



City of Puyallup  
**Planning Division**  
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March 20, 2025

Songyi Cho  
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<b>FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER</b>	
<b>PERMIT #</b>	PLCUP20240037
<b>PROJECT NAME</b>	Cascade Christian School - Elementary
<b>PERMIT TYPE</b>	Conditional Use Permit
<b>PROJECT DESCRIPTION</b>	Cascade Christian Schools is applying for a conditional use permit to add eleven (11) new double portables to accommodate the addition of the elementary school operations to the campus at 811 21st St SE. The proposed portables include general classrooms, one library, one computer lab, two restrooms, one band room, and on administrative office. Project includes associated landscaping and frontage improvements.
<b>SITE ADDRESS</b>	811 21ST ST SE, PUYALLUP, WA 98372;
<b>PARCEL #</b>	0420352148;
<b>ASSOCIATED LAND USE PERMIT(S)</b>	PLLC20240074 PLLC20240075 PRGR20241060 PRDE20241092 PRCWSA20241097 PRFA20241113 PRFA20241133 PRCCP20241229 PRPF20241230 PRPF20241231 PRMH20241661
<b>APPLICATION DATE</b>	June 12, 2024
<b>APPLICATION COMPLETE DATE</b>	June 12, 2024
<b>PROJECT STATUS</b>	<b><u>Final Development Review Team (DRT) letter – application approved.</u></b> The latest revised copy of submitted materials has fulfilled the city’s requirements related to the land use permit in accordance with the following conditions and notes. The project is now proceeding into final SEPA review and issuance, followed by the scheduling of a public hearing on the project. The project planner will reach out to the applicant with hearing dates options soon.
<b>APPROVAL EXPIRATION</b>	Project is still pending approval; the subject application is subject to review and approval by the Hearing Examiner. See PMC 20.80.025 and 20.80.030.

<b>CONDITIONS</b>	<b>See notes and conditions below.</b> The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions.
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## HOW TO USE THIS LETTER

The “**Conditions**” are items that will govern the final permit submittal(s) for the project. Please be aware that these conditions will become conditions of the final permits and/or recommendations to the Hearing Examiner, if applicable.

If you have questions regarding the action items or conditions outlined in this letter, please contact the appropriate staff member directly using the phone number and/or email provided.

## CONDITIONS

The following are conditions of approval. All future civil and/or building permit submittals shall comply with the following conditions, if any. Each condition has been added by a specific City of Puyallup Department, please contact the specific reviewer associated with that condition for any specific questions regarding that condition:

Department	Reviewer	Phone	Email
Planning	Nabila Comstock	2532840214	ncomstock@puyallupwa.gov
Engineering	Jamie Carter	2538415553	jcarter@PuyallupWA.gov
Traffic	Bryan Roberts	2538415542	broberts@PuyallupWA.gov
Building	Ray Cockerham	2538415585	RayC@PuyallupWA.gov
Fire	David Drake	2538644171	DDrake@PuyallupWA.gov

Condition Category	Condition	Department	Condition Status
Public Noticing	Public notice sign must be posted on site in a publicly visible location.	Planning Division	Resolved
Public Noticing	Signed Affidavit must be provided.	Planning Division	Resolved
Standard Conditions	Traffic Impact fees (TIF) will be assessed in accordance with fees adopted by ordinance, per PMC 21.10. Impact fees are subject to change and are adopted by ordinance. The applicant shall pay the proportionate impact fees adopted at the time of building permit application. The TIF will be paid to the 1185 student limit allowed with the approval of the CUP.  Depending on building valuation thresholds defined within Puyallup Municipal Code Section 11.08.135 the applicant/owner would be expected to construct	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>half- street improvements including curb, gutter, sidewalk, roadway base, pavement, and street lighting. Any existing improvements which are damaged now or during construction, or which do not meet current City Standards, shall be replaced. Previous conditions identified with previous CUP (PLSSP20230073) are expired and are not relevant to the current proposal.</p> <p>During civil review applicant shall evaluate existing frontage for compliance with current ADA/City Standards.</p> <p>The site design must provide ADA compliant internal sidewalks/pedestrian pathways that connect to all public access points/sidewalks.</p> <p>To mitigate public concerns related to parking availability for sporting events, Cascade Christian must keep on-site parking lot open and available to the public when events are hosted on-site. On-street parking options are very limited in this area.</p>		
Standard Conditions	<p>With the proposed Conditional Use Permit (CUP) approval, campus will be allowed to operate at a maximum student capacity of 1,341 students, compared to the present 925 students. To adequately mitigate traffic queuing impacts the following countermeasures and conditions are required:</p> <ul style="list-style-type: none"> <li>- With utilization of only the existing drop off / pick up location on 21st St SE, students will be capped at 1,065, which is a 15% increase over the present 925 students (vested capacity).</li> </ul> <p>CCS has implemented numerous countermeasures to help mitigate congestion. These have been helpful and such efforts must continue to be put into place, and further refined and improved. Examples include:</p> <ul style="list-style-type: none"> <li>- CCS personnel assisting motorist on-site to improve efficiency.</li> <li>- Optimization of on-site routing and pick-up/drop-off locations</li> <li>- Staggering start and end times of secondary school and elementary school</li> <li>- Training for CCS staff to streamline pick-up/drop-</li> </ul>	Traffic Division	Open

Condition Category	Condition	Department	Condition Status
	<p>off procedures.</p> <ul style="list-style-type: none"> <li>- Continue to refine and modify on-site routing configurations.</li> <li>- Continue to refine and modify in-bound/out-bound channelization.</li> <li>- Consider Off-site van or bus service to shuttle students on/off campus</li> <li>- Implement other strategies to enhance efficiency.</li> </ul> <p>Approximately 6 months from final installation of the portables to be allowed by the CUP approval, a meeting will be held on site while school is in session at CCS with City staff to observe drop off / pick up procedures and functional operation.</p> <p>Prior to the submittal of any new/future permit, development application, Conditional Use Permit application or modifications as part of the CCS campus (including properties owned by Friends of CCS), CCS will be required to evaluate operational issues caused by excessive queuing along 21st Street SE. If the existing congestion on 21st Street SE has not been substantially mitigated by the countermeasures listed above, the applicant will be required to construct a secondary access and queuing area from 25th Street SE or equivalent capacity improvement. Alternatively, if student enrollment exceeds 1,065 students, up to a maximum of 1,341 students, an alternate access and queuing area from 25th Street SE or equivalent capacity improvement will be required. The alternative access and queuing area (adjacent to 25th Street SE) is expected to be paved and must meet City engineering standards. Additionally, a traffic analysis will be required during the preliminary review of the access on 25th Street NW.</p>		
Standard Conditions	Pursuant to PMC 21.10.230 and 21.10.260 the existing pond shall be inspected to verify that the original depth and design are still existing as designed. Should deficiencies be discovered, restoration of the existing storm elements (which are to be utilized for the newly created runoff based on previously approved plans) to previous engineered conditions will be required.	Development Engineering	Open

Sincerely,

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