



PUBLIC HEARING
CITY OF PUYALLUP HEARING EXAMINER
APRIL 21, 2025 | 11:00AM

Application to be reviewed during public hearing:

**CASCADE CHRISTIAN (CCS) PORTABLES
CONDITONAL USE PERMIT APPLICATION**

Case ID: PLCUP20240037



PLCUP20240037 CCS PORTABLES

Key application information:

- Applicant: Songyi Cho – Jeff Brown Architecture
- Site: 811 21st St SE
- Zoning: RS-04/RS-08 – Single-family residential
- Comprehensive Plan
Land Use designation: Low Density Residential (LDR)

PLCUP20240037 Vicinity Map

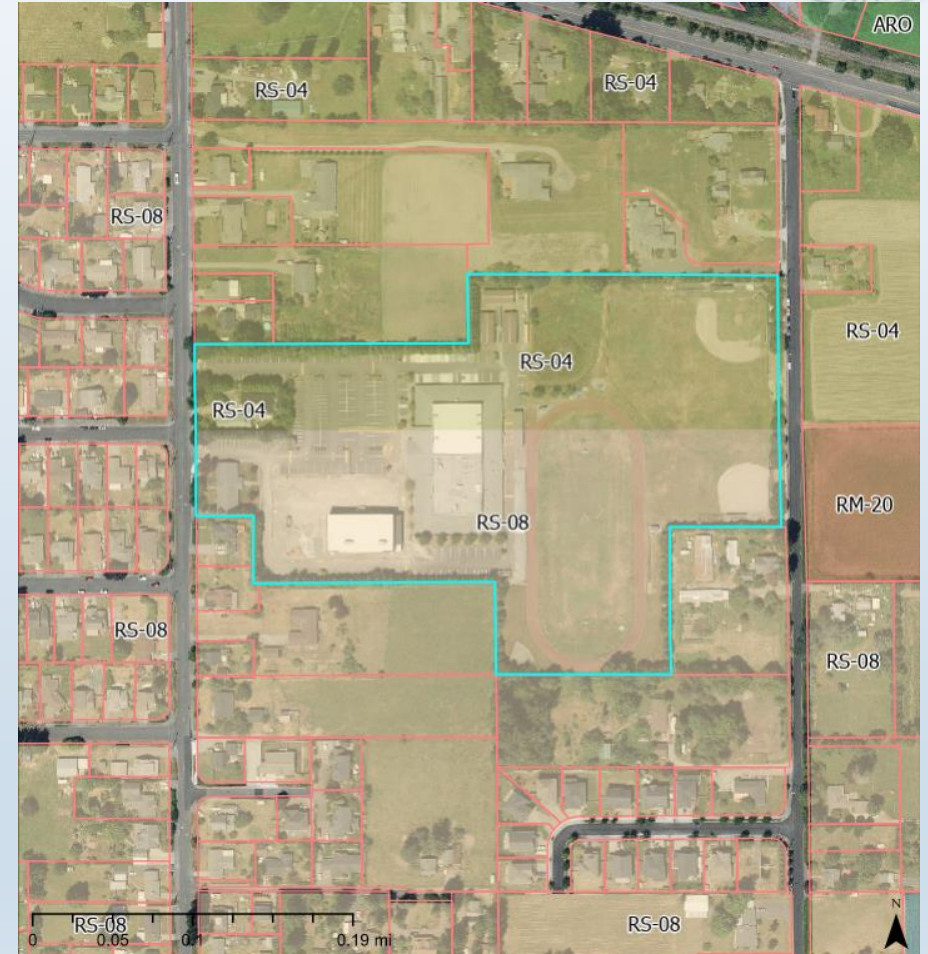
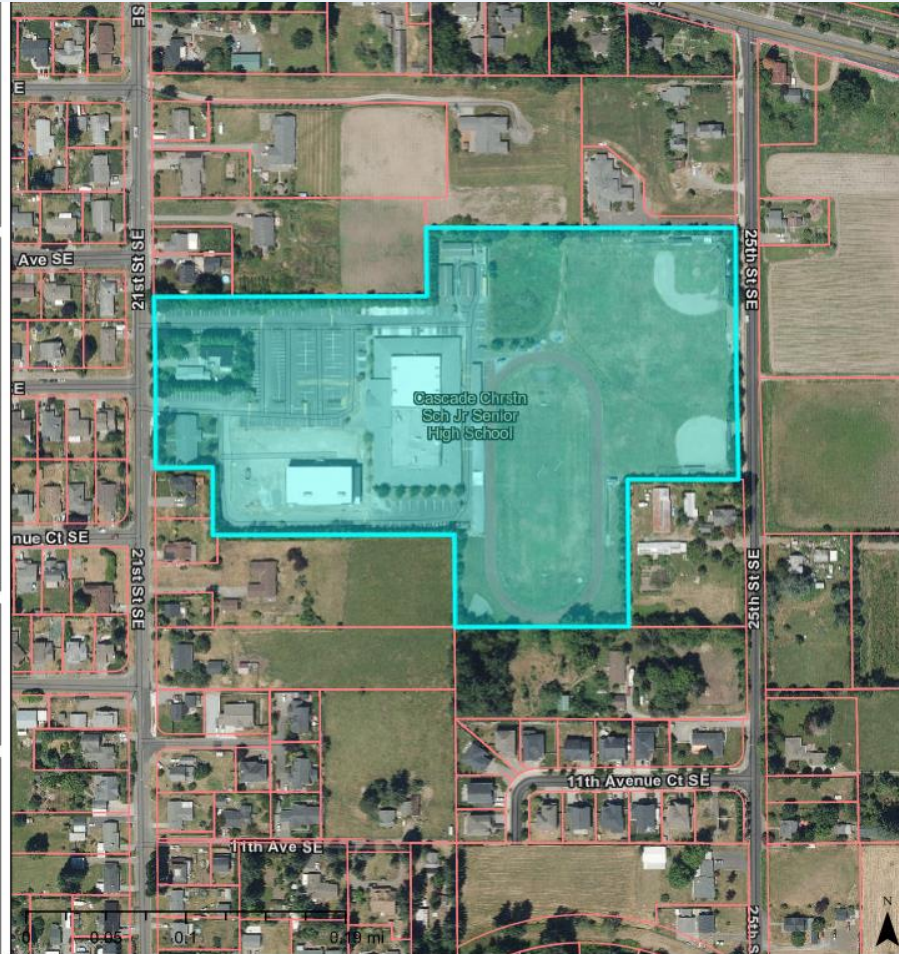


■ Project Site
 UGA Boundary
 City Limits

Tax Parcels
 Base Parcel
 Condominium

City of Puyallup
 Development and
 Permitting
 Services Department
 Date: 4/9/2025

The map features are approximate and are intended only to provide an indication of said feature. Additional areas that have not been mapped may be present. This is not a survey. Orthophotos and other data may not align. The City of Puyallup assumes no liability for variations ascertained by actual survey. ALL DATA IS EXPRESSLY PROVIDED 'AS IS' AND 'WITH ALL FAULTS'. The City of Puyallup makes no warranty of fitness for a particular purpose.





PLCUP20240037 CCS PORTABLES

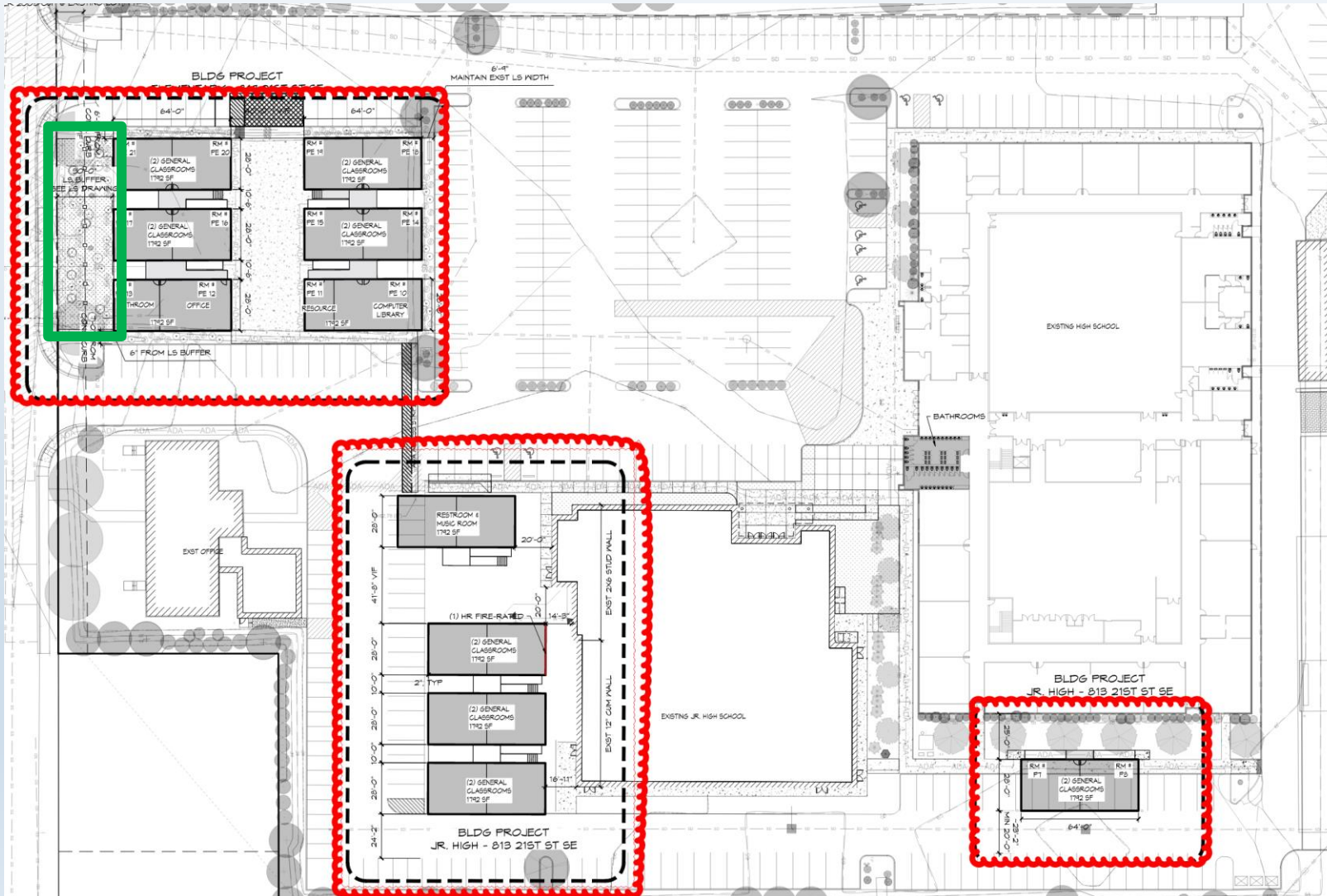
Proposed project:

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.

Proposed portables include:

- general classrooms
- one library
- one computer lab
- two restrooms
- one band room
- one administrative office

PLCUP20240037 SITE PLAN



- Portables (11)
 - 6 portables along 21st St SE
 - 4 portables west of junior high building
 - 1 portable south of high school building
- Landscaping
 - 30' buffer along 21st St SE



Conditional Use Permit Application, Review, Noticing



PLCUP20240037 CCS PORTABLES

Key application timeline

- Proposal submitted: March 05, 2024
- Notice of application: May 08 & June 19, 2024
- Development Review:
 - Review letters: July 29, 2024
 - January 08, 2025
 - March 20, 2025
- Notice of Hearing: April 02, 2025 (mailed)
- Environment Review (SEPA): DNS –April 02, 2025



PLCUP20240037 CCS Portables

Public comments and concerns – review

- Nisqually Indian Tribe
- Squaxin Island Tribe
- Department of Ecology
- Public comment
 - Traffic, parking, pedestrian safety

Comments received prior to hearing:

- Public comment
 - Traffic, parking, pedestrian safety

PLCUP20240037 CCS PORTABLES



Development Review Team

- Case Planner: Nabila Comstock
- Review Engineer: Jamie Carter, P.E.
- Traffic Engineer: Bryan Roberts, P.E.
- Building official: Ray Cockerham
- Fire Protection: David Drake



PLCUP20240037 CCS PORTABLES

Important Exhibits:

- Ex. 1 – Staff Report
- Ex. 2 – CUP application
- Ex. 4 – Site plan
- Ex. 9 – Traffic impact analysis
- Ex. 15 – Final DRT letter
- Ex. 19 – Combined agency & public NOA comments
- Ex. 23-26 – Neighborhood comments
- Ex. 28 – SEPA Determination (DNS)



**Conditional Use Permit
Required Findings to Grant
PMC 20.80.010**



PLCUP20240037 CCS PORTABLES

Hearing Examiner to consider:

- Is the proposed use consistent with zoning? (PMC 20.80.010 (1))

Staff analysis:

- Private school uses are conditionally permitted in RS zones (PMC 20.20.015)
- Conditioned approval authorizes portables to address student enrollment



PLCUP20240037 CCS PORTABLES

Hearing Examiner to consider:

- Issuing a conditional use permit will not be detrimental to the public health, safety, comfort, convenience and general welfare of the neighborhood and property (PMC 20.80.010 (2))

Staff analysis:

- Proposed portables are to address existing non-conforming student enrollment
- Condition:
 - Capping of student capacity/enrollment to minimize impacts on neighborhood



PLCUP20240037 CCS PORTABLES

Hearing Examiner to consider:

- If the use is properly located in relation to other land uses and if the use will create an undue burden and impact on facilities and streets?
PMC 20.80.010 (3)

Staff analysis:

- Proposal is to address existing non-conforming student enrollment
 - Currently exceeding previous vested capacity by 70 students
- Conditions:
 - Onsite countermeasures (current)
 - Enrollment at 1,065 students before study of alternate access required w/TIA



PLCUP20240037 CCS PORTABLES

Hearing Examiner to consider:

- Is the site of sufficient size to accommodate all required features (yards, parking, loading, landscaping) and compatible with nearby uses? (PMC 20.80.010 (4))

Staff analysis:

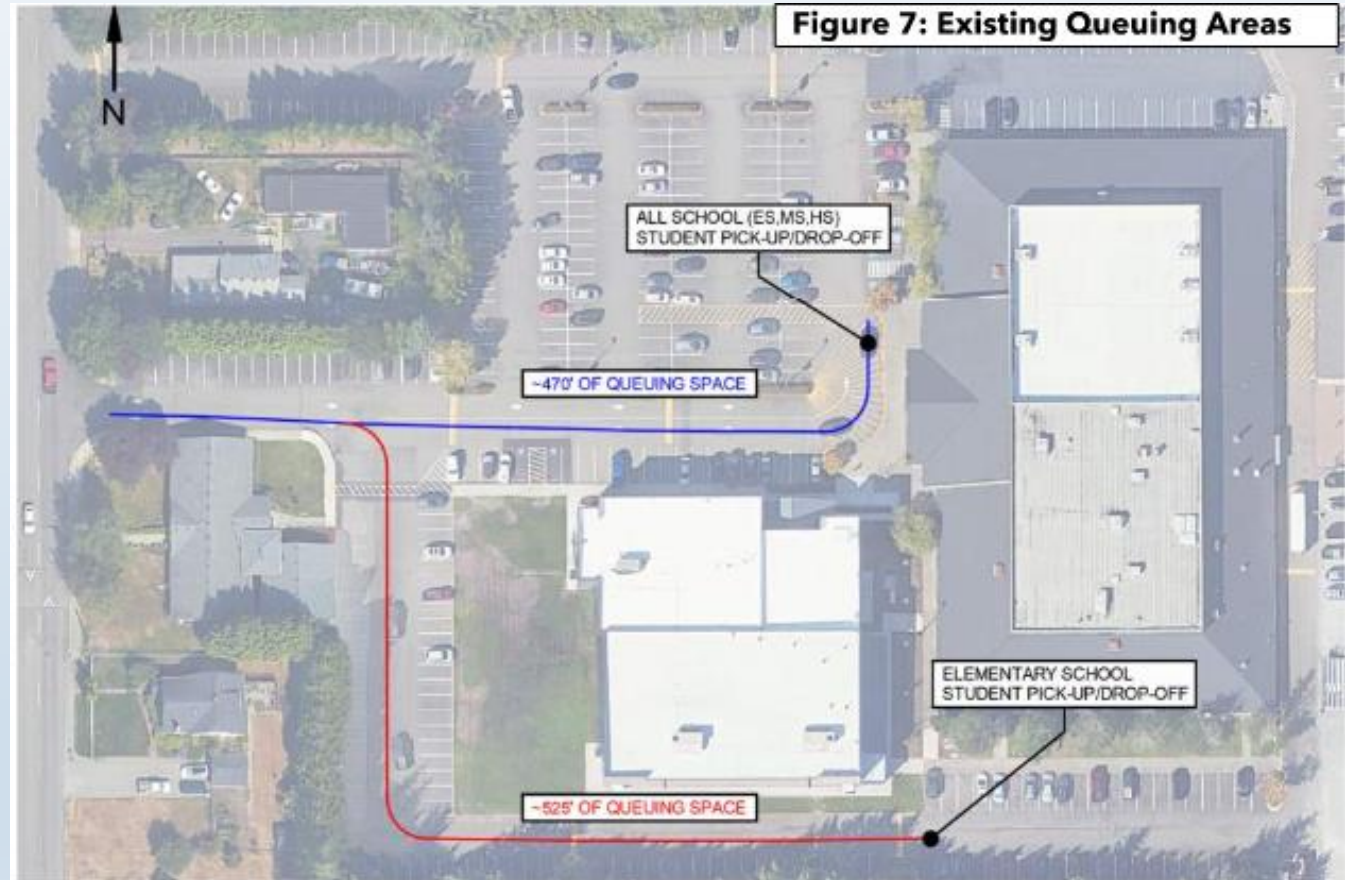
- Additional portables meet property development standards
- Required parking minimums are exceeded
- Required landscaping included
- Utilities are provided and to be connected

PLCUP20240037 CCS PORTABLES



Staff analysis:

- Conditions:
 - Staggered start/end times
 - Implementation of onsite streamlining for elementary pickup
 - Revised on-site routing



Elementary school uses both the blue and red queue lines

PLCUP20240037 CCS PORTABLES

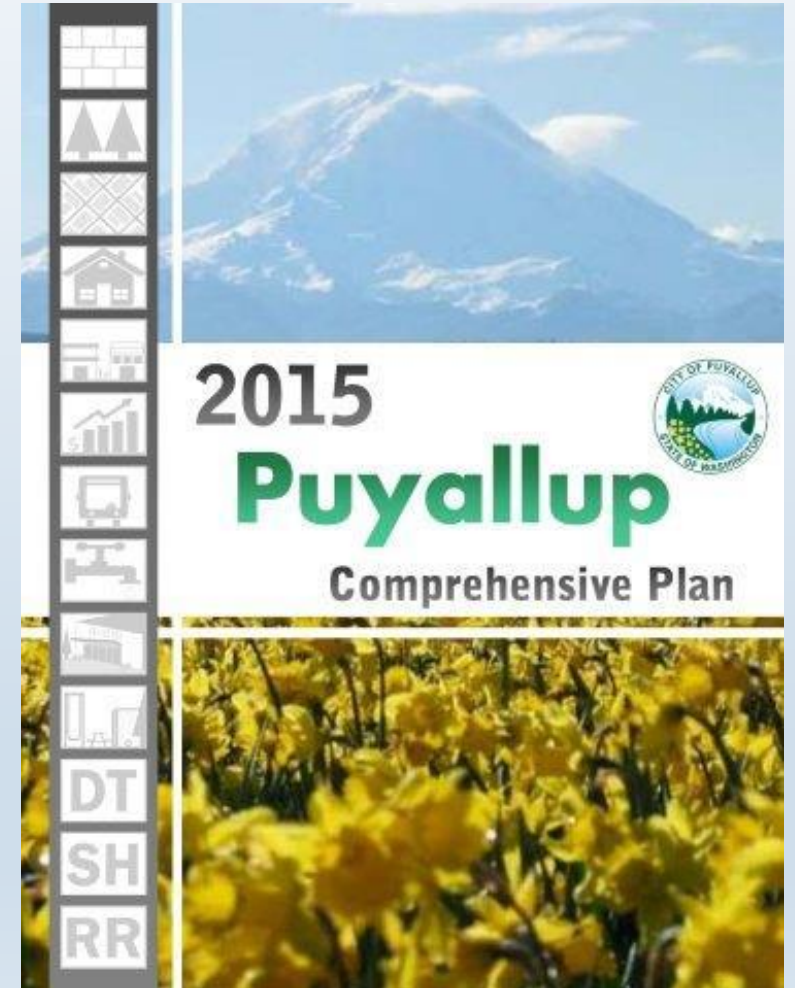


Hearing Examiner to consider:

- Will the CUP be contrary to the comprehensive plan, code, ordinances, or regulations in effect to implement the comprehensive plan? (PMC 20.80.010) (5)

Staff analysis:

- Private schools allowed as conditional uses in RS – single-family zones
- Not contrary to comprehensive plan or zoning code as conditioned





Staff recommendation: Approve with conditions



Proposed Conditions of Approval

Conditions:

- Max. capacity through CUP: 1,341 students
 - Capped enrollment: 1,065 students with only 2^{1st} St SE drop-off/pickup location

Currently implemented onsite countermeasures:

- Staggering start & end times
- CCS staff assisting onsite circulation
 - Drop-off and pick-up areas
 - Training CCS staff for drop-off/pick-up procedures
 - Refine/modify in-bound/out-bound channelization



Proposed Conditions of Approval

Conditions:

- Keep on-site parking open and available to when hosting on-site events
- On-site meeting: 6-months following buildout to observe drop-off/pick-up procedures and functional operation

Proposed Conditions of Approval



- Prior to submittal of any new/future permit, application, modification as part of CCS campus:
 - Evaluate any operational issues caused by excessive queuing
 - If not mitigated by countermeasure → secondary access is required
 - If enrollment exceeds 1,065 students, up to maximum of 1,341 students → alternate access is required
 - Paved, meet city standards, TIA required



Alternative access from 25th St SE



PUBLIC HEARING
CITY OF PUYALLUP HEARING EXAMINER
APRIL 21, 2025 | 11:00AM

Application to be reviewed during public hearing:

CASCADE CHRISTIAN PORTABLES
CONDITONAL USE PERMIT APPLICATION

Case ID: PLCUP20240037