



Notice of Public Hearing

115 RAMSDELL STREET • FIRCREST, WA 98466-6999 • (253) 564-8901 • www.cityoffircrest.net

Issued: March 19, 2026

Public Hearing Date, Time and Location: Tuesday March 31, 2026 – 2pm City Hall

PROJECT INFORMATION

Proposed Project Action: Public Hearing for a Conditional Use Permit and Two Major Variances to build a new Whittier Elementary. Project proposal to construct a new Whittier Elementary School on the existing site, which requires a Conditional Use Permit in the residential zoning district R-4; requesting a variance to exceed the 30' maximum height in the R-4 zone, to allow two stories and an average height of 47'; and a variance to allow exceeding the maximum lot coverage standards of the R-4 zone.

Project Location: 777 Elm Tree Lane, Fircrest, WA 98466, Parcel # 0220114002

PERMIT APPLICATION

Case Number: 25-CU0002
25-VP0001
25-VP0002

Applicant: Kellie Bauer (Representative)
Tacoma Public Schools
3223 Union Ave South
Tacoma WA 98409

Date of Application: October 21, 2025

Complete Application Date: November 12, 2025

Other Permits/Reviews Which May Be Required: Administrative Design Review, Electric Permits, NPDES Permit, Building Permits. Site Development, SEPA (led by School District).

PROJECT OVERVIEW

Applicable Regulations: City of Fircrest Comprehensive Plan; Title 22 FMC Land Development Code. The site is designated Low-Density Residential in the Comprehensive Plan and is zoned as Residential-4 (R-4). A conditional use permit is classified as a Type III-A application. The Major Variances are classified as a type III-A application.

Existing Environmental Documents That Evaluate the Proposed Project: SEPA checklist issued by Tacoma Public Schools, dated October 14, 2025.

PUBLIC COMMENTS

Proposal Comment Period: The public is invited to provide written comments on the proposal beginning *March 19, 2026, and ending March 31, 2026, at 12:00 p.m.* Comments received by the deadline will be considered by staff when it prepares a recommendation to the Hearing Examiner on the proposed project permits. In addition to written comments, public testimony will be heard at the hearing.

Written comments shall include the application name and case reference numbers and may include a request for notice of any additional public hearings and a copy of the final issued Notice of Decision. All comments should be directed to:

Danielle OGalleher
City of Fircrest
115 Ramsdell Street
Fircrest WA 98466
permits@cityoffircrest.net

Pertinent documents, including the permit application, project plans, and existing environmental documentation, are available for review at the above location. A staff report will be available for review at least five days prior to the public hearing date. Copies will be provided upon request at no charge. Additional information can be found at: <https://www.cityoffircrest.net/applications/>



THE CITY OF FIRCREST

115 RAMSDELL STREET • FIRCREST, WA 98466-6999 • (253) 564-8901 • www.cityoffircrest.net

AFFIDAVIT OF POSTING

CONDITIONAL USE PERMIT 25-CU0002
MAJOR HEIGHT VARIANCE 25-MV0001
MAJOR COVERAGE VARIANCE 25-MV0002

On March 19, 2026, I posted a Notice of Public Hearing with Tacoma Daily Index for 777 Elm Tree Lane, Fircrest, Washington. (attached)

Danielle O'Galleher
Permit Coordinator

Date

CITY OF FIRCREST

LEGAL NOTICES

CITY OF FIRCREST**NOTICE OF PUBLIC HEARING**

HEARING DATE: MARCH 31, 2026

HEARING TIME: 2PM

HEARING LOCATION: CITY HALL
COUNCIL CHAMBERS

CONDITIONAL USE PERMIT

25-CU0002

MAJOR HEIGHT VARIANCE

25-VP0001

MAJOR COVERAGE VARIANCE

25-VP0002

NOTICE IS HEREBY GIVEN that the City of Fircrest has received a request for a Conditional Use Permit and Two Major Variances to build a new Whittier Elementary School. Project proposal to construct a new Whittier Elementary School on the existing site, which requires a Conditional Use Permit in the residential zoning district R-4; requesting a variance to exceed the 30' maximum height in the R-4 zone, to allow two stories and an average height of 47'; and a variance to allow exceeding the maximum lot coverage standards of the R-4 zone. A public hearing has been scheduled in front of the Hearing Examiner for March 31, 2026, at 2pm.

Located at:

777 Elm Tree Lane,
Fircrest, WA 98466

Tax Parcel ID: 0220114002

Individuals who desire to provide comments may submit written comments to Permits@cityoffircrest.net by 12 pm on March 31, 2026, or provide testimony at the hearing. Review of the complete application materials is available at City Hall, 115 Ramsdel Street, Fircrest, WA 98466. Please visit www.cityoffircrest.net or contact Fircrest City Hall at 253.564.8901 for more information.

IDX-1028170

March 19, 2026



THE CITY OF FIRCREST

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AFFIDAVIT OF POSTING

CONDITIONAL USE PERMIT 25-CU0002

MAJOR HEIGHT VARIANCE 25-MV0001

MAJOR COVERAGE VARIANCE 25-MV0002

On March 19th, 2026, I mailed the Notice of Hearing to all parcel's within 625 feet of 777 Elm Tree Lane, Fircrest, Washington. Attached is the mailing list and map of the locations.

Danielle O'Galleher – Permit Coordinator

Date

Exhibit M

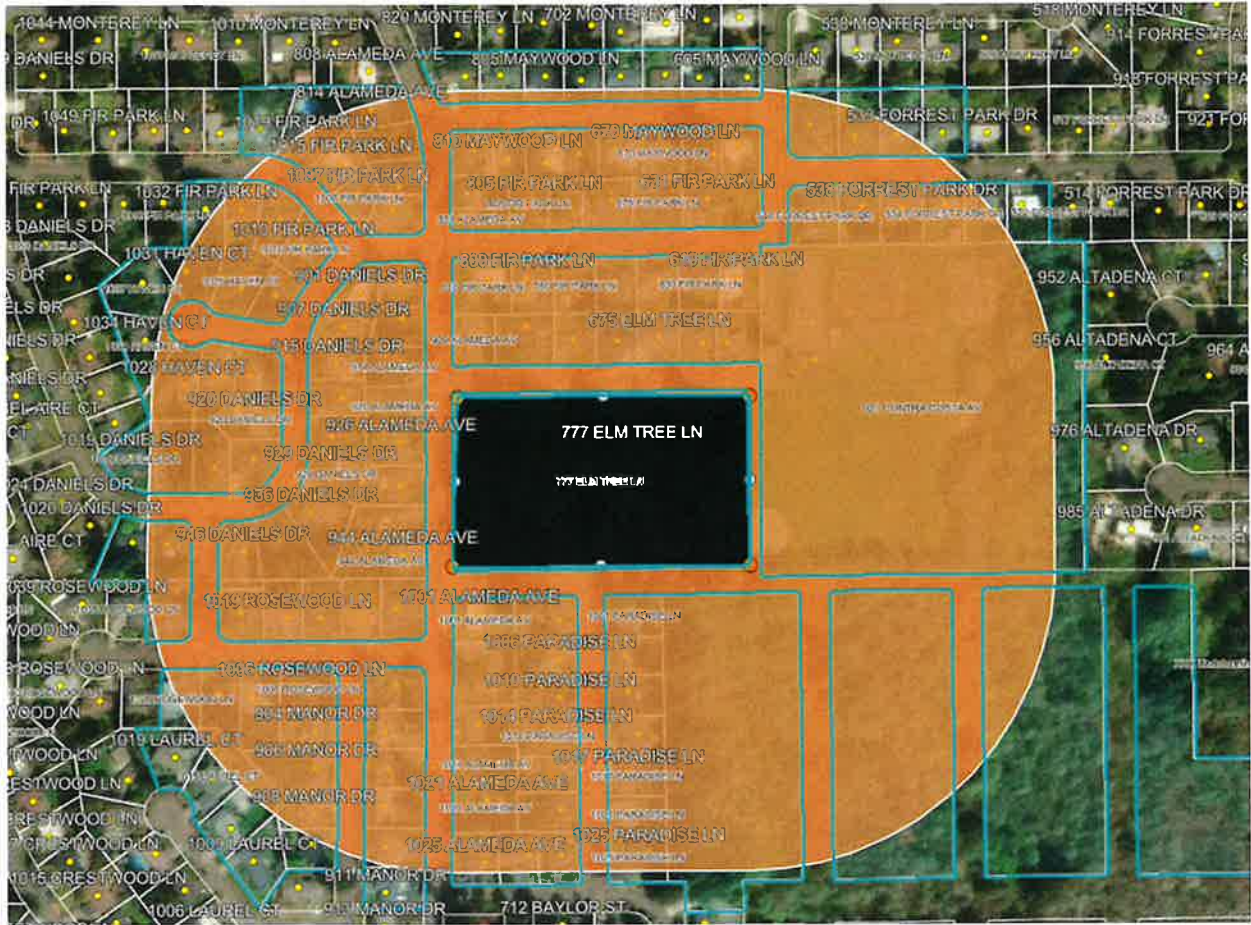


Exhibit M

taxpayer	tpmailaddr	tpcity	tpstate	tpzip
BEZICH JAMES W & LYNNE L	1022 HAVEN CT	FIRCREST	WA	98466-5936
FORSBERG DOUGLAS W	1028 HAVEN CT	FIRCREST	WA	98466-5936
GAGO DARIN & MARCY	1019 DANIELS DR	FIRCREST	WA	98466-5925
THOMPSON HARRIETTE A	10601 LAKE STEILACOOM DR SW	LAKESIDE	WA	98498-6721
STEIN HAZEL E	PO BOX 611	VANCOUVER	WA	98666
BALES DOROTHY R	1002 FIR PARK LN	FIRCREST	WA	98466-5939
HUMMEL KEVIN A & SHELLY R	946 DANIELS DR	FIRCREST	WA	98466-5923
DARSOW NORMAN E & THELMA R	1001 ROSEWOOD LN	FIRCREST	WA	98466-6531
MCCOLM SUSAN P TTEE	1003 FIR PARK LN	FIRCREST	WA	98466-5940
STINNETT AUDRIENNE	940 DANIELS DR	FIRCREST	WA	98466-5923
SCHROEDER THOMAS J	1025 ROSEWOOD LN	FIRCREST	WA	98466-6531
MYERS KRISTA & MYERS ROBERT	2107 SCENIC DR	SALT LAKE CITY	UT	84109
MAUL BEVERLY K & WATERMAN RYAN	1012 DANIELS DR	FIRCREST	WA	98466-5926
DROSAK JOSEPH J	1010 FIR PARK LN	FIRCREST	WA	98466-5954
SMITH GARY B	19717 34TH ST E	LAKE TAPPS	WA	98391-9045
PAULIK JAMES B	1007 FIR PARK LN	FIRCREST	WA	98466-5940
DORSEY ISRAEL & KATHRYN	546 FORREST PARK DR	FIRCREST	WA	98466-6807
MAIER STUART J & ELIZABETH A	1006 ROSEWOOD LN	FIRCREST	WA	98466-6532
PURKEY SONYA & JOHNSON KARI	901 DANIELS DR	FIRCREST	WA	98466-5923
OWENS MARTIN W JR & KATHERINE L	545 FORREST PARK DR	FIRCREST	WA	98466-6806
ANDERSON ANGELA L & BARKER KER	1019 LAUREL CT	FIRCREST	WA	98466-6522
DUNAWAY TRAVIS E	907 DANIELS DR	FIRCREST	WA	98466-5923
RENNIE DEAN J JR & KRISTINA M	1037 HAVEN CT	FIRCREST	WA	98466-5936
KALLAND BRYCE A & CHRISTINA E	825 MAYWOOD LN	FIRCREST	WA	98466-6814
BUCHERT DAVID	1016 FIR PARK LN	FIRCREST	WA	98466-5954
FURMAN ROBERT H & MARY R HART	1031 ROSEWOOD LN	FIRCREST	WA	98466-6531
CHANDLER LAURA L	826 ALAMEDA AVE	FIRCREST	WA	98466-5916
CHUNG DAVID G & LYNN Y TOLLEFSON	1015 FIR PARK LN	FIRCREST	WA	98466-5940
GRUVER JAMES G ET AL	1026 FIR PARK LN	FIRCREST	WA	98466-5954
MCMANEMY ANITA	929 DANIELS DR	FIRCREST	WA	98466-5923
HUNTHAUSEN D J & M K BULLINGER	631 FIR PARK LN	FIRCREST	WA	98466-6830
MCKAY DARREN & ANDREA	1019 FIR PARK LN	FIRCREST	WA	98466-5940
MUELLER PROPERTIES LLC	1501 TACOMA AVE S UNIT 213	TACOMA	WA	98402-1812
WHITELEY JOSEPH V & TRACI LEE	760 MAYWOOD LN	FIRCREST	WA	98466-6813
PAPE MARY R	631 ELM TREE LN	FIRCREST	WA	98466-6827
BROWN KIMBERLY P	526 FORREST PARK DR	FIRCREST	WA	98466-6807
BERGGREN BRIAN W & MICHELLE J	831 ALAMEDA AVE	FIRCREST	WA	98466-5915
SCHEER CHRISTOPHER M & MELISSA	807 BAYLOR ST	FIRCREST	WA	98466-6701
KOENIG HAROLD A JR & SUZANNE	1009 LAUREL CT	FIRCREST	WA	98466-6522
JOHNSON GEORGE B JR	1302 MAGNOLIA DR	FIRCREST	WA	98466-5852
LATHROP JOHN R & ELLIDA K	909 ALAMEDA AVE	FIRCREST	WA	98466-5919
YAMASHIRO CARLA	3225 25TH AVE S	SEATTLE	WA	98144-6514
FIRCREST TOWN OF	115 RAMSDELL ST	FIRCREST	WA	98466-6912

Exhibit M

HARRISON JON M & DEBORAH A	765 MAYWOOD LN	FIRCREST	WA	98466-6812
DAVIDSON DOUGLAS A & DEANNE N	1021 PARADISE LN	FIRCREST	WA	98466-6724
CALLOW JAMES M & SARAH E MAGEL	534 FORREST PARK DR	FIRCREST	WA	98466-6807
PLATZER SAMUEL J & MARIA	704 FIR PARK LN	FIRCREST	WA	98466-6833
ROBERTS CRAIG S & MICHELLE A	605 MAYWOOD LN	FIRCREST	WA	98466-6810
EDMAN-SURINA CARLA	1021 ALAMEDA AVE	FIRCREST	WA	98466-6547
NYHUS SUSAN D	1016 DANIELS DR	FIRCREST	WA	98466-5926
ZASPEL ABIGAIL E & JOEL L	820 MAYWOOD LN	FIRCREST	WA	98466-6815
STILES MICHAEL & DEBRA L	964 LANSING LN	COSTA MESA	CA	92626
BORTLE DANIEL R & NICOLE I	1025 ALAMEDA AVE	FIRCREST	WA	98466-6547
BERG JANICE L & BRIAN D	705 MAYWOOD LN	FIRCREST	WA	98466-6812
BECK GERRY N & CATHERINE A	670 FIR PARK LN	FIRCREST	WA	98466-6831
HARRISON JOSEPH M III & MAMIE E	675 FIR PARK LN	FIRCREST	WA	98466-6830
JARMON PETER S	1015 DANIELS DR	FIRCREST	WA	98466-5925
2017-2 IH BORROWER LP	1717 MAIN ST STE 2000	DALLAS	TX	75201
LAVIN GERI L TTEE	936 DANIELS DR	FIRCREST	WA	98466-5923
AYTON ANDREW L & CELESTE M	1334 FARALLONE AVE	FIRCREST	WA	98466-6700
BRENNAN LAWRENCE J & CATHERINI	1015 LAUREL CT	FIRCREST	WA	98466-6522
WILSON GARY L & SHARON K	1005 PARADISE LN	FIRCREST	WA	98466-6724
STILES JEFFREY & JESSICA	810 MAYWOOD LN	FIRCREST	WA	98466-6815
ANDERSON KYLE J & ANDREA G	908 ALAMEDA AVE	FIRCREST	WA	98466-5918
KEMPF KEVIN A & NGUYEN CRYSTAL	1013 PARADISE LN	FIRCREST	WA	98466-6724
MCGEE DOUGLAS R & LISA D	903 MANOR DR	FIRCREST	WA	98466-6514
OSTMANN STEPHANIE	906 MANOR DR	FIRCREST	WA	98466-6546
IH5 PROPERTY WASHINGTON LP	1717 MAIN ST STE 2000	DALLAS	TX	75201
MILNE STACY M	915 DANIELS DR	FIRCREST	WA	98466-5923
SAUNDERS ROBERT D & JODI	5439 E OLETA ST	LONG BEACH	CA	90815-4431
RICHHOLT ROBERT F & KAREN R	926 DANIELS DR	FIRCREST	WA	98466-5923
SEARLES L D & CAROL A	1034 HAVEN CT	FIRCREST	WA	98466-5936
MURRAY LAWRENCE J & MARION B	1025 HAVEN CT	FIRCREST	WA	98466-5936
KNOLL DR RICHARD & SHARON	1007 ROSEWOOD LN	FIRCREST	WA	98466-6531
FOSTER CRAMER & WHITMAN MARIS	533 FORREST PARK DR	FIRCREST	WA	98466-6806
JOHNSON JENNIFER	920 DANIELS DR	FIRCREST	WA	98466-5923
HANDFORD PETER F & ROCHELLE W	542 FORREST PARK DR	FIRCREST	WA	98466-6807
JOHNSON ERIC & ERICA	PO BOX 99322	SEATTLE	WA	98139
BAKER ROBERT L III & KATHLEEN H	630 FIR PARK LN	FIRCREST	WA	98466-6831
LEE JERRY	1022 PARADISE LN	FIRCREST	WA	98466-6725
FALSETTA MICHELE M	530 FORREST PARK DR	FIRCREST	WA	98466-6807
SCHONGER ANDREAS & BROOKE M	675 MAYWOOD LN	FIRCREST	WA	98466-6810
MCMULLEN CHAD M & JILLIAN L	675 ELM TREE LN	FIRCREST	WA	98466-6827
ESTES JONATHAN D & HEIDI F	1017 ALAMEDA AVE	FIRCREST	WA	98466-6547
LAFRENIERE JOSEPHINE	925 DANIELS DR	FIRCREST	WA	98466-5923
PECKENPAUGH CHARLES D & JANE A	538 FORREST PARK DR	FIRCREST	WA	98466-6807
HAWKINS ROSEMARY A	1013 ALAMEDA AVE	FIRCREST	WA	98466-6547

Exhibit M

HENRY THOMAS A & K MYLYNN	1019 ROSEWOOD LN	FIRCREST	WA	98466-6531
KERKHOFF THADDEUS J & SHARI I	630 MAYWOOD LN	FIRCREST	WA	98466-6811
ASH R B	541 FORREST PARK DR	FIRCREST	WA	98466-6806
JOY EARL K II & LEANNE K	1009 PARADISE LN	FIRCREST	WA	98466-6724
SHERMAN JOHN NATHAN W & VALERIE	805 FIR PARK LN	FIRCREST	WA	98466-6834
DROST PENNY M	944 ALAMEDA AVE	FIRCREST	WA	98466-5918
CAIN BARBARA A L & JOHN C	1506 S FAIRVIEW DR	TACOMA	WA	98465-1314
CITY OF TACOMA - GG	747 MARKET ST RM 737	TACOMA	WA	98402-3701
BERGGREN BRIAN W & MICHELLE J	831 ALAMEDA AVE	FIRCREST	WA	98466-5915
SILAS PAULINE	810 FIR PARK LN	FIRCREST	WA	98466-6835
BRIGGS MELANIE J	610 FIR PARK LN	FIRCREST	WA	98466-6831
BECK DONALD M	1015 ROSEWOOD LN	FIRCREST	WA	98466-6531
STEWART WILLIE C	1014 PARADISE LN	FIRCREST	WA	98466-6725
GEORGE STEPHEN J & WENDY A	910 MANOR DR	FIRCREST	WA	98466-6546
KAGELER KURT K & JANEL L	1018 PARADISE LN	FIRCREST	WA	98466-6725
RYDEL JACQUELINE A	765 ELM TREE LN	FIRCREST	WA	98466-6828
CLINE RICHARD & CASSIE	1032 FIR PARK LN	FIRCREST	WA	98466
BROWN MABEL N & LEIGH LANI T	907 MANOR DR	FIRCREST	WA	98466-6514
POWERS BARBARA K	800 MAYWOOD LN	FIRCREST	WA	98466-6815
BOWER KELLIE & OWEN JOHN PAUL	919 DANIELS DR	FIRCREST	WA	98466-5923
HERMAN KARLA E	8018 128TH AVE SE	NEWCASTLE	WA	98056-1750
HENDERSON JIM	2201 N 30TH ST	TACOMA	WA	98403-3361
OLAGUE ANTHONY & KRISTINA	920 ALAMEDA AVE	FIRCREST	WA	98466-5918
JOHNSON SCOTT J & LINDA	938 ALAMEDA AVE	FIRCREST	WA	98466-5918
RICKETTS JAMES E & PATRICIA	1020 ROSEWOOD LN	FIRCREST	WA	98466-6532
STONE GREGORY & CYNTHIA	347 NORTHRIDGE DR	SAN ANTONIO	TX	78209-2955
COBURN CODY O	1019 121ST ST S	TACOMA	WA	98444-3721
SUTHERLIN LEROY E & VERLEE M TTE	17414 N WEST SHORE RD	NINE MILE FALLS	WA	99026-9698
MORROW MICHAEL J & PAYNE GRETC	537 FORREST PARK DR	FIRCREST	WA	98466-6806
DESCHKIN ALEKSANDR Y & OLGA I	1017 PARADISE LN	FIRCREST	WA	98466-6724
SCHILTER ALEXANDER B & WILKERSC	805 BAYLOR ST	FIRCREST	WA	98466-6701
BIRNIE DONALD L	807 ELM TREE LN	FIRCREST	WA	98466-6829
MOSICH MARCIA	908 MANOR DR	FIRCREST	WA	98466-6546
JACOBS ANGELA M	1013 LAUREL CT	FIRCREST	WA	98466-6522
THOMPSON ROBERT A JR & KIMBERL	909 MANOR DR	FIRCREST	WA	98466-6514
KLEIN GREGORY M & PATRICIA A	1009 ALAMEDA AVE	FIRCREST	WA	98466-6547
KENYON SHERRIE M	1014 ROSEWOOD LN	FIRCREST	WA	98466-6532
MCPHEE BRIAN W & PARISA J	1002 PARADISE LN	FIRCREST	WA	98466-6725
KUSTOK STEPHEN F & JANE I	1001 PARADISE LN	FIRCREST	WA	98466-6724
COLYER RALPH R & MARJORIE L	932 ALAMEDA AVE	FIRCREST	WA	98466-5918
ROBERTS JULIANNE D	702 MAYWOOD LN	FIRCREST	WA	98466-6813
MC CARTHY MARY P	1026 ROSEWOOD LN	FIRCREST	WA	98466-6532
NIEBERGALL AL D & MARY JOAN	914 ALAMEDA AVE	FIRCREST	WA	98466-5918
CHO SONG YOL & KANG MEE SOON	1025 PARADISE LN	FIRCREST	WA	98466-6724

Exhibit M

BERGSTROM ROCHELLE & CRAIG	670 MAYWOOD LN	FIRCREST	WA	98466-6811
WHITELEY ESTHER M	631 MAYWOOD LN	FIRCREST	WA	98466-6810
CONLIN DAVID B & MARKESON AMEL	707 ELM TREE LN	FIRCREST	WA	98466-6828
TACOMA SCHOOL DIST #10	PO BOX 1357	TACOMA	WA	98401-1357
CLARK ARTHUR A JR & SHERRY L TTEE	800 FIR PARK LN	FIRCREST	WA	98466-6835
KUPER ALICIA C & CASEY	905 MANOR DR	FIRCREST	WA	98466-6514
HUMMEL KEVIN A & SHELLY R	946 DANIELS DR	FIRCREST	WA	98466-5923
TOBIASON ROLAND E & NOREEN	1010 PARADISE LN	FIRCREST	WA	98466-6725
CHAPMAN CHARLES R & TAMARA R	605 ELM TREE LN	FIRCREST	WA	98466-6827



Exhibit M

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AFFIDAVIT OF POSTING

CONDITIONAL USE PERMIT 25-CU0002
MAJOR HEIGHT VARIANCE 25-MV0001
MAJOR COVERAGE VARIANCE 25-MV0002

On March 19th, 2026, I posted two Notice of Application signs at 777 Elm Tree Lane, Fircrest, Washington.

Danielle O'Galleher – Permit Coordinator

Date



Exhibit M

From: [Permits](#)
To: [Permits](#)
Bcc: ["naixuan.wang@ki.com"](mailto:naixuan.wang@ki.com); pjcrane8@gmail.com
Subject: Whittier Elementary School Replacement Project Update
Date: Thursday, March 19, 2026 3:14:00 PM
Attachments: [03162026 Whittier CUP and MV - NOPH for Mailing.pdf](#)

Hello,

You are receiving this message because you have signed up to stay updated on the **Whittier Elementary School Replacement Project.**

Please see the attached Notice for Public Hearing scheduled for March 31, 2026, at 2PM at Fircrest City Hall – 115 Ramsdell St, Fircrest WA 98466.

Thank you,



Danielle O’Galleher | Permit Coordinator

City of Fircrest | 115 Ramsdell Street, Fircrest, WA 98466

253-564-8902

dogalleher@cityoffircrest.net

Disclaimer: This email is considered a public record and may be subject to public disclosure under RCW 42.56.