

CONDITIONAL USE PERMIT / PLAT ALTERATION APPLICATIONS:

SPANAWAY TRANSIT CENTER

APPLICATION NUMBERS: 950094 AND 950092

Tony Kantas
Pierce County Planning & Public Works



Project Proposal

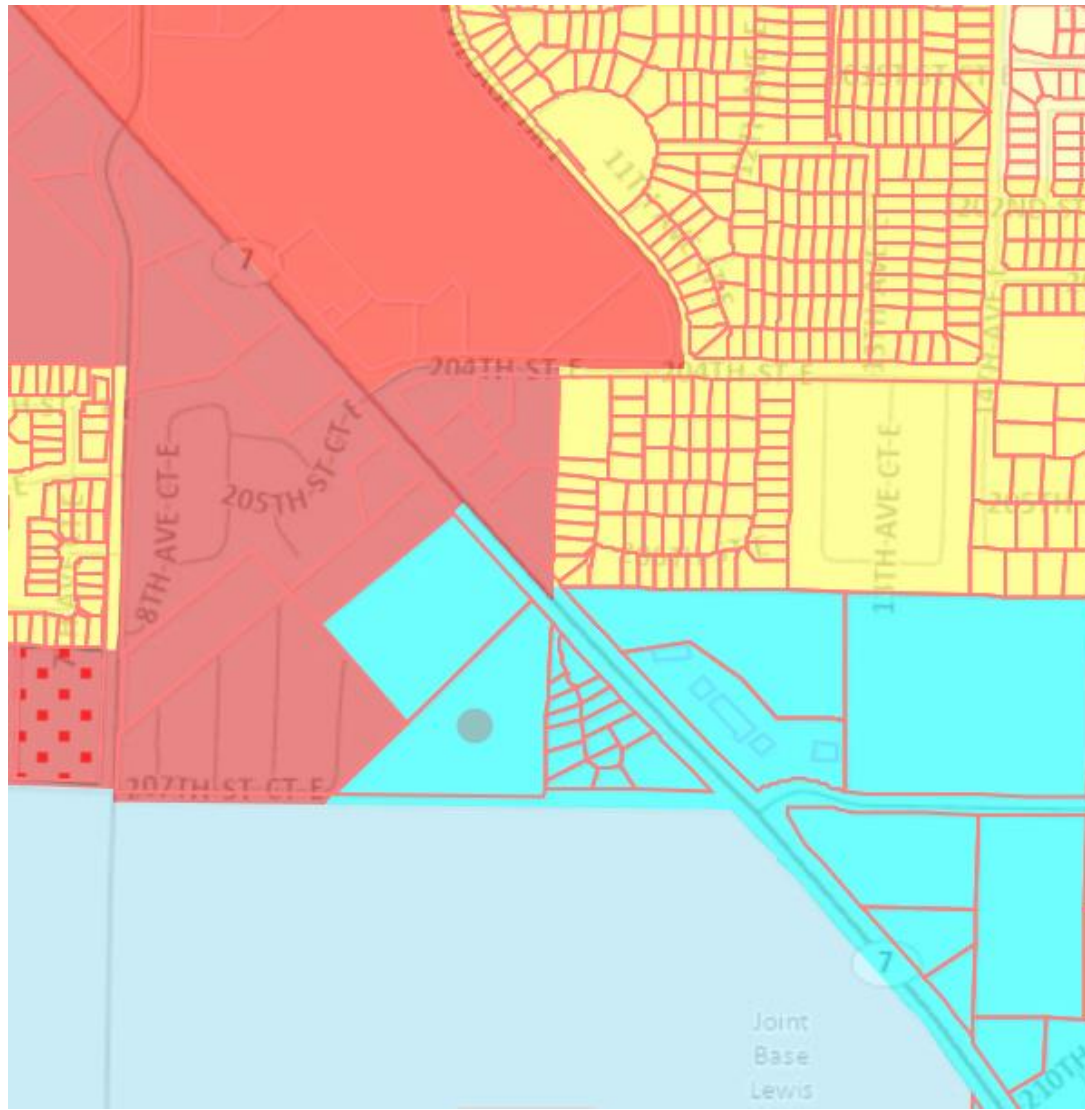
Conditional Use Permit approval to construct a Transit Center. The Transit Center will serve the Pierce Transit bus routes including future bus rapid transit and provide limited on-site vehicle parking, bicycle parking, kiss and ride access, and an operator comfort station.

The applicant also requests Plat Alteration approval to consolidate 15 of the 16 lots within the Plat of Miller's Court (Recording No. 1628301) into two lots. The plat was recorded on June 25, 1952. The alternation is needed as a result to the Transit Center spanning several undeveloped lots within the plat. The Transit Center site plan reflects the intended ultimate configuration of the two lots, one of which will serve as the site for the proposed Transit Center.

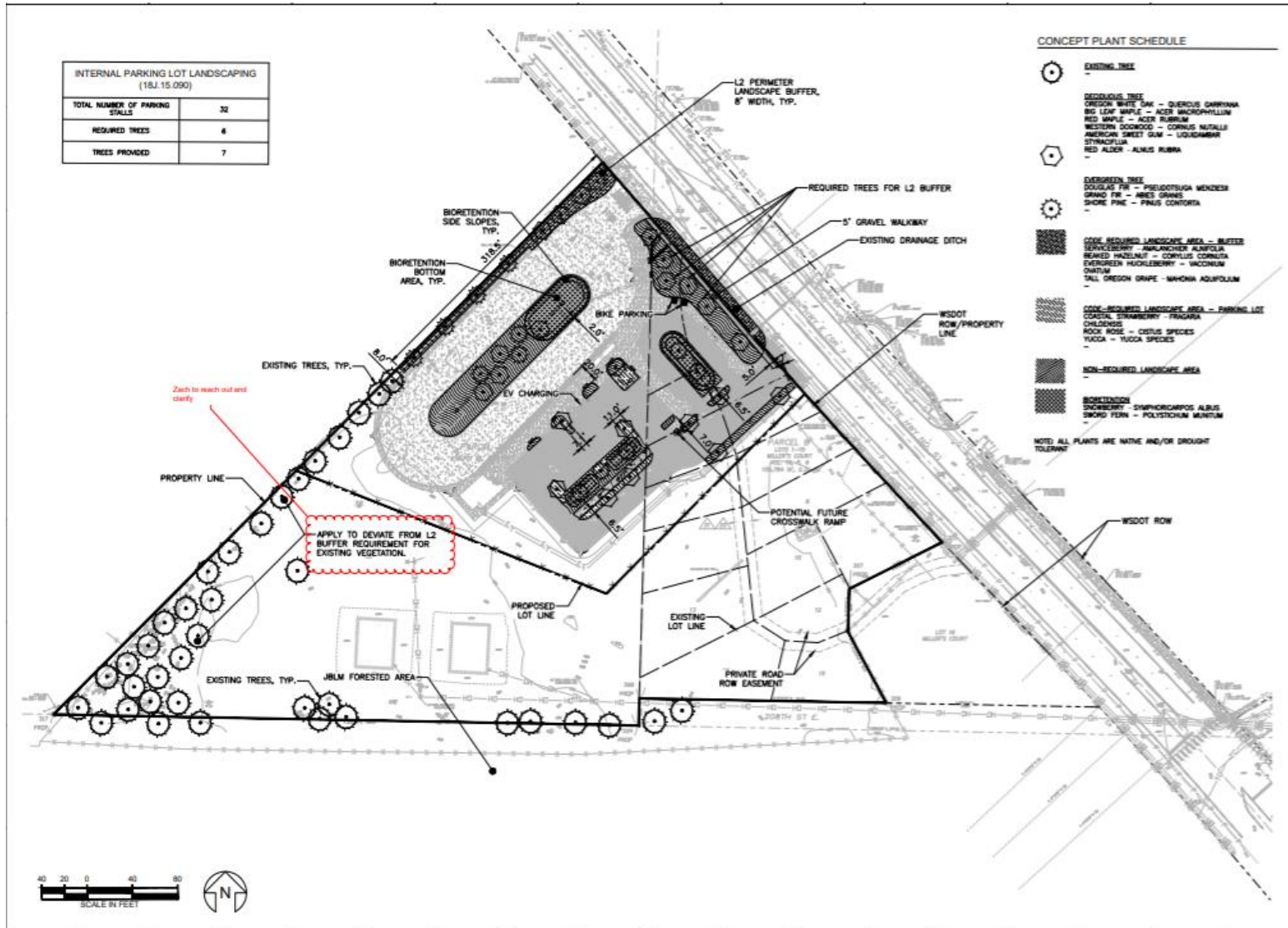
Vicinity Map



Zoning Map



Landscape Plan



Aerial



Governing Regulations

The proposed Conditional Use Permit and Plat Alteration are being reviewed for conformance with the following goals, policies and requirements in effect on the December 14, 2020 complete application date of this proposal:

- Title 19A Comprehensive Plan - January 1, 1995, as amended
- Title 17A Construction and Infrastructure Regulations – Site Development and Stormwater Drainage
- Title 17B Construction and Infrastructure Regulations – Road and Bridge Design and Construction Standards
- Title 18 Development Regulations - General Provisions
- Title 18A Development Regulations – Zoning
- Title 18D Development Regulations - Environmental
- Title 18E Development Regulations - Critical Areas
- Title 18F Development Regulations - Land Division and Boundary Changes
- Title 18H Development Regulations - Forest Practices
- Title 18J Design Standards and Guidelines

Conditional Use Findings



1. **Required Findings.** The Examiner may use Design Standards and other elements in this Code to modify the proposal. A Conditional Use Permit may be approved only if all of the following findings can be made regarding the proposal and are supported by the record:

- a. That the granting of the proposed Conditional Use Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) adversely affect the established character and planned character of the surrounding vicinity; nor
 - (3) be injurious to the uses, planned uses, property, or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located.
- b. That the granting of the proposed Conditional Use Permit is consistent and compatible with the intent of the goals, objectives and policies of the County's Comprehensive Plan, appropriate Community Plan (provided that, in the event of conflict with the Comprehensive Plan, the Comprehensive Plan prevails), and any implementing regulation.
- c. That all conditions necessary to lessen any impacts of the proposed use are conditions that can be monitored and enforced.
- d. That the proposed use will not introduce hazardous conditions at the site that cannot be mitigated to protect adjacent properties, the vicinity, and the public health, safety, and welfare of the community from such hazard.
- e. That the conditional use will be supported by, and not adversely affect, adequate public facilities and services; or that conditions can be imposed to lessen any adverse impacts on such facilities and services.
- f. That the Level of Service standards for public facilities and services are met in accordance with concurrency management requirements.



QUESTIONS OR CONCERNS?

Tony Kantas

tony.kantas@co.pierce.wa.us (253) 798-2789