



City of Puyallup

Planning Division

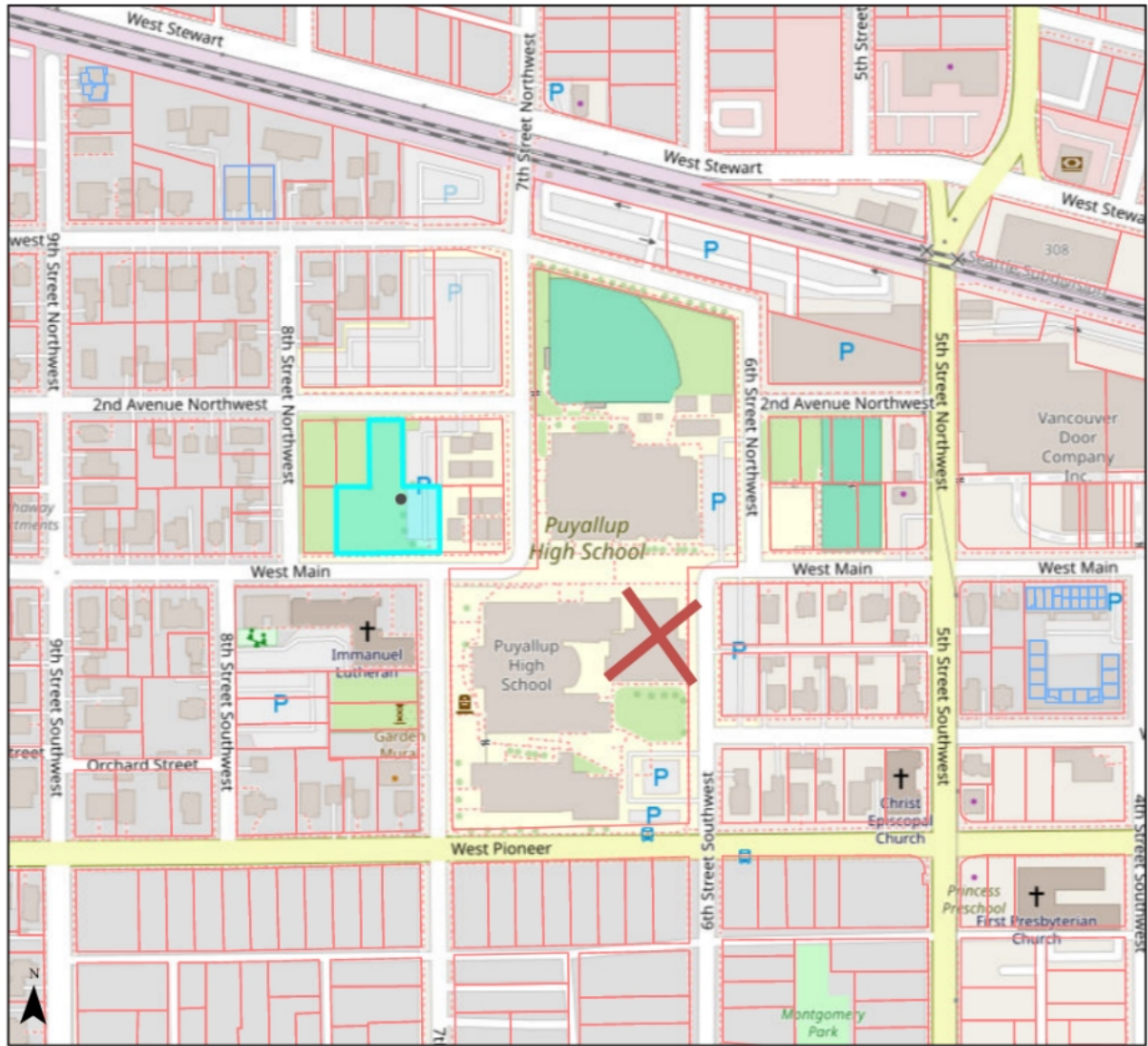
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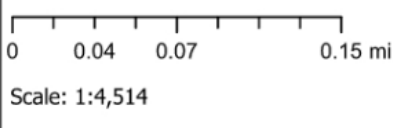
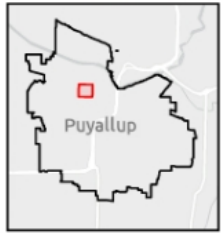
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STAFF REPORT TO HEARING EXAMINER

To: Hearing Examiner
From: Rachael N. Brown, Associate Planner
RE: Puyallup High School - 3 double portable addition Project # PLCUP20230109
Date of memo: July 9, 2024
Hearing Date: July 16, 2024



Legend	Bldg to be demolished	Site of proposed portable classrooms
Tax Parcels	Base Parcel	Puyallup City Limits



Map produced using City of Puyallup GIS web apps.
Date: 6/28/2024

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PROJECT OVERVIEW

Applicant: Robert Landa; on behalf of the Puyallup School District

Staff Coordinator: Rachael N. Brown, Associate Planner

Property Owner: PUYALLUP SCHOOL DIST NO 3

Address: 721 W MAIN, PUYALLUP, WA 98371; 711 W MAIN, PUYALLUP, WA 98371;

Parcel ID#: 5870000190; 5870000231

Site Size: 36,852.00 SF

Comp Plan Designation: Public Facilities (PF)

Zoning: Public Facilities (PF)

Relevant History: Puyallup High School is one of the Puyallup School District's oldest schools. The campus has been in use as a school since 1910 with its building footprints and campus expanded periodically during its history to accommodate the ever growing population of students in the district. The school now sees a need to modernize several of its buildings to continue to provide educational services to the community. To this end, one of the older buildings, the Library Science Building, is slated to be partially demolished in preparation for additional building changes to the overall campus in the coming years.

Proposal: Add three double classroom portable buildings adjacent to existing portables at Puyallup High School to mitigate for the lost classroom space in the now closed Library Science building. Associated landscaping, hardscaping, stormwater facilities, and other required utility infrastructure to support the portables will be included in the proposal. Street closure between the portable site and the main Puyallup High School campus from 8th St NW & W Main to 7th St NW & W Main and from 7th St NW & W Main to 7th St NW & 3rd Ave NW is being considered as a condition of this project.

Summary of Key Issues:

Puyallup High School proposes adding three double portable classroom buildings to mitigate the loss of classroom space from the Library Science building closure. The project includes landscaping, stormwater facilities, and necessary utilities. Approximately 360 net new pedestrian trips are expected across 7th St NW at each classroom bell (intermission). A street closure between the portables and main campus is considered.

Staff Recommendation: APPROVE WITH CONDITIONS

PUBLIC NOTIFICATION RECORD – APPLICATION NOTICE

- Permit request received by city on October 12, 2023.
- Initial submittal deemed complete by the Department on November 17, 2023
- Notice of complete land use application mailed to all owners of property within a specified radius of the site (as required by PMC 20.12.010) as indicated by the Pierce County Assessor Treasurer’s records: December 1, 2023

- Notice of Application sent to the current list of public agencies and Tribes noticed of complete SEPA checklist sent by Puyallup School District as Lead Agency: December 20, 2023
- Notice of Application Published in the Tacoma News Tribune: December 1, 2023
- Notice of Application was posted at the project site by the applicant: December 5, 2023 (verification provided by the applicant via affidavit of posting).

PUBLIC NOTIFICATION RECORD – HEARING NOTICE

- Notice of Public Hearing mailed to all owners of property within a specified radius of the site as indicated by the Pierce County Assessor Treasurer’s records: (20 days in advance of hearing – 14 days minimum required by PMC 20.12.010 (1)).
- Notice of Public Hearing was posted at the project site by the applicant: Robert Landa (verification provided by application via affidavit of posting - 25 days in advance of public hearing, 10 day minimum required by PMC 20.12.010 (3)).
- Notice of Public Hearing published in the Tacoma News Tribune: June 26, 2024 (20 days in advance of hearing – 14 days minimum required by PMC 20.12.010(1)).

COMMENT RECORD

- No comments were filed with the City as a result of the notices sent

STATUS OF REGULATIONS

Since of the filing of the complete application, no amendments to regulations applicable to the project have been adopted by the City Council.

STATE ENVIRONMENTAL POLICY ACT (SEPA) STATUS

The SEPA Mitigated Determination of Non-Significance for this proposal was issued by the Puyallup School District on May 8, 2024. A copy of the determination and the mitigation measures has been included as exhibit #26.

PROJECT DETAILS

Puyallup High School proposes to add three double classroom portable buildings adjacent to the nine existing portable classroom buildings, resulting in six new classroom spaces. This addition aims to mitigate the loss of classroom space resulting from the closure of the Library Science building. The proposal includes associated landscaping, hardscaping, stormwater facilities, and other required utility infrastructure to support the portables. The new portable classrooms will generate approximately 360 net new pedestrian student trips across 7th St NW, between the portables and the main campus. This is due to the operational requirements of a school use. Students must cross the street from the main campus building classrooms to the portable classrooms at each bell ring throughout the school day. Since there are 6 new classrooms proposed and approximately 30 students per classroom, it is anticipated that the maximum number of students leaving the portables after each class will be 180 students and the same number will then enter the classrooms. These students could come and go

from the classrooms across the street at the main campus. The existing portable classrooms at the site currently generate approximately 540 student trips across this same street at each bell ring.

SURROUNDING AREA

The proposed project site is located at Puyallup High School, immediately to the west of the main campus and adjacent to the existing portable classroom buildings in the 700 block of W Main. The site is bounded by 8th St NW & W Main to the south, 7th St NW & W Main to the east, and 7th St NW & 3rd Ave NW to the north. The site is bounded on the west and north by a single-family neighborhood and on the south by a church.

CRITICAL AREA REVIEW

The site does not contain nor is it located near any critical areas. Therefore no critical area reports were required for this project.

STAFF CONCLUSIONS

The addition of the portable classrooms is intended to provide adequate classroom space for students due to the closure of the Library Science building. This project will help maintain the quality and existing capacity of education and ensure sufficient learning environments for the students.

[Required Findings for Conditional Use Permit per PMC 20.80.010](#)

1. Consistency with Zone District

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;

Analysis

The proposed use of portable classroom buildings at Puyallup High School is consistent with the zoning regulations. The site is located within a zone designated for educational facilities (PF Zone), which permits such uses conditionally. The addition of portable classrooms aligns with the purpose of the zone district, which is to provide educational services to the community.

Findings

- The use of portable classrooms is specified as conditionally permitted within the educational facilities zone.
- The project is consistent with the description and purpose of the zone district, which aims to support and enhance educational infrastructure.

2. Impact on Public Health, Safety, Comfort, Convenience, and General Welfare

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;

Analysis

The addition of portable classrooms is designed to meet safety and welfare standards. The project includes landscaping, hardscaping, and stormwater management to minimize environmental impacts. Additionally, the street closure being considered will enhance student safety by reducing the risk of accidents as students move between the portables and the main campus.

Findings

- The project will not be detrimental to public health, safety, comfort, convenience, or general welfare.
- The street closure and associated safety measures will protect students and pedestrians,
- Alternative pedestrian safety improvements to reduce pedestrian/vehicle conflicts at the adjacent street system would improve pedestrian and vehicle safety, should the street closure prove infeasible.
- The proposed landscaping and stormwater facilities will mitigate environmental impacts.

3. Relation to Other Land Uses and Transportation Facilities

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;

Analysis

The portable classrooms' proximity to transportation facilities ensures that the portables can be served adequately without overburdening local infrastructure, with proper mitigation. Since the portable classrooms are located across the street from the main campus students will need to cross the street as they transition between classes in the main campus and in the portable classrooms. A resulting increase of approximately 360 net new pedestrian trips per bell ring on school days is estimated at the streets between the main campus and the portable classrooms. The site already contains 9 portable classrooms, which generate approximately 540 pedestrian trips per bell ring, according to the school district estimates.

To alleviate potential conflict between cars and pedestrians, both the City and School District are recommending a temporary, and possibly permanent closure of the two streets (W Main

and 7th St NW) separating the portable site from the main campus. The street closure will facilitate safe pedestrian movement and will be coordinated with local transportation authorities to maintain traffic flow. Alternatively, should the street closure prove infeasible, pedestrian safety improvements installed by the applicant along the affected streets would still serve to minimize pedestrian/vehicular conflicts.

The applicant has provided a Traffic memo analyzing the predicted impact to local street as a result of the street closures (exhibit #15). The memo concluded that (among other findings):

- The road closure is expected to shift some school-generated and background traffic to other roadways in the local vicinity, with most assumed to shift to 8th Street NW.
- The shift in traffic would add delay to some locations, but would not result in significant adverse impacts to local traffic operations.

The City of Puyallup acknowledges the current proposal (to install portable classroom space to accommodate the demolition of the existing Library Science Building), will not increase student capacity or cause a net increase in vehicle trips associated with the campus. The previously submitted traffic scoping document assumed the maximum program capacity (1862 students) to represent previously approved and constructed baseline capacity. The City believes the base student capacity should actually be assumed at 1650 students. However, since the current proposal will not result in additional vehicle trips, the City can resolve capacity discrepancies at a later date.

Findings

- The proposed use is appropriately located in relation to other land uses and transportation facilities.
- Public facilities and street capacities can adequately serve the project without undue burden.
- The street closure will enhance safety and will be managed to maintain overall traffic efficiency.
- Additional pedestrian safety enhancements will be implemented by the applicant in the event that a full street closure proves infeasible.
- The applicant will perform post closure monitoring and analysis during the first school year that the temporary closure is in place. Post-closure counts and analysis will be provided to the City for further review of the relative merits of making the closure permanent.

4. Site Suitability

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;

Analysis

The project site is of sufficient size to accommodate the additional portable classrooms along with necessary landscaping, hardscaping, and utility infrastructure. The design includes adequate open spaces, walls, fences, parking, and loading areas to ensure compatibility with adjacent uses. The proponent is requesting a deviation from the required 20ft side yard setback to accommodate the portable buildings and the existing parking area (which will not be altered). The applicant is requesting a reduction in the required setback to 14ft. The school district owns all of the parcels within the entire block of this proposed development area. However, since the block technically consists of multiple parcels, any building proposed must meet all required building setbacks as measured from the nearest parcel line. The school district has no immediate plans to sell the abutting parcels and they are currently used as general open space for the students. A reduced setback would not be detrimental to the site development in terms of infrastructure, there is adequate room on the subject parcel for the required stormwater infrastructure and other required utilities. The site plan demonstrates that the new facilities will harmonize with the existing school environment and the surrounding neighborhood.

Findings

- The site is of adequate size to accommodate the proposed portable classrooms and associated infrastructure, with a reduced interior side yard setback of 14ft.
- Required features such as open spaces, parking, and landscaping are properly provided.
- The project is compatible and harmonious with adjacent and nearby uses.

5. Consistency with Comprehensive Plan and Regulations

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.

Analysis

The proposed project aligns with the goals and objectives of the adopted comprehensive plan. The addition of portable classrooms supports the plan's aim to provide high-quality educational facilities. The project complies with all relevant codes, ordinances, regulations, and specifications designed to implement the comprehensive plan.

Comprehensive Plan Policies

Capital Facilities (CF)

CF – 4.5 Encourage the adequate provision of the full range of services, such as parks, schools, municipal facilities, solid waste, telecommunications, and emergency services for new development, at service levels that are consistent throughout the city.

Transportation Element (TE)

T – 4.4 Increase pedestrian safety, emphasize connectivity, and reduce operations and maintenance costs through developing walkways.

a. Prioritize pedestrian facilities in the vicinity of schools, retail districts, community centers, health

care facilities, parks, transit stops and stations, and other pedestrian generators.

Findings

- The project is consistent with the adopted comprehensive plan.
- The addition of portable classrooms supports educational goals and complies with all relevant regulations.

STAFF RECOMMENDED HEARING EXAMINER CONDITIONS

Based on the analysis and findings, staff has determined that the proposed addition of three double classroom portable buildings at Puyallup High School meets the required conditions for a conditional use permit. The project is consistent with zoning regulations, will not negatively impact public health and safety, is appropriately located, fits the site, and aligns with the comprehensive plan.

Recommendations

It is recommended that the conditional use permit for the proposed project be approved with the following conditions:

1. Implement all conditions outlined in the City's 'Final DRT Letter' dated June 6, 2024
2. Implement the proposed street closure between the portable site and the main campus to ensure student safety. If, after the temporary street closure period the closure proves to be infeasible, an alternative proposal to install traffic calming measures and enhanced pedestrian safety facilities along W Main and 7th St NW will be proposed by the applicant, reviewed and approved by the City, and installed at the applicant's expense.
3. Per Tacoma-Pierce County Health Department Review letter dated April 5, 2024, 'noise levels exceeded allowable site allowance levels. Per sound study, additional interior sound level measurements will be conducted after the portables are installed to determine if additional noise reduction mitigation is required. A full weekday of data must be collected. This must be provided [to the health department] to show noise level requirements are met.' To confirm that the proposed portable operations will remain within the limits of the City of Puyallup's noise ordinance, a copy of this noise data and updated noise study will be provided to the City at time

of building permit application for review. Additional noise reduction mitigation may be required in addition to the Health Department's requirements, if necessary to reduce the noise levels below what is required per Puyallup's noise code (PMC 6.16).