoning map as Public Facility zoning. We find this is consistent with the designated land use.</i></p> <p><i>Our analysis of parking counts indicate that with the additional of the portables and demolition of Building-02, 144 fewer parking stalls are required. Refer to PMC 20.80.010 (3) parking calculations on sheet G001.</i></p> <p><i>The students at the new portable classrooms will be primarily using the same crosswalks that students at the existing portables are using. These pedestrian crossings are typically occurring only at the beginning/end of classes or the beginning or end of the school day. This proposal would add incrementally to the student already crossing the street.</i></p> <p><i>As part of the proposed safety upgrades, the plans are being revised in this correction cycle to indicate a 1-year pilot closure of the streets between the portable block and the main campus to reduce pedestrian vehicular conflicts. Refer to the updated Traffic memorandum by Heffron. See Civil/Architectural drawing updates for schematic road closure modifications. Additional road closure design development will be occurring during the permit process to meet City of Puyallup road closure barrier and signage requirements. As part of the improvements a new painted crosswalk and curb ramps will be installed at the east side of the W Main/7th St SW intersection for accessibility. Water filled jersey barriers are proposed at the closure to block vehicular traffic, but still allow for emergency vehicle access. This will provide a separation between vehicle and pedestrian crossing to new and existing portables. Signage and other required items will be included for compliance with MUTCD standards.</i></p> |

| | | |
|---|--------|---|
| 2 | AS-101 | <p>Correction 2: Provide dimensions for setback from western property line of parcel #5870000190. PF zone requires 20ft setback from this property line, or can be reduced through CUP process. If reducing setback, provide narrative for how reduced setback will meet all four findings of CUP PMC 20.80.010. [Site Plan, sheet AS-100]</p> <p>SMS Response: <i>See dimensions provided on revised AS-101. A reduced setback to 14' will be required on the west property line due to existing lot width and offset from existing parking. All other front, rear, and side setbacks are compliant with 20' minimum. See the following narrative of compliance with PMC 20.80.010.</i></p> <p>(1) <i>That the use for which the conditional use permit is applied for is specified by this title as being conditionally permitted within, and is consistent with the description and purpose of the zone district in which the property is located;</i> SMS Response: <i>This use is permitted outright and consistent with designated land use.</i></p> <p>(2) <i>That the granting of such conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare, will not adversely affect the established character of the surrounding neighborhood, and will not be injurious to the property or improvements in such vicinity and/or zone in which the property is located;</i> SMS Response: <i>This use in character with other portables in use on site, and will not adversely impact the public health, safety, comfort, convenience and general welfare.</i></p> <p>(3) <i>That the proposed use is properly located in relation to the other land uses and to transportation and service facilities in the vicinity; and, further, that the use can be adequately served by such public facilities and street capacities without placing an undue burden on such facilities and streets;</i> SMS Response: <i>The proposed location of new portables is located near other existing public and School District transportation to provide adequate service for the occupants. Based on calculations no additional transportation will be required.</i></p> <p>Continued on next page</p> |
|---|--------|---|

| | | |
|---|--|---|
| 2 | | <p><u>Correction 2 SMS Response continued:</u></p> <p><i>(4) That the site is of sufficient size to accommodate the proposed use and all yards, open spaces, walls and fences, parking, loading, landscaping and other such features as are required by this title or as are needed in the opinion of the hearing examiner are properly provided to be compatible and harmonious with adjacent and nearby uses;</i></p> <p><i>SMS Response: The site size does not allow the west side setback to be 20' within the parcel due to the offset from required walkways and parking lot on the east side, however the parcel directly west of this is also owned by the applicant, Puyallup School District, and is currently an open playfield. We request this reduced west side setback of 14' be granted. No fences are planned between the western portable and west parcel line or on the adjacent parcel, which will still provide 20' clear open space west of the portables. We find this to be compatible and harmonious with adjacent and nearby uses.</i></p> <p><i>(5) That the granting of such conditional use permit will not be contrary to the adopted comprehensive plan, or to the objectives of any code, ordinance, regulation, specifications or plan in effect to implement said comprehensive plan. (Ord. 2268 § 51, 1991; Ord. 2147 Exh. A, 1987).</i></p> <p><i>SMS Response: As stated in finding 4, the west side setback will not be in compliance with the required zoning side setback of 20' from the west parcel line, but would still meet the objective of the zoning code to provide 20' of open yard to the nearest obstruction.</i></p> |
| 3 | | <p><u>Correction 3:</u> Resolved</p> <p><u>SMS Response:</u> N/A</p> |

| | | |
|---|---|---|
| 4 | G001, AS100, AS101, C.08, Updated Traffic Memorandum dated 4-4-2024 | <p>Correction 4: Parking Requirements: Parking is required at the rate of one space for each 65 square feet of classroom space, plus one space for each 300 square feet of office space. It is our understanding that this project is being erected to accommodate the demolition of the Library science building. Please provide a summary table that demonstrates the square footage of library science area to be demolished, the number of library science parking space no longer needed and compares the number of parking spaces required for the proposed portable buildings. As long as the number of parking spaces no longer required for the library science building demolition is less than or equal to the number of parking stalls required for the proposed portables, no additional parking stalls will be required to be installed on the campus.</p> <p>SMS Response: <i>See classroom/office SF calculation and total change in parking stalls required on Code sheet G001. Calculations limited to comparison of classroom and office space proposed to be demolished in Building 50-02 and classroom space added at new portables. Calculation based on the SF to parking stall ratio provided by PMC 20.55.010, (27), (b) stated above. Based on this calculation, 144 parking stalls would be required. No onsite parking changes are proposed, however on-street parking would be reduced by the pilot closure of the street between the block where the portables are proposed and the main Puyallup High School campus. This would displace 105-142 on street stalls, per the Updated Traffic Memorandum, dated April 4, 2024, provided by Heffron. After adding the displaced on-street parking (+142 stalls) and the reduced parking stalls from the code calculation (-144 stalls), there would still be an overall reduction in parking required.</i></p> |
|---|---|---|

If you have any questions, please email or call.

Sincerely,
Robert Landa
Project Manager, Studio Meng Strazzara