

TOWN OF SOUTH PRAIRIE
REGULAR COUNCIL MEETING/PUBLIC HEARING
TUESDAY, MAY 2, 2006, 7:00 PM

CALL TO ORDER:

Mayor Peggy Levesque called to order and presided over the Regular Council Meeting/Public Hearing of Tuesday, May 2, 2006 at 7:00 PM.

ROLL CALL:

Council Members: Dave Lykstad, Laura Heideman and Virginia Thompson were present.

Also in attendance: Glen McKinney, Town Marshall; Mart Kask, Town Planner; Barbara Hansen, Gazette Reporter and daughter Karen; Ron Leach, Big Toyz Pro Monster Trucks; Ross, Vicky and Riley Watkins, Bry Anna Foust, Rozanna Leach, Jerry Kuranko, Tom Campbell, Jenel Campbell, Robert Shaw, Luzia Ballew, Gary and Lois Erath, Sibyl Thurston, Bob and Jimmie Winters, Karen Leming, Tony Caldwell, Monica Tieu, and Layne and Marlis Ross, citizens; Judy Tremblay, Deputy Clerk/Treasurer and Marla Nevill, Clerk/Treasurer

FLAG SALUTE:

Mayor Peggy Levesque requested everyone stand for the "Pledge of Allegiance."

***Amend Agenda:** **Mayor Peggy Levesque** requested an amendment to the Agenda after Council Members' Report to add an Executive Session for approximately thirty minutes to discuss the negotiations for the Police and Municipal Court Services agreement.

Sibyl Thurston said there would be a presentation on Safe Streets at the Cares Committee Meeting on May 24, 2006 at the Community Center, and she handed out flyers and invited the public to attend the meeting.

GLEN MCKINNEY – TOWN MARSHALL REPORT:

Mayor Peggy Levesque introduced the new Town Marshall, Glen McKinney. **Glen McKinney, Town Marshall**, gave an update on the police activity for the month of April. He said he spent the first month reviewing ordinances and catching up on paperwork, and he requested some corrections on some of the Town's ordinances. He said he would have a handout for the Council at the next regular meeting. Discussion followed.

OPEN PUBLIC HEARING – BRAD CAMPBELL, TEMPORARY USE PERMIT APPLICATION:

- ❖ **Councilor Virginia Thompson** moved to open the Public Hearing on the Temporary Use Permit Application for the Monster Truck and Motor Sport Event and Public Dance submitted by Brad Campbell. **Councilor Dave Lykstad** seconded the motion. **Motion carried unanimously.**

Mayor Peggy Levesque introduced the Town Planner, Mart Kask. **Mart Kask, Town Planner**, described the application submitted by Brad Campbell for the Monster Truck and Motor Sport Event and Public Dance. (See Exhibit "A" attached). He said the applicant resides in Milton, Washington and is the owner of the property located at 302 SW Third Street. He said the event is planned to coincide with the South Prairie's festival. He stated the Findings of Fact – Procedural, Findings of Fact – Substantive, Conclusions, Recommendations and Alternative Recommendations for the record. (See Exhibit "B" attached). **Councilor Dave Lykstad** stated concerns about possible traffic problems as a result of the event but stated other towns have events. **Ron Leach, Big Toyz Pro Monster Trucks**, stated he would abstain from commenting until he heard the comments from the citizens in attendance, but he did address several issues on the application. **Mayor Peggy Levesque** asked for citizens' comments but requested that the comments be limited to three minutes per person. **Citizens' Comments and Concerns and Responses:** 1) Concerns about possible injury to spectators. **Ron Leach** said event would be insured and there would be a buffer zone between the events and the spectators. 2) Concerns about the celebration continuing late into the evening. **Ron Leach** said the event would start at 12:00 PM and the decibel level would be shut down by 10:00 PM. He said the event would be geared toward the South Prairie festival-type crowd and they would man the traffic control until the last vehicle was out of town. 3) It would be a nice complement to the Festival but would prefer event end at 10:00 PM, and it was suggested to keep it simple for the first year. **Ron Leach** said the event had already cost them a few thousand dollars and requested that they be allowed to have the dance until 2:00 AM. 4) Plan Motor-sport events to coincide with Festival events to benefit both parties. **Ron Leach** requested contact information for event planning. 5) Concerns about the number of vehicles attending the event and traffic control. **Ron Leach** said they are estimating three thousand spectators, which equates to

approximately eight hundred vehicles. He said they would contact property owners within a quarter mile of their property for possible vehicle parking. 6) Concerns about litter and cleanup. **Ron Leach** said they would handle the cleanup. 7) We never had something like this before in South Prairie, and it would be a great opportunity. 8) It was suggested to overestimate the number of spectators. 9) Brad lives in Milton, but he's been very considerate so far. 10) This is a rare opportunity, and it's great that Brad has stepped up and wants to do this event. 11) Would like to see this as an annual event, but we need community involvement. 12) Concerns about the noise level and monitoring. **Ron Leach** said most of the noise would be done by 10:00 PM. He said they would involve local law enforcement. **Mart Kask** referenced Section 17.08.50 of the Unified Development Regulations for the Noise Ordinance. He said seventy-five is the maximum decibel level. He said the Town does not have a sound-level meter but the Health Department could send out a technician to monitor the sound. He said the police department is in charge of enforcement and they have the authority to shut down the event. 13) Concerns about insurance and amounts. **Ron Leach** said they have \$1,000,000 + \$2,000,000. 14) Town of South Prairie's responsibility if they sanction the event. **Ron Leach** said they could list all those parties involved, but they are here to find out what is required of them. **Mart Kask** said the Town of South Prairie would be named as an additional insured. 15) Obtaining business license for event. **Mayor Peggy Levesque** said the Town would check into the requirement for a business license. 16) It is a one-day event and it would not kill anybody to allow the event for one day. 17) It was suggested to allow a noise variance for the one-day event, since the noise level is short-lived. 18) Concerns about noise level and event going until 2:00 AM. **Ron Leach** said they could end the event at 12:00 AM. 19) Additional concerns were stated about the noise level, but they also stated there was not a problem with the Festival last year. **Ron Leach** said they would contact those property owners within close proximity to the event. 20) Request that they address ingress and egress for the event. **Ron Leach** explained where the emergency exits would be located. 21) Suggested that Motor Sport Event start at 10:00 AM and end at 11:00 PM. **Ron Leach** said the noise would start at 12:00 PM and end at 10:00 PM, but they could stop the show at 9:00 PM. 22) Concerns about security. **Ron Leach** said they would hire security for the event. He said they plan on keeping the ticket price for the event at about \$10.00. 23) These events are a lot of fun. **Ron Leach** said they did one hundred sixty-five shows last year.

Council Member Comments: **Councilor Virginia Thompson** stated concerns about adequate parking, and said her husband is definitely against the event. **Ron Leach** said they would contact neighboring property owners about parking, and Third Street would be barricaded off. **Councilor Dave Lykstad** said the town is generally nice and quiet, and he thought their original plan ran way too late. He stated concerns about traffic control. **Ron Leach** said they would be in charge of the traffic control and coordinate with the Festival committee. **Councilor Dave Lykstad** stated concerns about the drainage ditch. **Ron Leach** said the drainage ditch is close to the horse barn. **Tom Campbell** said most of the drainage ditch runs through a culvert. **Councilor Dave Lykstad** said you have to address the wetlands issue and runoff into the creek. **Ron Leach** said they do not want to affect the Eco-system either, and he did not think the event would impact the drainage ditch or the creek. **Councilor Dave Lykstad** said he thought they should wait a year, and he did not want their event to take away from the South Prairie Festival. **Monica Tieu**, citizen, said most of the festivals around here are blasé, and the event would bring some excitement to South Prairie. Discussion followed. **Councilor Laura Heideman** said they would have to address the issues of parking and noise, and suggested shutting down the event by 12:00 AM. **Ron Leach** said the name of the event would be South Prairie Festival and Motor Sport Extravaganza. **Dr. Federico Cruz-Uribe, Director of Health**, said most people waive the noise ordinance requirements for these types of events. **Mayor Peggy Levesque** asked if there were any more citizen comments, and she said she would entertain a motion to close the Public Hearing.

CLOSE PUBLIC HEARING:

- ❖ **Councilor Laura Heideman** moved to close the Public Hearing. **Councilor Dave Lykstad** seconded the motion. **Motion carried unanimously.**

NEW BUSINESS:

1) Brad Campbell, Temporary Use Permit Application:

Mayor Peggy Levesque read the recommendations from the Town Planner, **Mart Kask**. (See Exhibit "B" attached). **Mart Kask, Town Planner**, recommended continuing the Public Hearing, in order for the applicant to address issues in the Findings of Fact.

- ❖ **Councilor Dave Lykstad** moved to continue the Public Hearing. **Ron Leach** stated concerns about continuing the Public Hearing. **Mart Kask** said there are issues that have to be addressed, and suggested continuing the Public Hearing until May 16, 2006. **Ron Leach** said he did not know if he could address all of the issues in that timeframe. He also stated they are running out of time for planning the event. **Councilor Dave Lykstad** said the applicant would have to address the issues in the Findings of Fact.

Discussion followed. **Councilor Dave Lykstad** moved to continue the Public Hearing to May 30, 2006, 7:00 PM. **Councilor Laura Heideman** seconded the motion. **Motion carried unanimously.**

FEDERICO CRUZ-URIBE, DIRECTOR OF HEALTH – PANDEMIC FLU:

Mayor Peggy Levesque introduced Dr. Federico Cruz-Uribe. **Dr. Cruz-Uribe** handed out Pandemic Flu Preparedness Kits and gave a presentation on the history of the Pandemic Flu and offered tips on protecting yourself from the spread of the virus. Additional information on this topic can be found on the Tacoma-Pierce County Health Department website at www.tpchd.org.

JENNIFER DVORAK, PARAMETRIX – WATER SYSTEM COMP PLAN: Rescheduled to June 6, 2006

APPROVAL OF REGULAR COUNCIL MEETING MINUTES FOR APRIL 4, 2006:

- ❖ **Councilor Laura Heideman** moved to approve the Regular Council Meeting Minutes for April 4, 2006. **Councilor Virginia Thompson** seconded the motion. **Mayor Peggy Levesque** called for discussion. No discussion. **Mayor Peggy Levesque** called for the vote. **Motion carried unanimously.**

APPROVAL OF RECESSED COUNCIL MEETING MINUTES FOR APRIL 18, 2006:

- ❖ **Councilor Laura Heideman** moved to approve the Recessed Council Meeting Minutes for April 18, 2006. **Councilor Virginia Thompson** seconded the motion. **Mayor Peggy Levesque** called for discussion. No discussion. **Mayor Peggy Levesque** called for the vote. **Motion carried unanimously.**

APPROVAL OF BILLS FOR APRIL 2006, IN THE AMOUNT OF \$66,033.66:

- ❖ **Councilor Dave Lykstad** moved to approve the bills for April 2006, in the amount of \$66,033.66 (sixty-six thousand thirty-three dollars and sixty-six cents). **Councilor Laura Heideman** seconded the motion. **Mayor Peggy Levesque** called for discussion. No discussion. **Mayor Peggy Levesque** called for the vote. **Motion carried unanimously.**

NEW BUSINESS CONTINUED:

2) Resolution No. 273 – Amended Interlocal Agreement and Bylaws with Pierce County Regional Council:

“A Resolution of the Town of South Prairie, Pierce County, Washington authorizing the Mayor to enter into the Amended Interlocal Agreement and Bylaws with the Pierce County Regional Council.”

- ❖ **Councilor Dave Lykstad** moved to approve Resolution No. 273. **Councilor Virginia Thompson** seconded the motion. **Mayor Peggy Levesque** called for discussion. No discussion. **Mayor Peggy Levesque** called for the vote. **Motion carried unanimously.**

3) Ordinance No. 481 – Repealing Ordinance No. 102 Involving Utility Taxation.

“An Ordinance of the Town of South Prairie, Pierce County, Washington repealing Ordinance No. 102 involving utility taxation.”

- ❖ **Councilor Dave Lykstad** moved to approve Ordinance No. 481. **Councilor Laura Heideman** seconded the motion. **Mayor Peggy Levesque** called for discussion. No discussion. **Mayor Peggy Levesque** called for the vote. **Motion carried unanimously.**

4) Ordinance No. 482 – Imposing a Utility Taxation of 6% on Electrical, Telephone, Gas and Fuel Oil:

“An Ordinance of the Town of South Prairie, Pierce County, Washington imposing a Utility Taxation of 6% on Electrical, Telephone, Gas, Fuel Oil, setting forth due dates, setting forth penalties.”

- ❖ **Councilor Laura Heideman** moved to approve Ordinance No. 482. **Councilor Virginia Thompson** seconded the motion. **Mayor Peggy Levesque** called for discussion. No discussion. **Mayor Peggy Levesque** called for the vote. Two approved, one opposed. **Motion carries.** (Councilor Dave Lykstad opposed).

5) Hazard Mitigation Plan, Elected Officials Meeting Scheduled for June 6, 2006

OLD BUSINESS:

None.

CITIZENS' COMMENTS:

None.

MAYOR'S REPORT:

Hazardous Mitigation Planning:

Mayor Peggy Levesque said she attended the Hazardous Mitigation Planning meeting. Discussion followed.

Grant Applications:

Mayor Peggy Levesque said Nate Mozer is preparing grant applications for the Town. Discussion followed.

PUBLIC WORKS' REPORT:

Lawnmower:

The Utility Operator has taken delivery of and is using the new lawnmower.

CLERK'S REPORT:

None.

COUNCIL MEMBERS' REPORT:

None.

EXECUTIVE SESSION: Police/Municipal Court Agreement Negotiations – Approximately 5 Minutes

- ❖ At 9:55 PM, Councilor Laura Heideman moved to recess to Executive Session to discuss the Police and Municipal Court Agreement negotiations for approximately five minutes. Councilor Dave Lykstad seconded the motion. Mayor Peggy Levesque called for discussion. No discussion. Mayor Peggy Levesque called for the vote. Motion carried unanimously.

CLOSE EXECUTIVE SESSION:

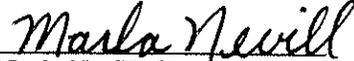
- ❖ At 10:13 PM, Councilor Laura Heideman moved to close the Executive Session. Councilor Virginia Thompson seconded the motion. Mayor Peggy Levesque called for discussion. No discussion. Mayor Peggy Levesque called for the vote. Motion carried unanimously.

Council requested that Mayor Peggy Levesque contact Mayor Janet Kepka, Town of Wilkeson, regarding the Police and Municipal Court Services Agreement. Discussion followed.

ADJOURNMENT:

- ❖ At 10:20 PM, Councilor Dave Lykstad moved to adjourn the Regular Council Meeting of May 2, 2006. Councilor Virginia Thompson seconded the motion. Motion carried unanimously.


Peggy Levesque, Mayor


Marla Nevill, Clerk/Treasurer

TOWN OF SOUTH PRAIRIE TEMPORARY USE PERMIT APPLICATION

FOR TOWN USE ONLY	
Date received:	4-20-06
Fee paid:	\$1,000 w/ PAY BALANCE ON
Receipt #:	TR 8731 & TR 8734 for \$1262.50
Received by:	Marla Newell

4/24/06 mm
4/25/06 mm

APPLICANT INFORMATION

Applicant's Name BRAD CAMPBELL / JANELLE CAMPBELL
 Address 803 11th AVE, MILTON, WA 98354
 Telephone/FAX 253-377-2266

If owner is different from applicant, what is the legal relationship of the applicant to the owner that entitles the applicant to make application? SISTER

Applicant's Signature Brad Campbell Date 4-19-06

Owner's Name Brad Campbell
 Address 302 SW Third St
 Telephone/FAX 253-377-2266

I (we) grant the above applicant permission to use my (our) property in the manner described in this application.

Owner's Signature _____ Date _____
 Owner's Signature _____ Date _____
 Owner's Signature _____ Date _____

Representative's Name _____
 Address _____
 Telephone/FAX _____

We the above signatories attest under penalty of perjury that the information in this application is true and accurate. We also understand that it is our responsibility to understand and comply with all applicable federal, state, and local regulations.

Dear South Prairie City Council members;

Big Toyz Racing has moved our operation into South Prairie at the So. Prairie Arena property, we would like to propose the following option for a motorsport themed event during the Community Festival in South Prairie on August 5, 2006, it is our understanding that the City Council and the residents of our town would like to grow the festival and generate interest in our community. We strongly believe that a quality produced motorsport day at the South Prairie Arena will generate a huge draw for our Community Festival; to our knowledge the event we are planning will be the only one of its type in the State of Washington. With this Councils support in the permit process and valued advice we at BTR are positive we can grow this into a very successful annual event our city can be proud of.

The Motorsport activities we are proposing will all be conducted on our property beginning at 12 noon and concluding no later than 10pm, we are also proposing that we host a live band dance celebration in the large horse arena the same evening beginning at 10pm and concluding at 2am. We have taken into consideration the noise our event will produce and have planned it to fit within all noise ordinances as well as we are planning on making contact with the residents of our community to ensure nobody is offended.

Our event will consist of local racers competing throughout the day and our own Monster Trucks providing a show at 8pm that evening. We are anticipating 300 competitors and 3000 spectators for the days event, however we will staff for 6000 spectators to ensure a quality, smooth flowing day event. Parking the spectator cars near to the event is a topic that we would like input from the council; we are planning to coordinate with the property owners near to our property to park the approximate 800-1200 vehicles and are looking into any and all options. This type of event will generate a large volume of traffic through out our city; we are planning to coordinate traffic control with local officers.

Producing this type of event is our profession, we do fully understand all levels of involvement and potential issues related to bringing this type of event into our city and are keeping safety and security at the top of our list. This event has been tailored for the local competitors to keep our crowd community oriented and pleasant to be around, something for all ages.

We at BTR are offering to fund and produce this entire event, we are asking for the Council's advice and expedient decision making ability in the permit process. Thank-you for time and consideration in this matter, we truly look forward to growing this into an annual event for our community.

Big Toyz Racing
Brad Campbell

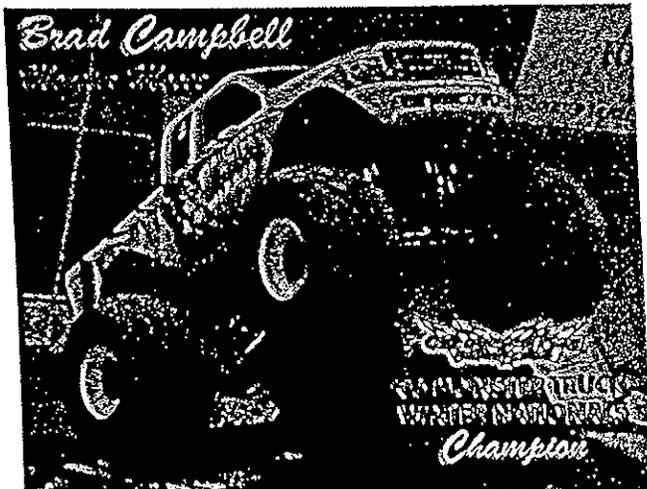


EXHIBIT "A"
5/12/06

P 7

CONTACT PERSON/ENTITY

Please designate a single person/entity to receive determinations and notices from the Town

Name JANELLE CAMPBELL
Address 803 11th Ave Milton WA 98354
Telephone/FAX 253-347-2110

GENERAL INFORMATION

Project Address/Location 302 SW Third St
Assessor Parcel Number(s) 2530500371
Current Zoning agricultural, residential, commercial
Current Land Use Residential

Proposed land use, including traffic volumes, hours of operation, and other relevant data (attach sheet if necessary)

See attached

SPECIFIC TEMPORARY USE REQUEST (Attach additional pages and drawings as necessary). Please respond in detail to the following questions listed below. A temporary use will only be granted when the applicant demonstrates that the following conditions are met:

1. The temporary use will not impair the normal, safe and effective operation of a permanent use on the same site.

The Event we are planning is for SOUTH PRAIRIE DAYS, IT IS ON MY PRIVATE PROPERTY WHERE THE SHOW TRUCKS ARE STORED

2. The temporary use will be compatible with uses in the general vicinity and on adjacent properties.

THE PROPERTY IS ALREADY USED FOR PREP AND STORAGE OF SHOW TRUCKS

3. The temporary use will not impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct of uses and activities in the vicinity.

We plan on having PORT-A-POTTYS FOR SANITATION NEEDS - CONGESTION WILL ALREADY

BE HANDLED BY S. PRAIRIE POLICE or Pierce County Sheriff
All required Health codes & permits will be acquired

4. The use and associated structures and living quarters will be conducted and used in a manner compatible with the surrounding area.

N/A

5. The temporary use shall comply with all applicable standards of the Pierce County Health Department.

Yes
for all food and sanitary NEEDS

Any ? please call Brad at
253-377-2266

WAC 197-11-960
Environmental Checklist - Projects
Town of South Prairie

Purpose of Checklist:

The State Environmental Policy Act (SEPA), chapter 43.21C RCW, requires all governmental agencies to consider the environmental impacts of a proposal before making decisions. An environmental impact statement (EIS) must be prepared for all proposals with probable significant adverse impacts on the quality of the environment. The purpose of this checklist is to provide information to help you and the agency identify impacts from your proposal (and to reduce or avoid impacts from the proposal, if it can be done) and to help the agency decide whether an EIS is required.

Instructions for Applicants:

This environmental checklist asks you to describe some basic information about your proposal. Governmental agencies use this checklist to determine whether the environmental impacts of your proposal are significant, requiring preparation of an EIS. Answer the questions briefly, with the most precise information known, or give the best description you can.

You must answer each question accurately and carefully, to the best of your knowledge. In most cases, you should be able to answer the questions from your own observations or project plans without the need to hire experts. If you really do not know the answer, or if a question does not apply to your proposal, write "do not know" or "does not apply". Complete answers to the questions now may avoid unnecessary delays later.

Some questions ask about governmental regulations, such as zoning, shoreline, and landmark designations. Answer these questions if you can. If you have problems, the governmental agencies can assist YOU.

The checklist questions apply to all parts of your proposal, even if you plan to do them over a period of time or on different parcels of land. Attach any additional information that will help describe your proposal or its environmental effects. The agency to which you submit this checklist may ask you to explain your answers or provide additional information reasonably related to determining if there may be significant adverse impact.

A. BACKGROUND

1. Name of proposed project, if applicable:

Motor Sports Event for South Prairie Days

2. Name of applicant:

Brad Campbell Big Toyz Racing

3. Address and phone number of applicant and contact person:

mailing → 803 11th Ave 253-377-2266
Milton, WA 98354

4. Date checklist prepared:

4-19-06

5. Agency requesting checklist:

Town of South Prairie

6. Proposed timing or schedule (including phasing, if applicable):

Aug 5 2006 9am - 2am Aug 6 2006

7. Do you have any plans for future additions, expansion, or further activity related to or connected with this proposal? If yes, explain.

Yes to make this an annual event

8. List any environmental information you know about that has been prepared, or will be prepared, directly related to this proposal.

NO

9. Do you know whether applications are pending for governmental approvals of other proposals directly affecting the property covered by your proposal? If yes, explain.

NO

10. List any government approvals or permits that will be needed for your proposal, if known.

N/A

11. Give brief, complete description of your proposal, including the proposed uses and the size of the project and site. There are several questions later in this checklist that ask you to describe certain aspects of your proposal. You do not need to repeat those answers on this page. (Lead agencies may modify this form to include additional specific information on project description.)

See attached proposal

12. Location of the proposal. Give sufficient information for a person to understand the precise location of your proposed project, including a street address, if any, and section, township, and range, if known. If a proposal would occur over a range of area, provide the range or boundaries of the site(s). Provide a legal description, site plan, vicinity map, and topographic map, if reasonably available. While you should submit any plans required by the agency, you are not required to duplicate maps or detailed plans submitted with any permit applications related to this checklist.

302 SW Third St
possibly neighboring land for parking

B. ENVIRONMENTAL ELEMENTS

1. Earth

a. General description of the site (circle one) Flat, rolling, hilly, steep slopes, mountainous, other

b. What is the steepest slope on the site (approximate percent slope)?

N/A

c. What general types of soils are found on the site (for example, clay, sand, gravel, peat, muck)? If you know the classification of agricultural soils, specify them and note any prime farmland.

d. Are there surface indications or history of unstable soils in the immediate vicinity? If so, describe.

NO

e. Describe the purpose, type, and approximate quantities of any filling or grading proposed. Indicate source of fill.

NO

f. Could erosion occur as a result of clearing, construction, or use? If so, generally describe.

NO

g. About what percent of the site will be covered with impervious surfaces after project construction (for example, asphalt or buildings)?

~~10~~ 0%

h. Proposed measures to reduce or control erosion, or other impacts to the earth, if any:

N/A

2. Air

a. What types of emissions to the air would result from the proposal (i.e., dust, automobile, odors, industrial wood smoke) during construction and when the project is completed? If any, generally describe and give approximate quantities if known.

AUTOMATIVE EXHAUST

b. Are there any off-site sources of emissions or odor that may affect your proposal? If so, generally describe.

NO

c. Proposed measures to reduce or control emissions or other impacts to air, if any:

NONE

Do not see this being a problem

3. Water *Not a problem*

a. Surface:

1) Is there any surface water body on or in the immediate vicinity of the site (including year-round and seasonal streams, saltwater, lakes, ponds, wetlands)? If yes, describe type and provide names. If appropriate, state what stream or river it flows into.

~~NO~~ *Yes man made pond*

2) Will the project require any work over, in, or adjacent to (within 200 feet) the described waters? If yes, please describe and attach available plans.

NO

3) Estimate the amount of fill and dredge material that would be placed in or removed from surface water or wetlands and indicate the area of the site that would be affected. Indicate the source of fill material.

NONE

4) Will the proposal require surface water withdrawals or diversions? Give general description, purpose, and approximate quantities if known.

NO

5) Does the proposal lie within a 100-year floodplain? If so, note location on the site plan.

NO

6) Does the proposal involve any discharges of waste materials to surface waters? If so, describe the type of waste and anticipated volume of discharge.

NO

b. Ground:

1) Will ground water be withdrawn, or will water be discharged to ground water? Give general description, purpose, and approximate quantities if known.

NO

2) Describe waste material that will be discharged into the ground from septic tanks or other sources, if any (for example: Domestic sewage; industrial, containing the following chemicals..... ; agricultural; etc.). Describe the general size of the system, the number of such systems, the number of houses to be served (if applicable), or the number of animals or humans the system(s) are expected to serve.

NONE

c. Water Runoff (including storm water):

1) Describe the source of runoff (including storm water) and method of collection and disposal, if any (include quantities, if known). Where will this water flow? Will this water flow into other waters? If so, describe.

NONE

2) Could waste materials enter ground or surface waters? If so, generally describe.

NO

d. Proposed measures to reduce or control surface, ground, and runoff water impacts, if any:

4. Plants

a. Check or circle types of vegetation found on the site:

- deciduous tree: alder, maple, aspen, other
- evergreen tree: fir, cedar, pine, other shrubs
- grass FIELD GRASS
- pasture
- crop or grain
- wet soil plants: cattail, buttercup, bullrush, skunk cabbage, other
- water plants: water lily, eelgrass, milfoil, other
- other types of vegetation

b. What kind and amount of vegetation will be removed or altered?

3%

- c. List threatened or endangered species known to be on or near the site.
d. Proposed landscaping, use of native plants, or other measures to preserve or enhance vegetation on the site, if any: *NONE*

5. Animals

- a. Circle any birds and animals which have been observed on or near the site or are known to be on or near the site: *NONE*

birds: hawk, heron, eagle, songbirds, other:

mammals: deer, bear, elk, beaver, other:

fish: bass, salmon, trout, herring, shellfish, other:

- b. List any threatened or endangered species known to be on or near the site.

NONE

- c. Is the site part of a migration route? If so, explain.

NO

- d. Proposed measures to preserve or enhance wildlife, if any:

NONE

6. Energy and Natural Resources

- a. What kinds of energy (electric, natural gas, oil, wood stove, solar) will be used to meet the completed project's energy needs? Describe whether it will be used for heating, manufacturing, etc.

~~NONE~~ *Electric*

- b. Would your project affect the potential use of solar energy by adjacent properties? If so, generally describe.

NO

- c. What kinds of energy conservation features are included in the plans of this proposal? List other proposed measures to reduce or control energy impacts, if any:

N-A

7. Environmental Health

a. Are there any environmental health hazards, including exposure to toxic chemicals, risk of fire and explosion, spill, or hazardous waste, that could occur as a result of this proposal? If so, describe.

VEHICLE FUEL

1) Describe special emergency services that might be required.

FIRE TRUCK LESS THAN 1 MILE AWAY

2) Proposed measures to reduce or control environmental health hazards, if any:

NONE
NOT GOING TO BE A PROBLEM

b. Noise

1) What types of noise exist in the area which may affect your project (for example: traffic, equipment, operation, other)?

NONE

2) What types and levels of noise would be created by or associated with the project on a short-term or a long-term basis (for example: traffic, construction, operation, other)? Indicate what hours noise would come from the site.

VEHICLE NOISE 12:00 PM TO 2:00 AM
SATURDAY - SUNDAY

3) Proposed measures to reduce or control noise impacts, if any:

NONE

8. Land and Shoreline Use

N-A

a. What is the current use of the site and adjacent properties?

Residential

b. Has the site been used for agriculture? If so, describe.

NO

c. Describe any structures on the site. COVERED ARENA, BARN, OUTDOOR ARENA
GRAND STAND

d. Will any structures be demolished? If so, what?

NO

e. What is the current zoning classification of the site?

AGRICULTURAL, RESIDENTIAL, COMMERCIAL

f. What is the current comprehensive plan designation of the site?

PERSONAL USE

g. If applicable, what is the current shoreline master program designation of the site?

N-A

h. Has any part of the site been classified as an "environmentally sensitive" area? If so, specify.

NO

i. Approximately how many people would reside or work in the completed project?

~~NONE~~ 20-30 for day of event

j. Approximately how many people would the completed project displace?

NONE

k. Proposed measures to avoid or reduce displacement impacts, if any:

N-A

l. Proposed measures to ensure the proposal is compatible with existing and Projected land uses and plans, if any:

N-A

9. Housing

a. Approximately how many units would be provided, if any? Indicate whether high, middle, or low-income housing.

N-A

b. Approximately how many units, if any, would be eliminated? Indicate whether high, middle, or low-income housing.

N-A

c. Proposed measures to reduce or control housing impacts, if any:

N-A

10. Aesthetics

a. What is the tallest height of any proposed structures), not including antennas; what is the principal exterior building material(s) proposed?

N-A

b. What views in the immediate vicinity would be altered or obstructed?

N-A

c. Proposed measures to reduce or control aesthetic impacts, if any:

N-A

11. Light and Glare

a. What type of light or glare will the proposal produce? What time of day would it mainly occur?

N-A

b. Could light or glare from the finished project be a safety hazard or interfere with views?

N-A

c. What existing off-site sources of light or glare may affect your proposal?

N-A

d. Proposed measures to reduce or control light and glare impacts, if any:

N-A

12. Recreation

a. What designated and informal recreational opportunities are in the immediate vicinity?

CITY PARK

b. Would the proposed project displace any existing recreational uses? If so, describe.

NO

c. Proposed measures to reduce or control impacts on recreation, including recreation opportunities to be provided by the project or applicant, if any:

N-A

not to be a problem

13. Historic and Cultural Preservation

a. Are there any places or objects listed on, or proposed for, national, state, or local preservation registers known to be on or next to the site? If so, generally describe.

N-A

b. Generally describe any landmarks or evidence of historic, archaeological, scientific, or cultural importance known to be on or next to the site.

N-A

c. Proposed measures to reduce or control impacts, if any:

N-A

14. Transportation

a. Identify public streets and highways serving the site, and describe proposed access to the existing street system. Show on site plans, if any.

THIRD ST &

Ontario Hwy 162

b. Is site currently served by public transit? If not, what is the approximate distance to the nearest transit stop?

NO

5 MILES
~~XXXX~~ ~~transit~~

c. How many parking spaces would the completed project have? How many would the project eliminate?

~~500~~ 500 / None

d. Will the proposal require any new roads or streets, or improvements to existing roads or streets, not including driveways? If so, generally describe (indicate whether public or private).

No

e. Will the project use (or occur in the immediate vicinity of) water, rail, or air transportation? If so, generally describe.

No

f. How many vehicular trips per day would be generated by the completed project? If known, indicate when peak volumes would occur.

WEEKEND ONLY

~~4700~~ 4700

g. Proposed measures to reduce or control transportation impacts, if any:

~~USE~~ USE police assistance

15. Public Services

a. Would the project result in an increased need for public services (for example: fire protection, police protection, health care, schools, other)? If so, generally describe.

ALLREADY PROVIDED BY CITY OF SOUTH PRAIRIE ~~NO~~ -NO

b. Proposed measures to reduce or control direct impacts on public services, if any.

N/A

16. Utilities

a. Circle utilities currently available at the site: electricity, natural gas, water, refuse service, telephone, sanitary sewer, septic system, other.

NA

b. Describe the utilities that are proposed for the project, the utility providing the service, and the general construction activities on the site or in the immediate vicinity which might be needed.

N-A

C. SIGNATURE

The above answers are true and complete to the best of my knowledge. I understand that the lead agency is relying on them to make its decision.

Signature: *[Handwritten Signature]*

Date Submitted: *4-19-06*

Memorandum

TO: Mayor Peggy Levesque and
South Prairie Town Council

FROM: Mart Kask, AICP, PE
Town Planner

SUBJECT: Temporary Use Permit Application
Monster Truck Racing and Public Dance at
302 SW Third Street, South Prairie

DATE: 2 May 2006

At Issue

Brado Campbell, 803 11th Avenue, Milton, Washington 98354 has applied for a temporary use permit to conduct a monster truck racing event and a public dance at 302 SW Third Street, South Prairie, on 5 August 2006, beginning at 12 noon and ending at 2:00 A.M. on 6 August 2006. The South Prairie Unified Development Ordinance, Chapter 17.08.200 authorizes the Town Council to make a determination whether to approve, approve conditionally or deny the temporary use application, provided the conditions set forth in Chapter 17.08.200 are met to the satisfaction of the Town Council. The Ordinance also requires the Town Council to consult with the Town staff and others prior to making a decision.

Findings of Fact - Procedural

1. The applicant, Brad Campbell, on 20 April 2006, submitted a temporary use permit application and paid an initial fee of \$1,000.00.
2. The Town Planner on 21 April 2006 reviewed the application, determined it to be complete and issued a Notice of Application.
3. The applicant on 20 April 2006 filed a SEPA Checklist identifying the probable significant adverse impacts of the proposed event on the environment.
4. The Town Council on 18 April 2006, at their regular meeting, determined to hold a public hearing on the application and set the date for a public hearing for 2 May 2006.

5. On or about 20 April 2006, the Town Clerk sent out letters to property owners within 300 feet of the event property, informing them of the temporary use permit application and the public hearing scheduled for 2 May 2006.
6. A legal notice was submitted to the Tacoma News Tribune and the Gazette, informing the public of the submittal of the temporary use permit application, the proposed issuance of a SEPA Determination of Nonsignificance and the scheduled public hearing on 2 May 2006.
7. Notices of the submittal of the temporary use permit application, the proposed issuance of a SEPA Determination of Nonsignificance and the scheduled public hearing on 2 May 2006 were posted in the usual public places.
8. Letter in support of and in opposition of the event have been received by the Town and are on file with the Town Clerk.

Findings of Fact – Substantive

1. Chapter 17.08.200 authorizes the Town Council to grant occasional temporary uses and activities when consistent with the purpose of this Chapter and when compatible with the general vicinity and adjacent uses.
2. Chapter 17.08.200.A.2 permits circuses, carnivals, rodeos, fairs or similar transient amusement or recreational activity. The proposed monster truck racing event is consistent with the above listed permitted uses.
3. Chapter 17.08.200.B.1 requires that each site occupied by a temporary use shall be left free of debris, litter or other evidence of temporary use upon completion or removal of the use. The applicant, in its application, makes no reference in cleaning up debris and litter after the conclusion of the event.
4. Chapter 17.08.200.B.3 requires that each site occupied by a temporary use must provide or have available sufficient off-street parking and vehicular maneuvering area for customers. Such parking need not comply with the development requirements of Chapter 17.05, but must provide safe and efficient interior circulation and ingress and egress from the public right-of-way. The applicant makes no reference in his application where customer parking is to take place and how it is to be configured.
5. Chapter 17.08.200.B.4 states that no temporary use shall occupy or use public rights-of-way, parks or other public lands in a manner unless specifically approved by the Town Council. The Town Council needs to consider whether to permit or

not to permit on-street parking on adjacent streets of customer vehicles, associated with the event.

6. Chapter 17.08.200.B.5 states that no temporary use shall occupy a site or operate within the Town for more than thirty (30) days within any calendar year. The applicant has applied for two-day event to occur on 5 and 6 May 2006.
7. Chapter 17.08.200.B.6 states that all signs shall comply with the requirements of Chapter 17.06 pertaining to sign regulations, except as otherwise specified in the section. The applicant has not presented a signage proposal to inform the customers of the site of the event.
8. Chapter 17.08.200.B.7 requires that all temporary uses shall obtain, prior to occupancy of the site or culmination of activities, all required Town permits, licenses or other approvals. The Town should prepare a checklist of all required permits, licenses, and approvals and issue an occupancy permit only after all checklist conditions have been met to the satisfaction of the Town Building Inspector.
9. Chapter 17.08.200.B.8 states that the Town Council may establish such additional conditions as may be deemed necessary to ensure land use compatibility and to minimize potential impacts on nearby use compatibility and to minimize potential impacts on nearby uses. These include but are not limited to time and frequency of operation, temporary arrangements for parking and traffic circulation, requirements for screening or enclosure, and guarantees for site restoration and cleanup following temporary use. The Town Council, at the conclusion of the public hearing on 2 May 2006 could place conditions on the issuance of the permit. A preliminary list of issues are as follows:
 - a. Customer vehicle parking, on and off-site
 - b. Structural safety of bleachers and customer seating
 - c. Structural and fire safety of the barn for public events
 - d. Sanitation, human waste management
 - e. Garbage and litter management
 - f. Potable water availability
 - g. Police protection and traffic control
 - h. Standby fire protection and medical emergency services
 - i. Advertising and directional signage
 - j. Noise control (stay within limits established in Chapter 17.08.50)
 - k. Potential permits for ground alteration and stormwater management
 - l. Pierce County Health Department requirements and permits
 - m. Licenses, including liquor license
 - n. Light and glare management
 - o. Provisions for motor fuels storage and handling

- p. Hazardous materials spill prevention measures
- q. Measures for Town of South Prairie wellhead area protection

10. Chapter 17.08.200.C.1 states that the Town Council may authorize a temporary use after determining that the temporary use will not impair the normal, safe and effective operation of a permanent use on the same site.

11. Chapter 17.08.200.C states that the Town Council may authorize the temporary uses described in Chapter 17.08.200.A after consultation and coordination with all other applicable Town departments and other agencies and only when the following determinations can be made:

- a. Chapter 17.08.200.C.2 states that the Town Council may authorize a temporary use after determining that the temporary use will be compatible with uses in the general vicinity and on adjacent properties.
- b. Chapter 17.08.200.C.3 states that the Town Council may authorize a temporary use after determining that the temporary use will not impact public health, safety or convenience, or create traffic hazards or congestion, or otherwise interrupt or interfere with the normal conduct of uses and activities in the vicinity.
- c. Chapter 17.08.200.C.5 states that the Town Council may authorize a temporary use after determining that the temporary use shall comply with all applicable standards of the Pierce County Health Department.

Conclusions

The current application for a temporary use permit fails to address a number of issues identified in Chapter 17.08.200. Specifically, the application fails to address issues identified in Subsection 9 on page 3 of this memo. The failure to address the identified issues leave the Town Council no other option but to deny the application. However, the applicant should be given an opportunity to supplement his application before determination is made by the Town Council to approve, approve with conditions or deny the application.

Recommendation

If the Town Council of South Prairie were to make a decision today (2 May 2006) on the temporary use permit application by Brado Campbell, the decision should be to deny the application.

Alternative Recommendation

Continue the public hearing to a date to be determined by the Town Council. Allow the applicant time to respond to all issues identified in this memo and file his response with the Town one week in advance of the continued public hearing. The applicant is obligated to mail each party of record a copy of his response no later than one week in advance of the continued public hearing. A party of record means all persons who signed the attendance roster at the 2 May 2006 public hearing and all persons who mailed faxed or e-mailed comments on the temporary use application now before the Town Council.

CC: Marla Nevill, Town Clerk/Treasurer
Michael Reynolds, Town Attorney

EXHIBIT "B"
5/2/06