



City of Puyallup

Planning Division

333 S. Meridian, Puyallup, WA 98371

(253) 864-4165

www.cityofpuyallup.org

December 30, 2024

Rick Hand
4815 Center Street
Tacoma, WA 98465

FINAL DEVELOPMENT REVIEW TEAM (DRT) LETTER	
PERMIT #	PLCUP20240081
PROJECT NAME	Sparks Stadium Parking Expansion. The proposed project is located at 601 7th Avenue SW, Puyallup. The parcel number is 0420284126.
PERMIT TYPE	Conditional Use Permit
PROJECT DESCRIPTION	The existing Sparks Stadium facility has a total of 148 onsite parking stalls located south of the stadium (154 standard, 4 ADA and 0 compact) with exterior lighting. The District proposes to develop a small parcel of land located west of the existing south parking lot that provides 64 new parking stalls (5 standard, 3 ADA and 56 compact), exterior parking lot lighting that matches the existing lighting layout, and landscaping improvements that meet current City of Puyallup code requirements. The new parking complies with electric vehicle (EV), electric vehicle ready (EVR) and ADA requirements. Between the new and existing onsite parking lots, the project proposes to provide a total of 209 total parking stalls (145 standard, 8 ADA and 56 compact) with exterior lighting. The project proposes to widen an existing driveway curb cut to allow for bus access and egress, and provide existing alley improvements that will serve as a new west parking lot access/egress. The project proposes to provide stormwater controls through permeable pavement BMP's. The project has completed the City pre-application process (PLPRE20220004), incorporated the City pre-application comments, and provides this CUP application per City request.
SITE ADDRESS	601 7TH AVE SW, PUYALLUP, WA 98371;
PARCEL #	0420284126;
ASSOCIATED LAND USE PERMIT(S)	PLPRE20220004
APPLICATION DATE	October 21, 2024
APPLICATION COMPLETE DATE	October 21, 2024
PROJECT STATUS	Final Development Review Team (DRT) letter – application

	approved. 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.
APPROVAL EXPIRATION	December 30, 2025
CONDITIONS	See notes and conditions below. The project shall conform to all conditions outlined herein and shall comply with all applicable provisions of the Municipal Code and any SEPA conditions (if SEPA environmental review was performed).

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	Rachael N. Brown	2537703363	RNBrown@PuyallupWA.gov
Engineering	Lance Hollingsworth	2537703337	LHollingsworth@PuyallupWA.gov
Traffic	Mieco Hutchens	2539930179	mhutchens@puyallupwa.gov
Building	Stan Kinnear	2537703328	SKinnear@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

Condition Category	Condition	Department	Condition Status
Prior to Issuance	Neighborhood Vicinity Meeting must be completed before correction letter will be issued.	Planning Division	Resolved
Submit With Civil Permit Application	Remove last sentence from the feasibility paragraph on page 6 of Storm Report regarding other BMPs past permeable pavements.	Engineering Division	Open
Submit With Civil Permit Application	Cite infeasibility criteria for full dispersion in the Storm Report or choose LID performance standard.	Engineering Division	Open
Submit With Civil Permit Application	Provide the updated geotechnical report with completed groundwater monitoring data.	Engineering Division	Open
Submit With Civil Permit Application	Submit with Final Landscape Plan - Revise the proposed landscape internal landscape islands to all be at least 15ft wide. Revise proposed perimeter landscape islands to be at least 12 ft wide. See City's revised Vegetation management standards manual available here: https://www.cityofpuyallup.org/DocumentCenter/View/1133/Vegetation-Management-Standards-VMS-Manual?bidId=	Planning Division	Open

Sincerely,

Rachael N. Brown
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