



THE CITY OF PUYALLUP

218 WEST PIONEER
PUYALLUP, WA. 98371
(206) 841-4321

PUYALLUP BOARD OF ADJUSTMENT NOTICE OF DECISION

FINDINGS

Based upon the following findings:

1. The two grandstands will project a large scale appearance in a single family residential area however 93% of the site will still remain open.
2. Although the facility will be used more frequently than the existing one, most activities will not require large scale parking needs.
3. The grassy nature of the site will be replaced with green artificial playing surface, and asphalt and paving blocks in the circulation areas. Grass will remain only on the west end.
4. The view of Mt. Rainier from three or four houses along 5th Avenue SW will be blocked.
5. The effects of lighting and glare will be confined to the site.
6. The maximum noise from the crowd will increase 3dba and will result in a 10 minute period in an hour of a 50dba level in the closest homes.
7. Traffic will increase in the neighborhood as a result of the proposal with the greatest impacts anticipated at Meridian and 9th Avenue SW, and 7th Street and 7th Avenue SW.
8. Larger crowds and more vehicles will place increased demands on traffic control.
9. Parking conflict with the Western Washington Fair will continue to occur on a maximum of two Friday nights per year but no data is available to judge the magnitude of the impact on surrounding street intersections.

ACTION

The Puyallup Board of Adjustment approved Case No. 86-65-015 (85-65-014), an application for a Conditional Use Permit to expand Sparks Stadium to total seating of 4,659, with the following conditions:

Board of Adjustment - Notice of Decision (Puyallup Schools)
Page 2

1. The mitigation methods summarized in the EIS shall be fully implemented.
 2. The landscaping plan shall be submitted and approved by the Director of Planning and installed prior to occupancy or secured for installation by a predetermined date. The plan for the site shall include measures to soften the ends of the stadium, provide for variations in the fence along 5th Street SW and include grass or ground cover in border areas.
 3. Actions should be taken to focus community use from the 7th Avenue SW side rather than 5th Street.
 4. Evening use of the site during Sundays through Wednesday shall reasonably conclude by 10 p.m. and those on Thursday, Friday and Saturday evenings shall conclude by 11 p.m.
 5. After events with 500 spectators anticipated, the streets and sidewalks surrounding the stadium shall be patrolled and any trash from the crowd shall be picked up.
 6. during the upcoming fair season the school district shall be responsible to prepare a study of the effects of traffic movement in the area and present the results to the Public Works Director to determine the necessity for intersection signalization. If the study points to a need the City and school district should determine who should participate.
 7. To facilitate parking in the adjacent fair parking lot, the school district shall be responsible for providing, prior to occupancy, an all weather surface suitable to the Public Works director on the main entry way and aisle ways in order to accommodate at least 250 cars.
 8. If additional property becomes available along 7th Avenue SW in the area between 5th Street SW and the stadium parking lot the district should consider expanding the one site parking spaces by up to 50 stalls.
- check w. Keweenaw*

FINDINGS

1. The current structure presently enjoys non-conforming rights with regard to height.
2. The request for variance is necessary because there would be practical difficulties in seating 3183 people without it.

Board of Adjustment - Notice of Decision (Puyallup Schools)
Page 3

3. The variance would not be detrimental to the neighborhood because substantial setbacks are proposed and the code conforming visitor grandstand will screen out its view.

ACTION

The Puyallup Board of Adjustment approved Case No. 86-61-007 (85-61-034), an application for Variance to construct the southern grandstand at Sparks Stadium 46 feet in height where 30 feet is allowed.

The effective date of the Board of Adjustments decision shall be on the day following the Puyallup City Council's final decision on the districts request to vacate certain street and alleys adjacent to the site.

PASSED AND APPROVED

At the regular May 15, 1986 meeting of the Puyallup Board of Adjustment by the following vote:

AYES: Board member Becker, Potter, Wilson, and
Chairperson Knight.
NOES: None
ABSTAIN: None
ABSENT: Winger

All actions of the Board of Adjustment shall be final and conclusive, unless within ten days from the date of the action, the original applicant or any adverse party makes application to the superior court of the State for Pierce County for a Writ of Certiorari, a Writ of Prohibition, or a Writ of Mandamus.

Attest: 
Maury Knight, Chairperson

Date: May 21, 1986