

Appendix A

Sparks Stadium Parking Expansion Conditional Use Permit Amendment

PLCUP20240081

February 27, 2025 Hearing Transcript

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0:02

OK, let's get started.

0:03

Hello, my name is Emily Terrell.

0:05

I'm your hearing examiner today.

0:07

It is Thursday, February 27th, 2025 at 10:00 AM in the Puyallup Council Chambers and for those service on Zoom.

0:16

Thank you all for your attendance today.

0:18

We are here to hear what is essentially ACUP amendment for Acup Eighty 665-0150 from 1986 and and basically the the new CUP that goes along with it to allow for development of a parking lot expansion at the existing Sparks Stadium located at Six O 1 7th Ave.

0:38

SW.

0:40

The applicant is the Puyallup School District.

0:42

The proposal will expand the existing parking from 158 spaces to 209 spaces with landscaping, storm water and lighting, plus partial development of an existing alley.

0:55

Today's order of operations after this little spiel is I will enter the exhibits into the record and then the staff will have a presentation and then members of the applicant's team and then any members of the public who wish to speak.

1:09

We can have a back and forth if necessary.

1:12

The applicant gets to go last because they have burden of proof.

1:16

Everyone who wishes to speak today will need to be sworn in.

1:20

So from what I could see from the project record, there are 27 exhibits and I would like to enter them into the record.

1:28

Now, are there any objections or additions?

1:34

All right, seeing none.

1:36

The 27 exhibits in the project file are entered into the record.

1:41

So then, because our transcripts are done by AI and AI is created in its spelling still, but better than it is in getting fingers and right in pictures, I will ask you to say and spell your name for the record when you begin to speak.

1:59

And let me begin with staff and let me start with, do you swear or affirm that your testimony will be the truth today?

2:07

I do, I do.

2:09

Great.

2:09

So introduce yourself, please, and then take it away.

2:13

Hello, I am Rachel Brown, associate planner here at the City of Puyallup.

2:17

That is spelled Rachel Rachael Brown BROWN.

2:25

As I mentioned, I'm the one of the city planners here.

2:27

So I was the project case planner assigned to review this conditional use permit to expand the parking area at the Sparks Stadium.

2:38

That's an existing stadium here in the city's downtown area or near the city downtown area.

2:44

It's been in existence for many decades now and they're looking to expand it.

2:48

So I've got a presentation here and I will get that up and and share that with you now.

2:55

And is that should I add that as Exhibit 28, the staff's PowerPoint?

3:00

I thought I had added it already a space for I might not have if I if I did not include it at the end, Yes, then we would like to add it.

3:07

I see 27, but I admit to have opened it up two days ago.

3:10

So if I refresh it might be there.

3:15

Yes, I would like to add the PowerPoint as addition the last exhibit.

3:18

Excellent, thank you.

3:19

All right.

3:54

OK, for those online, do you all see a presentation?

3:59

Yes, we do.

4:00

Thank you.

4:00

Do you see the presentation screen?

4:04

I admit I don't do these very often, so sometimes I get the.

4:06

Yeah, I live in fear of them as well.

4:08

And yes, I do see the presentation screen.

4:10

It says Hearing Examiner with the nice picture of City Hall.

4:12

Thank you.

4:13

You live in fear of.

4:16

All right.

4:17

So as I mentioned, this is a application for a conditional use permit for expanding the parking lot to serve the existing Sparking Sparks Stadium that's in the downtown area.

4:30

The application number is PLCUP 20240081.

4:38

So the proposal is to expand that parking area and some newly acquired parcels on the southwest corner of the site.

4:52

There's some existing on site parking that amounts to 158 existing stalls.

4:57

They're proposing to add a net new parking area of 64 stalls.

5:03

So combined that's going to equate to about two 209 stalls.

5:11

There is going to be some exterior parking lot lighting to light those new parking stalls.

5:16

They're improving one existing driveway and they're adding a new driveway to access an existing alley the way that's also going to be improved.

5:26

There's also going to be stormwater services added for that new parking area and landscaping as well.

5:36

So as I mentioned, the existing stadium is already there.

5:40

It is not proposed to be expanded.

5:43

There's nothing being added to the stadium itself.

5:46

Only the parking area is being expanded and that's to serve that space existing stadium use.

5:56

So this project is being brought forward by the PLP School district.

6:00

Brian Devereaux and Rick Hand have been the applicants that I've been corresponding with for the majority of the project.

6:08

The property is owned by the Puyallup School District.

6:11

It's located at Six O 1 7th Ave.

6:13

Southwest and the property is zoned public facilities and that that zoning is for publicly owned lots in the city.

6:25

So lots that are owned by public entities and used for public services such as schools and sports stadiums that are operated by schools, for example.

6:36

The environmental review has been completed.

6:39

SEPA lead agency was the Puyallup School District.

6:42

They issued a SEPA determination of non significance January 10th.

6:46

The comment period expired without appeal.

6:48

Appealed January 25th.

6:50

So the SEPA process is final for this project.

6:56

So on screen now is a vicinity map.

6:58

I'm just showing the location of the site in relationship to surrounding area.

7:03

You can see a circle there that just circles the the sites of the expanded parking lot there on the southwest corner.

7:16

And now on screen is the zoomed in site plan that has been submitted.

7:21

And again, this is at this point a conceptual site plan that the next step if the CUP is approved will be construction documents submitted with a civil permit to to actually construct a site application process.

7:37

So this application was submitted August 23rd for this conditional use permit.

7:42

We notified the public that the application was complete and had been submitted.

7:47

That notes allocation went out October 30th through November 5th and then once we had reviewed it and found it our minimum requirements to be assigned a hearing.

7:58

We then notified the public that the hearing date had been set and with that notification went out January 30th through February 5th.

8:05

The development review team has been myself, Lance Hollingsworth, Hollingsworth, who's I've been our review engineer and he is available here to answer any more questions about his review.

8:19

David Drink was our fire reviewer, Our building reviewer was Stan Kinnear.

8:24

And then Ken Cook is our city engineer manager.

8:27

Katie Baker is our planning manager.

8:31

I did miss Miko Hutchins, who was the traffic reviewer.

8:35

He did not make it on that list this morning.

8:38

So sorry, sorry to help.

8:41

So the CUP review criteria, so the city code has several review criteria for a CBCUP to be approved.

8:50

So I'll go over them briefly.

8:52

The first is the proposed use essentially consisting with the zoning of the the zoning criteria for the the zone it's in.

9:00

As I mentioned, this is the public, this This site is zoned public facilities.

9:05

So a SAP analysis concluded that yes, this parking lot expansion is allowed because the use itself is allowed.

9:12

So the athletic stadiums and arena arenas with fields that are illuminated for night time use is listed in the public facilities zone as a conditionally permitted use.

9:23

And so the, the, the parking lot area that serves that use is an accessory use that's, that's allowed.

9:33

The next criteria is that the granting of the CUP is not going to be detrimental to the public health and safety, convenience, general welfare or the established character of the surrounding neighborhood.

9:44

So staff conclusion was that the, the construction of this parking area is, is not going to harm any of the, the public health, safety or any of those other criteria.

9:55

So they're going to be, they are going to be installing lighting.

9:59

That lighting is going to be on poles that I, I believe are 20 feet tall.

10:03

They are going to be applying light Shields to that lighting so that the lighting is directed more towards the parking lot area to minimize light impacts to the neighboring properties.

10:14

They're also going to be doing landscaping improvements surrounding the parking area to provide it like an aesthetic buffer to those those surrounding properties.

10:24

There's also going to be storm water infrastructure put in place to ensure that there's no storm water impacts again to any surrounding neighbors.

10:35

The next criteria is that the proposed use is properly located in relation to other land uses to transportation and service facilities in the vicinity and it's adequately served by those public facilities.

10:47

So staff concluded that it is properly located.

10:50

It's located on a fully improved public St.

10:52

which is I believe 7th Ave.

10:55

It has an existing driveway, but that driveway is being widened on 7th to accommodate additional vehicle traffic that will be, you know, entering the new parking area and it's actually being widened to include access for school buses.

11:10

It's the project's also anticipated to reduce off site parking demand by providing this additional on site parking for those visiting the stadium during events.

11:24

The next criteria is that the site is of sufficient size to accommodate their proposed use.

11:29

And we conclude that it is large enough to accommodate the proposed parking area, landscaping, stormwater improvements while still meeting city development standards.

11:42

And that the granting of the CUP is not going to be contrary to any adopted comprehensive plan or other objectives of our codes, regulations, anything like that.

11:51

And staff concluded it's not contrary to any adopted cities comprehensive plan and it actually does support the goal.

11:57

Stayed in our comp, stayed in our comp plan of supporting visitors, serving uses and event spaces, public comments and concerns.

12:07

So the the applicant did hold a neighborhood vicinity meeting for this project that was held December 19th, 2024.

12:17

Several neighbors did join that vicinity meeting.

12:19

It was held online.

12:21

A couple of concerns were expressed during that that meeting about the project.

12:26

There was some concerns that additional parking would create additional traffic demand on 7th that that's the street abutting the project to the South.

12:34

She doesn't believe that's that concerns really going to be realized.

12:37

Again, the the traffic generator is the stadium and that's not being increased in size or can increased in in programming or anything like that.

12:48

So, so we don't anticipate any additional traffic that's going to be a result from this expansion.

12:57

If anything, the the parking pressure which is also mentioned that's on the street should be alleviated again by adding more on site parking.

13:05

So then visitors who are coming to the site won't have to park off site.

13:09

They can more of them can park on site.

13:13

There was some concern about cars accessing the site via the newly improved alleyway.

13:18

The alleyway actually already exists, it's just not fully improved.

13:23

And so as a result of this project, it will be fully improved at least up to the a budding part of the site.

13:32

So the city does require that that existing alleyway be improved.

13:36

That's our standard practice for for a budding rights away with new development.

13:42

The city is going, you know, does enforce parking traffic laws if they're reported.

13:47

It is illegal to block driveways or park in narrow alleyways.

13:50

So if, you know, we do hear about those things, the city can and we'll enforce those.

13:56

The primary access, though, to the site is meant to be 7th Ave.

13:59

is my understanding.

14:01

I believe that the secondary access is to the alleyway.

14:05

So where's that?

14:08

May I ask where the gate will be?

14:11

I I do you mind if I just wrap up or do you go ahead?

14:14

Yeah.

14:15

OK.

14:16

I only have like two more slides.

14:17

It's all I'm sorry.

14:19

Yeah.

14:20

So staff recommends to approve with conditions.

14:23

So there is a final DRT letter which lists a couple of conditions to to move forward the the project.

14:33

There's also, as you mentioned, in a conditional use permit that was issued in 1986, which expanded the grandstands area that that had.

14:43

Most of the items in that I believe are have already been done.

14:48

Some of them though may need to still be enforceable.

14:52

So I just listed that that still remains fully valid and enforceable.

14:56

The only item I saw in that list of conditions in that 1986 UP that might be relevant to this site was that it it actually foresaw creating this parking area or something like it.

15:12

So there's I recommend striking out or amending that condition.

15:18

That condition states if additional property becomes available along 7th Ave.

15:23

Southwest in the area between 5th St.

15:25

Southwest and the stadium parking lot, the District should consider expanding the on site parking space by up to 50 stalls.

15:34

So staff recommends that the CUP, the CUP be approved to expand that parking area.

15:39

That's that was contemplated in that 1986 CUP, but up to 64 stalls rather than just the 50 stalls.

15:48

Yeah.

15:49

So approved with conditions of staff's recommendation.

15:53

Rachel, pardon the quick interruption, Madam Hearing Examiner.

15:57

And Rachel, I just wanted to let you know that Brian Roberts, our traffic engineer is on the Zoom and on hand answer questions if needed.

16:04

Thank you.

16:05

It also answered my question as to who he was because I could recognize everybody else from the applicant team.

16:13

Thank you.

16:13

That's that's all I have.

16:15

OK.

16:15

So two things.

16:18

First of all, just to get it into the record, ACUPA conditional use permit is valid until it expires if there's an expiration date or inter perpetuity unless we amend it through another formal CUP approval process, which is what we're doing right now.

16:36

So just want to make a point that the original CUP stands unless we change it.

16:41

The formal process that we're doing now is that change.

16:44

The other question I have is related to the gate.

16:46

Where is that gate and when will it be used?

16:49

Is it on the northern property line or is it at the right of way 'cause I'm concerned about the effect on 627 7th Ave.

17:00

SW, which is that neighboring property to the West.

17:04

But I also noticed there appears to be an RV or other structure that is currently in the alleyway and I just can't tell where this gate is.

17:18

Yeah.

17:18

So it there actually is 2 gates.

17:21

There's one here at the alleyway.

17:25

And there actually is another swing gate proposed at 7th St.

17:33

OK, so the alley itself will be paved, but it will not otherwise be obstructed.

17:40

No, there's OK.

17:41

That explains there's not an alley gate.

17:45

OK, that's that's what I wanted to know.

17:48

So then the effect on the neighbor is if the gates are opened, someone might use the alley as a secondary access and ingress egress that is essentially limited to when the stadium's in use.

18:09

Yes.

18:10

No, I can't speak to the operations.

18:15

I think that would be a, a question for the applicant.

18:18

I, I don't know if they would have it open to the public when the stadium's not in use.

18:23

And I agree that the use is the traffic generator here and not the parking lot.

18:27

And I, I appreciate the idea of having some gates here because sometimes parking lots are used for things that they may, maybe should not be when there's no actual access going.

18:37

But I will leave that for the applicant to explain to me how the alley will be or not be used and what the gates, gate or gates are, therefore, and when they will be used.

18:46

Thank you very much.

18:48

Rachel.

18:49

Would someone from the applicant's team like to speak?

18:53

If so, you'll need to unmute.

18:55

And since Mr.

18:58

Devereaux grabbed the camera, Mr.

19:01

Devereaux, do you swear and affirm that your testimony today will be the truth?

19:05

I do.

19:06

OK.

19:06

Please take it up.

19:07

Take it away.

19:07

You don't have to spell your name because Zoom's got this one.

19:10

You've already written it down.

19:11

Oh, good.

19:12

Yeah.

19:14

All right.

19:14

Well, it's a pleasure to be before you today.

19:18

I'm the director again, Brian Devereux, Director of Facilities Planning for Peel Schools.

19:25

We're excited to be able to move forward with this project.

19:29

It's one of the over 900 projects that will be funded from the 2024 capital levy that was approved by our community last February.

19:41

So that's where the funding is coming from and why we are able to move forward at this time.

19:46

I want to make sure that that all are aware that this site has been under ownership by Pelop School District for decades.

19:54

I started in 2008 and it was probably a few decades before I started.

19:58

I don't know the exact date, but my point is it's been part of the campus for quite some time.

20:04

It was formerly housing or the site of two double portable classrooms.

20:10

So there was instructional space that was here on this site and those portables were removed about 5 or 6 years ago and that site has been essentially vacant since that time.

20:25

But there has been use of this site.

20:27

When we removed that, we actually reduced the amount of traffic generation that was happening during at least during the instructional day.

20:38

The parking expansion of course is well documented here by Rachel.

20:44

I appreciate her presentation.

20:46

This is really there's no the the project does not include any capacity increase to the existing stadium.

20:55

What we're doing here is we're providing additional on site parking for the existing stadium use.

21:06

We see this as a benefit to the community because even though we do have an and maintain and continue plan to continue to maintain to have a parking agreement with the West, the Washington State Fair, who owns a property to the South of us across the street on 7th St., We have a, a, a parking agreement that allows our use of their parking lot for our larger events during the school year.

21:39

And so that's a a parking agreement that's been in place for quite some time.

21:42

It may have been around since the 1986 CUP and we've continued to have that, but what happens is, is that it's not quite as convenient for cars that are parking that want to park on the street, which would be closer to the stadium.

21:57

So we feel like this project is going to help alleviate some of the on street parking demand that's happening.

22:05

And I just want to make sure that and and I want to introduce the others on from my team on on on this call today.

22:16

Les Gersman is our project manager for this project.

22:20

He's with the Puyallup Schools and Rick Hand is our consultant from Citson Hill Engineers that is also joining us.

22:30

The numbers that I've seen when I do the addition and I, I want our our team to verify this.

22:36

But when we say we have 158 parking stalls and the project will result in a 209 parking stalls, my math says that we're going to increase the net parking by 51 stalls.

22:51

And the reason why that is when we're creating 64 is that we're actually going to lose some stalls in the process of this addition, primarily on that the western side of the existing parking lot area, we're going to lose some existing parking there.

23:07

So the net increase I think is the correct number would be 51 there.

23:13

So I think that's important to point out.

23:15

And I'm going to invite members of my team.

23:18

If I'm incorrect in saying that, then then then to please share.

23:22

And then from the gates, the the two accesses that the this this existing parking lot has now from 7th Ave.

23:31

SW both have gates to them.

23:34

So this is a practice that exists now and we plan to continue that practice.

23:40

Of course, the city is requiring, this wasn't necessarily something that the district proposed on the outset, but because of the city's requirement to improve the alleyway along essentially our frontage of the alleyway, we are going to be doing that and we'll be adding a gate on that as well.

24:00

That may be operationally that will be important.

24:03

I do want to point out that we acquired property, a vacant lot which is partially seen in the image that we see.

24:12

I don't have the parcel number, but it's a vacant lot just to the north of this site.

24:18

And when we purchased that, we made an agreement with the with the seller that we would maintain a traffic volume that would resemble the traffic generation of one single family home through the area near 6th Ave.

24:38

and and and this alleyway to the north.

24:41

So if we find out that there's a lot of traffic that's deciding to drive north from the access on the alley, then we may, you know, want to make have that closed during that time to honor that agreement.

24:57

That agreement was a five year agreement, by the way, from the time of purchase.

25:01

And I don't have the exact purchase days, but we're I think in year 2 of Year 5 of that.

25:06

So there is a timeline on that.

25:08

But just want to recognize that the district has worked with one of one of our neighbors and plan to keep that, that to the, again, our extent possible in in in making making sure that we're not generating a lot of traffic on the alley to the north of this existing site.

25:28

May I ask a clarifying question?

25:31

Not quite getting it.

25:32

So the gate would be on the, the, the school district's property on at at this parking lot.

25:38

And what you're saying is that if it turns out that people are basically using the alley as a cut through, that the school district would then close that gate so that there's no incentive to do so.

25:49

Yeah.

25:50

If we find they're going north because the area to the South wasn't an area that was part of our agreement, that's a way from where the property is.

25:58

But if we find that we have a lot of traffic that's leaving the site from the parking lot using the access that using the alleyway as the access for ingress and egress.

26:12

If they're going north on what would be essentially the, the, the, the gravel or the dirt portion of the alley that we see there, we would want we're going to manage that gate.

26:24

So that I, I, I don't anticipate that's going to be an issue, but the gate does provide us some traffic management options there if we find out that that is the case.

26:37

And so, yes, we would be able, the gate is on our property and we'll just monitor how traffic is and make sure that the, the traffic from this parking lot isn't going to be heavily impacting neighbors there to the north.

26:56

Have you spoken with the neighbor to the West immediate WI haven't I haven't had any dialogue from that.

27:04

I, I do want to point out that the, the district actually does own that strip of, of property.

27:10

There's a a very skinny north-south parcel that's on the West side of the alley near where the where we're showing the alley paved in this site plan.

27:22

That's that is a portion that's actually owned by the Peel School District.

27:27

And then the the property, the private property outside of district ownership begins.

27:33

So that's, I don't know the how that came about why we why, why we do own a strip there.

27:40

But that is there is a small strip of a property that's owned by the district on the West side.

27:46

Holly right of ways are notoriously strange.

27:49

Is there do you know if there's an existing fence?

27:51

I'm just wondering I might because a conditional use permit by its very nature, it's designed to look for impacts that are not normal.

28:00

So a single family home has a certain set of impacts.

28:03

This has a different set of impacts.

28:04

So let me try to mitigate those impacts.

28:07

My concern is that the neighbors to the immediate W might end up with a lot more traffic going by them and a lot more noise.

28:16

I'm wondering if do they have a fence now and would there be, would it be reasonable consider fencing that along that, you know, fortuitously owned strip in the event of noise or other kinds of impacts on these neighbors?

28:36

Because if you pave it, they will use it.

28:40

Yeah, no, that's paving is part of the city's requirements.

28:44

Yeah.

28:44

I, I, I honestly, I don't remember.

28:46

I, I believe that our existing site is, has a three or four foot chain link fence around our perimeter.

28:55

But maybe I'll invite Rick Hand or Les Gersman if they have any additional information on our existing improvements in terms of fencing, if they want to share.

29:04

I'm thinking about I'm, I'm writing today the rest of the Sumner's library conditional use permit decision and they are using an alley as their their primary driveway.

29:17

The neighbors are all up in arms.

29:18

They they're afraid of noise and traffic and lights and all the things that come along with such things.

29:24

So in writing my mitigation measures for that here, you happen to own the the property that can cure the problem, if it is a problem that is.

29:35

So would anyone like to speak to it from the applicant's team or from the City side?

29:41

Since I see a couple of folks Don't all rush.

29:49

Thank you, Mr.

29:50

Gersman, do you do you swear that your testimony today will be the truth, Sir?

29:54

I do.

29:55

Great.

29:56

All right, help us out.

30:00

First of all, I wanted to speak to the number of parking stall questions that the net number and I don't have that number of top my head.

30:15

But the in In doing this project, we will be eliminating 9 existing stalls that currently exist on the far West side of the existing parking lot.

30:34

So if we're adding 64 stalls in the in the new addition, then there if we take the 9 out and that would leave us with a net gain of 55 stalls.

30:56

So a few more than the the 51, which I'll just say now does not bother me at all.

31:03

The 1986 parking standards were quite different than the 2025 parking standards.

31:09

The concept of a compact space wasn't a thing.

31:13

It is now a thing.

31:15

I there was just that was just a question right that Brian was less ugly by a lot because of the the landscaping and bulb type.

31:24

You know out standards or you just compare one side to the other.

31:28

The new parking lot will be considered as more aesthetically pleasing while providing for more parking spaces than than than they were previously anticipating.

31:40

Agreed that I have no issue with at all, but I'm just concerned about impacts to the neighbors on the West side because what you've essentially created is a very easily usable second entrance, right?

31:54

And the the question was, is there a, an existing fence along the West side?

32:00

Is that what the question was?

32:01

I'm concerned about the impact to it's it's the address is 627 seventh that that is the property on the other side of your it looks like maybe 10 foot wide, maybe 8 foot wide strip there 8 feet of grass isn't much of A sound or other impact barrier right.

32:28

And so there, there is an existing fence there.

32:36

And I'm, I'm not, I'm not clear what the, the full question is.

32:44

My question is you were creating a de facto secondary entrance that people will use because it's there, it's paved, it's easier to get into the parking lot than waiting around on 7th.

32:56

So people will use it.

32:58

I'm concerned that there will be headlight sweep noise and impacts on the property directly to the West.

33:09

So one impact that is an impact that could be mitigated.

33:13

Often times with just a solid fence.

33:16

The district happens to own the property.

33:19

It's it's not like you're you're paving the public right away.

33:21

You happen to own the property that is adjacent to that.

33:24

So I'm I'm thinking about the fact that conditional use permits have conditions of approval.

33:29

And I didn't see anyone talking about how to minimize impacts to that neighbor that are in fact new impacts.

33:41

Wanna go Mr.

33:42

Deveraux.

33:48

Yeah.

33:49

And having a little problems with my camera here, but the I'm looking at an A street image from 2:00 that has a date of 2022.

33:59

So it's but I'm I'm confident that the conditions haven't changed significantly here.

34:04

But I am looking at a chain link fence that surrounds the district property on the east side of the alley and I I see a site obscuring 6 foot fence that's been constructed it looks like by the neighbor on their side.

34:22

But the chain link fence that's on the district property is is looks to be about a four foot chain link fence that without any site obstruction to it that won't even obstruct the wind.

34:35

But yes.

34:36

But if there is an existing 6 foot fence that is on that neighbor's property and I assume given that there was a neighborhood meeting and they didn't show up that there there may not be issues.

34:48

But it I could, I could just foresee future issues here with with with that one property.

34:55

I mean if if you've got folks going to the north and you've got another commitment to make that it's kind of outside of this.

35:01

But in terms of impacts that might be mitigated, there is an impact and a potential solution.

35:08

So that's what's on my mind there.

35:13

Yeah.

35:13

And again, just want to reiterate that this, this alleyway improvement is being done not because we feel like it's required or, or essentially needed.

35:23

I recognize that.

35:24

Yeah, I, I, I understand.

35:27

I, I understand why the city has that requirement and why that makes it difficult for you.

35:34

And having a secondary entrance is always good because emergency stuff happens.

35:40

But my concern is that that will become a de facto entrance that people will not be, will will not consider using the main entrance.

35:47

They'll use that secondary entrance.

35:49

And then there there might be that noise and headlight sweep and other things that come along, granted that they are time limited to the the beginning and end of the events.

35:59

If you wouldn't mind your examiner, I, I I do want to point out too that the the part of this project is improving the radius entry into the existing access that we have for the again, the the parking lot on that's directly accessed from 7th Ave.

36:17

SW.

36:19

That's going to be an easier turn movement and to feel much more approachable than the alley access, which has the utility pole almost adjacent within the sidewalk next to the the curb cut for the alley access there.

36:36

So one is definitely going to feel more inviting and certainly we'll be able to navigate in and out easier.

36:44

The where we're going to make those improvements on our 7th Ave.

36:48

SW access compared to what exists now and what will be in place with the existing curb cut for the alley access.

36:57

OK, thank you.

37:01

That was the literally the only issue that I can think of so far with This site is simply that it may impact the residential neighborhood in a way that is new.

37:15

Would anyone else from my applicant's team like to speak?

37:18

Yes.

37:19

Can you hear me?

37:20

This is Rick Han.

37:22

Mr.

37:22

Han, do you swear to affirm that your testimony today is the truth?

37:25

Yes, I do.

37:27

Great.

37:27

Thank you.

37:29

What do you like to tell us?

37:30

So in regards to the access to the alley, there appears to be like on your exhibit drawing right there two properties, one to the north and one to the South.

37:48

Do you see that sort of, do you mean on the West side at the alley or the house, what looks like an RV plus the other one or the one that's I'm just looking at property lines.

38:04

Yeah, I've seen them.

38:06

So there appear to be like 3 property lines.

38:09

There's one at the top of the proposed improvements, there's one at the bottom, and there's one about 2/3 of the way up.

38:20

If I had a pointer, I'd help you, but I don't.

38:22

Yeah.

38:23

So that one property on the South is covered with a fence, a wood fence according to Google Earth.

38:32

While you guys were talking, I just went to Google Earth.

38:37

The one in the north does not appear to have a fence at this time.

38:44

Thank you and and in the record until you do.

38:48

Thanks for and in regard to the parking saw count, you all are correct.

38:57

OK, so I, I was most concerned about because I can't tell if that's a house or a garage right there from this picture.

39:05

It's too cropped.

39:07

But my most concern is that there's a building and if it is a house, it's pretty close.

39:14

If it's just the garage, maybe it's not a big deal and maybe they won't complain at all.

39:20

It's been next to a stadium for quite some time.

39:22

Yeah, there appears to be vehicles, private vehicles on Google Earth or perhaps parked in that space over there.

39:34

So I'm not sure.

39:36

Parking sign, if you like.

39:38

Yeah, right.

39:39

District's property, Right.

39:43

But that was, I read the the community meeting notes and the staff report and that was the concern expressed by the public, especially with regard to the alley itself.

39:54

So it needed to be brought up.

39:59

All right.

40:00

I think that's I think we've kind of adequately covered that issue.

40:04

Is there anything else that we should cover?

40:06

And is there any member of the audience that is from the public that is either come in person and I don't see anybody online, but that doesn't mean that they aren't here?

40:15

Madam, hearing the examiner, there is no, there are no members of the public in chambers and none online either since I'm looking at three at 3 applicant team members and a staff member online with me.

40:30

Yes, we that's correct.

40:31

We have the applicant members and Brian Roberts from our traffic department and we have another staff member in the attendees list, Stan Kinnear.

40:40

OK, excellent.

40:43

In that case, is there anything more for the good of the order from any party who wishes to to speak or have we cover these issues adequately?

40:53

Seeing none, I will close the hearing and the record.

40:56

We have 10 business days which is usually 14 real days to render a decision on this CUP.

41:03

Thank you very much.

41:06

Thank you, thank you, thank you.

41:11

And please send me the recording when you get a chance, though I did take notes.

41:15

Will do.

41:16

Thank you very much.