



REQUIRED FINDINGS PUBLIC FACILITIES PERMIT

ADDRESS EACH CRITERIA AND SUBMIT WITH THE MASTER APPLICATION

The Examiner shall review Public Facility Permit applications in accordance with the provisions of Section [18A.75.060](#) of the Pierce County Code and may approve, approve with conditions, modify, modify with conditions, or deny the Public Facility Permit. The Examiner may reduce or modify bulk requirements, off-street parking and loading requirements, and public facility design standards as a condition of granting the Public Facility Permit.

The applicant has the burden of proving that the proposed public facility meets all the criteria in Section 18A.75.060 B.1., Required Findings. A Public Facility Permit may be approved by the Examiner 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 Public Facilities Permit will not:
 - (1) be detrimental to the public health, safety, and general welfare;
 - (2) be injurious to the property or improvements adjacent to, and in the vicinity of, the site upon which the proposed use is to be located; nor
 - (3) adversely affect the established character of the surrounding vicinity.
- b. 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.
- c. That the granting of the proposed Public Facilities Permit is consistent and compatible with the intent of the goals, objectives, and policies of the Comprehensive Plan; appropriate Community Plan; comprehensive general or utility plans for sewage, stormwater, water, solid waste, parks and recreation, transportation, or other facility plans; Capital Facilities Plan or capital improvement programs; and any implementing regulations.
- d. That the facility site and environmental designs:
 - (1) meet local and state siting criteria and design requirements adopted as standard mitigations and as administered by local and state agencies; and

- (2) have been reviewed and commented upon by local and state agencies responsible for issuing permits.
- e. That all conditions to mitigate the site specific impacts of the proposed use which were identified through SEPA review can be monitored and enforced.
- f. That all yards, open spaces, landscaping, walls and fences, and other buffering features are properly provided to mitigate the impacts of the facility to make it compatible with the character of the surrounding area.
- g. That the proposed public facility 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.