

# Mid-County

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## Community Plan Background

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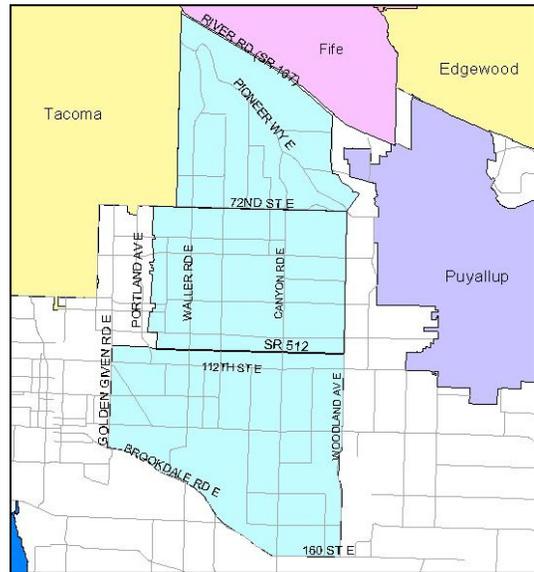
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# Chapter 1: INTRODUCTION

## GENERAL DESCRIPTION OF THE PLAN AREA

Central Pierce County has experienced a significant amount of growth during the past several decades. Some of this growth has been at the expense of the Mid-County area’s rural atmosphere.

The Mid-County Community Plan area is located in central Pierce County at the fringe of the County’s urban growth area limits. The plan area is bordered by the City of Tacoma and the communities of Midland and Parkland to the west, the City of Puyallup and South Hill to the east, the City of Fife to the north and Frederickson to the south. The northern boundary of the plan area is State Route 167 (River Road) and Brookdale Road East/160th Street East represents the southern boundary. The western boundary shifts between the City of Tacoma boundaries, 20th Avenue East, and Golden Given. Woodland Avenue and 66th Avenue East represent the eastern boundary. The intersection of 96th Street East and Canyon Road East is roughly the geographic center of the plan area.



The plan area is approximately 23 square miles in size and encompasses almost 14,652 acres of urban, rural, and natural resource lands. Many small, distinct communities are located within the plan area including Summit-Waller, North Clover Creek Collins, and Summit View. Some plan area residents associate themselves with other neighboring communities such as Midland and South Hill. Major north/south transportation routes within and adjacent to the plan area include Mountain Highway, State Route 161 (Meridian), and Canyon Road East which bisects the center of the plan area. The main east/west access routes through the plan area are SR-167, 72nd Street East, SR-512, and 112th Street East.

While a small portion of the eastern plan area is located within the County’s Urban Growth Area boundaries, the majority of the plan area is rural in character with agricultural activities, hobby farms, and low density rural residential housing. There are many unique environmental features within the plan area including a system of rivers and creeks, all of which support a variety of wildlife species.

## GROWTH TRENDS, POPULATION AND DEMOGRAPHICS

### GROWTH TRENDS

During the years between 1990 and 2000, the Mid-County plan area had a similar percentage of population growth compared to Pierce County as a whole, but less growth compared to surrounding communities. The following is an example of the comparative growth (expressed in percent) from 1990 to 2000 between the plan area and other areas:

Mid County - 18%

Pierce County (incorporated and unincorporated) - 20%

South Hill - 44%

Frederickson - 52%

Graham - 58%

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## CURRENT POPULATION

The year 2000 population within the plan area was estimated at 23,117 people. Of the total plan area population, it is estimated that 4,269 of those people reside inside the Comprehensive Urban Growth Area (CUGA) boundary while the remaining 18,848 residents live in either designated rural or natural resource areas. The year 2022 population estimates indicate that the population is expected to increase to 25,639 people. From this total estimate, 5,840 of those people will reside inside the CUGA boundary while the remaining 19,799 residents will live in either designated rural or resource areas.

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## DEMOGRAPHICS

Demographics for the plan area were compiled from information contained within the year 2000 U.S. Census survey. The following census block groups contain the plan area and were used to derive the demographic information; 710.001, 710.002, 710.003, 710.004, 710.005, 710.006, 711.001, 711.002, 712.051, 712.052, 712.062, 712.063, 713.051, 713.052, 713.061, 713.062, 713.063, 713.073, 713.081, and 713.082.

The population within the plan area is generally older than Pierce County's average. The median age for this plan area is approximately 38, while that for the County as a whole is approximately 35. The median household size for the plan area closely reflects that of the County, being 2.5 members in Mid-County and 2.62 in the County as a whole.

## HISTORY OF MID-COUNTY

### EARLY HISTORY

Native Americans lived in the Mid-County area for thousands of years before Europeans started to arrive in the 1830s. The local tribe which inhabited and utilized the Puyallup River area was the Puyallup Tribe of Indians, who hold reservation lands in this area today. Tribal villages were established throughout the Puyallup River watershed and beyond. Hunting, fishing and gathering were their traditional food provision methods.

The Puyallup River valley area was one of the first areas in Pierce County settled by Euro-American emigrants who came west through an overland route such as the Oregon Trail in the 1850s. In 1853, the Mid-County area became part of the Washington Territory, and in 1889, part of the newly-formed State of Washington.

In 1850, the U.S. Congress passed the Donation Land Act that granted 320 acres to single adult male citizens or 640 acres to married couples settling the area. Portions of E. Meeker and C. Downey Donation Land Claims granted under this Act are located in the Mid-County community planning area.

Some of the segments in the present day arterials in the Mid-County community were dedicated to the local government for use as roads by local property owners and were named after the persons dedicating them or well-known families in the area. Some of these road names go back to the latter part of the nineteenth century. The following past road names are examples:

- A. S. Wilkens Road (a segment of 72nd Street East)
- Moeller-Mahon Road (a segment of 96th Street East)
- Knapp Moore Road (a segment of 104th Street East)
- Geo. A. Cooper Road (a segment of 128th Street East)
- Widerhold-Headley Road (a segment of Brookdale Road)
- Jordan-Chesney Road (a segment of Waller Road)
- Malcom McLarty Road (a segment of Canyon Road)
- Tacoma-Puyallup Road (Pioneer Way)
- Collins Road (a segment of 128th Street East)
- Moeller-Mahon Road (a segment of Vickery Avenue)
- Byrd's Mill-Puyallup Road Revision (a segment of 84th Street East)
- Wilt-Hegele Road Extension (a segment of 112th Street East)
- Central Road (Bingham Avenue)

## DEVELOPMENT OF THE COMMUNITY

Early settlers from the latter part of the nineteenth century were engaged in logging and agriculture, and fished in local waters. Crops cultivated in area farms included hops (in early period), and later, berries, bulbs, vegetables, hay, and grain, such as barley and oats. Later, raising cattle, dairy cows, goats, sheep and chickens became more common on local farms. Railroad lines that passed through the Summit area in the last decades of nineteenth century helped transport logs and farm produce from the area and bring supplies to the area.

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## SCHOOLS

Schools were a source of pride for the early Mid-County community. The Midland School District was formed in 1880. Its first two-story school was built in the 1890s. In 1904, the Harvard School District consolidated with Midland School to become Midland School District No. 304.

Summit School, serving grades 1 through 4, was built in 1908 as a one-room school. In 1911, a second room was added to the Summit School and it was renamed the Central Avenue School. In 1927, after a fire destroyed the building in 1925, a much larger brick building was built to house only the elementary school children at 4505 104th Street East. Additions to the Central Avenue School were built in the 1940s and 1955. The Central Avenue School building still exists today at the same location.

Collins School, originally built in 1908 as a one-room school, added a second room in 1910 and a third room in 1919.

The Franklin Pierce School District No. 402 was created by voter approval in 1947, consolidating the Midland, Collins, and Central Avenue schools, in addition to the Parkland school.

In the early 1910s the local community organized another new School District No.123. The one-room Woodrow School, named after President Woodrow Wilson, was constructed mostly through local community donation of labor and materials. It was expanded to a two-room school in 1918. A special school levy was passed to fund the construction of a modern building in the middle of the 1930s. A new three-classroom brick building was completed around 1936. At this time, Woodrow School was renamed Waller Road School. In 1953, three more classrooms were added. Further additions were made, including three classrooms and a play court on the north end of the building, seven classrooms, an office area and a multi-purpose room on the south end of the building added in 1960. In 1985, additional remodeling was accomplished to modernize the facility.

A large shed on property owned by Ed Eichorn served as a temporary school building while the first one-room Woodrow School building was being constructed in 1913. Later, when the Eichorn property was sold, the shed which served as a temporary school building was moved to the Waller Road Grange. The Waller Road Grange decided to renovate it as a special Pierce County bicentennial project. A group of volunteers furnished the building with authentic historic furnishings from the 1910s. During the local grange-related festivities, the first school building serves as a museum and community historic resource and is open to the public.

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## AGRICULTURE, INFRASTRUCTURE AND COMMERCE

Collins and Waller Granges were two early granges organized in the community in the 1920s. They were organized to promote the area farmers' interest as a political entity and to provide educational and social opportunities for the local community. The granges still operate and remain two of the oldest granges in Pierce County.

Businesses established in the early decades of the twentieth century included Kimberg's feed and grain store (which later added a gas pump), Sundell's barbershop, confectionary store and pool hall, and Billy Bent's Woodland Grocery. Kimberg's store became Summit Trading

Company in 1919 when purchased by Elmer and Oscar Carlson and moved to its present location at 10409 Canyon Road East in 1930. The store is still in family ownership.

Large dairy farms, poultry processing plants, and natural resource-based operations have located in the Mid-County area at different times. Faith Dairy operated a dairy farm in the 1960s and 1970s. Pederson Farm processed poultry starting in the 1940s and continued into the 1990s. Fors (Chicken) Hatchery also operated for a few decades. Gravel mining and construction-related industries such as Tucci's and Sawyer's gravel pit operated for many years. Some of these establishments have evolved to adjust to the changing markets and economic circumstances over time.

In 1925, a private water utility company was organized and shares were sold to individuals and businesses. The company brought domestic potable water to individual properties through wooden pipes. Starting in the late 1910s, telephone service became available to the area. By the mid-1920s, approximately 15 families around Waller Road had telephone service. Puget Sound Interurban Electric Railway which ran between Tacoma and Seattle reached the Puyallup area in December 1908 through the new "Short Line" that connected Tacoma with Puyallup. The line went south past the Puyallup fairgrounds, then west up the hill, through Summit, Midland, and Woodland (along present-day 104th Street East). Then it connected with the Spanaway line at Parkland. The electric railway stopped operating in 1928 because of decreased demand as more roads were paved for travel by automobile.

In 1926, Waller Road was paved in concrete making it more convenient for automobile travel. In 1928, Puget Power brought electricity to the Mid-County area. In 1930, the first Waller Road bus line was started by Charles Reed. The bus service took people from the community to Tacoma. The line later expanded to include service to Summit and Vickery. The demand for bus service declined as more people drove their own automobiles, and caused the local bus service to stop operating for a while. In 1947, the private bus service resumed.

Pierce County Fire District No. 9 (Woodland-Collins) was formed in April 1948, by the Summit-Woodland-Collins area residents. Through a special levy passed by area voters, the Fire District purchased a fire truck and equipment and housed them in a temporary structure. The first fire station was built at 11325 Canyon Road in 1950. Soon thereafter, Fire District No. 9 expanded from one station to three, from ten volunteers to forty volunteers, from one fire truck to twelve, adding ten paid personnel, and extending the fire protection coverage to thirty eight square mile area by late 1970s. In the early 1990s District 9 merged with District 4 (Midland), District 6 (Parkland), and District 7 (Spanaway) to form Central Pierce Fire and Rescue (CPFR). CPFR is now the County's largest fire district.

## GROWTH AND DEVELOPMENT IN THE LATE TWENTIETH CENTURY

The farms, orchards, and ranches of earlier decades gradually declined and became less active as family-owned and -operated industries and businesses. By the 1960s and continuing in the 1970s, the Mid-County area was becoming increasingly divided into smaller residential parcels of land.

Many existing Mid-County property owners enjoy the area’s agricultural heritage and rural lifestyle. A number of property owners operate ranches and other agricultural enterprises on a hobby basis and support the protection of the rural heritage, rural lifestyle, and land use pattern.

The 40-acre land surrounding the Swan Creek was established as a regional-level Pierce County park land in 1967. In 1994, 160 acres of open space was established as Orangegate Park, a regional-level Pierce County park. Protection and conservation of major water and land resources such as Swan, Squally, and Clear Creeks and the Orangegate Park has become an important community-wide issue in recent decades.

## HISTORY SOURCES

- *Woodrow School 1913-1976, The Heart of Waller Road.* By Beverly Ann Marshall.
- *Pioneering the Washington Territory.* By Weldon W. Rau.
- *A History of Pierce County, Washington, Vol. 1.* By The Heritage League of Pierce County.
- *What's Cookin'?* By Pierce County Fire District No. 9, Ladies’ Auxiliary Cook Book 1978.
- *Fifty Years - Franklin Pierce School District, 1949-1999.* By Franklin-Pierce School District 50th Anniversary District Celebration Committee, 1999.
- *To Tacoma by Trolley, The Puget Sound Electric Railway.* By Warren W. Wing, 1995.
- *County Roads Records*
- *Art Martinson*, retired History professor, PLU
- *Janet Baccus*, former president of Heritage League of Pierce County and community historian

## PLANNING HISTORY

### COUNTY PLANNING

#### 1962 PIERCE COUNTY COMPREHENSIVE PLAN AND ZONING

The first Pierce County Comprehensive Land Use Plan and the Pierce County Zoning Code were adopted in 1962. Zoning districts were established that dictated the appropriate location for commercial business and residential homes. However, the Plan did not offer much protection from incompatible uses and did not recognize the unique individuality of communities.

#### 1980 PARKLAND-SPANAWAY COMPREHENSIVE [COMMUNITY] PLAN

The Parkland-Spanaway Comprehensive [Community] Plan was adopted by Pierce County in 1980. In addition to the Parkland and Spanaway communities, the plan also included the Midland and North Clover Creek Collins communities and the northwestern portion of Frederickson. In 1983, the Midland area was removed from the control of the 1980 plan and reverted to the control of the 1962 Pierce County Comprehensive Plan. The 1980 Parkland-Spanaway-Comprehensive [Community] Plan remained in effect as a component of the new Comprehensive Plan, but many aspects of the 1980 plan were not consistent with the new

County Comprehensive Plan and consequently were superseded by the new Countywide plan and implementing Development Regulations-Zoning that became effective in July 1995.

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#### 1988 SUMMIT-WALLER COMMUNITY PLAN

The Summit-Waller Community Plan was adopted by Pierce County in 1989, under Ordinance Number 88-209. The plan area consisted of the northern portion of the Mid-County plan area, extending from Pioneer Avenue to State Route 512. This plan is a subarea plan of the larger 1962 Pierce County Comprehensive Plan. Like other subarea plans implemented before the new 1994 Pierce County Comprehensive Plan, the Summit-Waller Community Plan remained in effect; however it was inconsistent with many Countywide planning policies.

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#### 1994 PIERCE COUNTY COMPREHENSIVE PLAN

The Growth Management Act (GMA) was passed by the Washington State Legislature in 1990. It required Pierce County to update its existing Comprehensive Plan and Development Regulations. The GMA required Pierce County to develop and adopt a comprehensive plan which would control residential, commercial, and industrial growth.

In 1991, Interim Growth Management Policies were adopted as a transition between the 1962 Comprehensive Plan and the new plan required under the Growth Management Act. In 1992, the Pierce County County-Wide Planning Policies were adopted. The policies provided the framework and process by which Pierce County and the cities and towns within the County would establish urban growth areas, provide infrastructure and services, and preserve agricultural and natural resource lands.

In 1994, per the requirements of the Washington State Growth Management Act, Pierce County adopted a new Comprehensive Plan. The Pierce County Comprehensive Plan replaced the 1962 Pierce County Comprehensive Plan in its entirety. The plan established population projections, urban growth areas, and rural areas. The new County-wide plan became effective January 1995, with its implementing regulations becoming effective July 1995.

### COMMUNITY PLANNING

Although the Growth Management Act does not require comprehensive plans to provide for community plans, Pierce County Ordinance 90-47s directed County officials to prepare a community plans element of the Comprehensive Plan. The majority of unincorporated County residents live in community plan areas. Community plans must be consistent with the Comprehensive Plan and the GMA.

The community plans element of the Pierce County Comprehensive Plan envisions a local voice in how the Comprehensive Plan and its Development Regulations will be carried out in communities. This element provides the flexibility for communities to refine comprehensive plan land use designations and associated densities and make decisions about specific design standards that should apply in community planning areas. Preserving and building community

character while ensuring an efficient and predictable development approval process is a central theme in community plans.

## SCOPE OF THE COMMUNITY PLAN

### LEGISLATIVE AUTHORITY TO DEVELOP THE PLAN

The Pierce County Comprehensive Plan Community Plans Element provides the authority for the preparation and adoption of community plans. This element requires that new community plan areas be established based on priorities such as public health, safety, or welfare; previous commitments by the County through legislative action to prepare a plan; and evidence of community support. Community plans can be initiated by Land Use Advisory Commissions through submittal of a petition to the Pierce County Executive and County Council that identifies the proposed area and identifies reasons why a community plan is needed or instigated by the Pierce County Executive, County Council, or Planning Commission in order to implement objectives, principles, and standards of the Comprehensive Plan. In 2001 by Resolution R2001-39s, the County Council authorized the initiation of a community plan for the Mid-County area.

In 2002, the County Council adopted Resolution R2002-65s, which required the community planning boards and the Planning and Land Services Department to use the adopted Upper Nisqually Valley, Gig Harbor Peninsula, and Parkland-Spanaway-Midland community plans, and implementing regulations for these plans, as a template for developing future community plans and regulations. Specifically, this Resolution encourages communities to use the existing menu of land use designations and classifications, employ the established use types and levels of use, recommend changes to administrative processes or development regulations that apply at a countywide scale (e.g., nonconforming use provisions and critical area and stormwater regulations), and adopt community plans prior to (at least nine months) the implementing regulations.

Resolution R2002-114 amended Resolution R2001-39s by increasing CPB representation to a total of eighteen members and indicating that all properties currently designated as Rural Separator should maintain that designation through the community planning process.

A community planning board (CPB) was formed in the winter of 2002. The CPB was tasked with the responsibility of developing the community plan. The CPB consisted of 17 members with a variety of backgrounds representing a variety of interests. The first meeting of the community planning board was held in December of 2002.

Ordinance No. 2005-8s2 adjusted the Mid-County Community Plan boundary by adding parcels in the northern portion of the plan area in order to be consistent with provisions of Ordinance 2004-87s.

### PURPOSE AND USE OF THE COMMUNITY PLAN

The Mid-County Community Plan gives the residents, businesses, property owners, and the County a clear, more detailed sense of how the community should develop in the future and what standards could be utilized to control the character of the community. The desired outcomes of the Mid-County Community Plan include:

- Update the Summit/Waller Community Plan;
- Development of a long-range vision for the Mid-County communities;
- Evaluate the vision for the Mid-County communities in light of the Pierce County Comprehensive Plan and make refinements as necessary to ensure consistency between the overall Countywide plan and the community plan; and
- Identify actions necessary to implement the policies of the community plan, including: adopting or revising land use regulations; identifying priorities for use of public funds to develop physical improvements, such as roads, sidewalks, street landscaping, street lights, water-related improvements, and park development; social programs; economic programs, etc.

## COMPONENTS OF THE COMMUNITY PLAN

### VISION STATEMENTS AND POLICIES

The vision statements and all of the policies (goals, objectives, principles, and standards) were developed through citizen input. When applying the policy statements, each should be afforded equal weight and consideration.

### VISIONING PROCESS AND VISION STATEMENTS

Visioning is typically completed through a series of public meetings or workshops structured to allow the community to articulate hopes for the future. Statements, thoughts, and ideas brought forth in the visioning process become the basis for the visions, goals, objectives, and principles of the community plan.

A vision is a statement of hope within the best of circumstances. It is placed on the horizon of the future, provides direction, and is a reflection of who and what the community is and what it wants to become.

Vision statements can be either: 1) broad - painting a picture of what the community should strive to be like, physically and socially; or 2) focused – to express how the concerns, values, and hopes of the community should be reflected in various topics.

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### GOALS

Goals describe a desirable future for the community: identifying who, what, why, and how the broad values and hopes set forth in the vision statement will be accomplished. Goals provide the framework from which objectives, policies (principles and standards), and implementing actions and recommendations will be developed.

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## OBJECTIVES

Objectives are statements which specifically define goal actions.

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## PRINCIPLES AND STANDARDS

Principles set a particular course of action to accomplish objectives. Standards, quantitative or qualitative, are specific benchmarks or targets to be accomplished in the ongoing development of the community.

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## IMPLEMENTING ACTIONS

Implementing actions are refinements and changes to policy documents, regulations, capital facility plans, and statements directing agencies and community groups to revise or develop plans, regulations, programs, and other non-regulatory measures. Implementing actions set forth a direction or mechanism to accomplish vision and policies.

## CONSISTENCY WITH THE PIERCE COUNTY COMPREHENSIVE PLAN

The goals, objectives, principles, and standards in the Mid-County Community Plan are consistent with the provisions in the Pierce County Comprehensive Plan. Although the community plan proposes to change land use designations within the area, the proposed designations are already defined and policy direction is included in the County Comprehensive Plan. No new land use designations will be added to the Comprehensive Plan. The plan does propose rezoning of certain areas to implement the existing land use designations. The rezoning utilizes existing zone classifications contained with the Pierce County Zoning Code. No new zone classifications are proposed.

## PUBLIC INVOLVEMENT

Development of the plan incorporated a variety of public involvement strategies including the formation of the Community Planning Board and committees, open houses, and various surveys. These public involvement techniques ensure that the plan is developed as a representation of the general will and values of the community.

## COMMUNITY PLANNING BOARD

The development of the Mid-County Community Plan could not have been accomplished without the Mid-County Community Planning Board (CPB). The CPB was appointed in the winter of 2002 and consisted of eighteen members representing a variety of interests and geographic locations of the community.

The CPB was charged with the following responsibilities: 1) serving as a sounding board for the community; 2) developing a vision and goals for the community plan area; 3) guiding the

development of policies and map changes that address community concerns while remaining consistent with the Comprehensive Plan; and 4) forwarding a recommended plan to the Pierce County Planning Commission and Pierce County Council.

## COMMITTEES

Resolution R99-103s directed the Frederickson Community Planning Board to hold joint meetings with the Mid-County Community Planning Board (CPB) to discuss issues of joint concern, specifically the Canyon Road corridor. Members of both boards met with the Makers Architecture and Urban Design firm to discuss a consistent design approach for properties south of SR 512 that abut Canyon Road East. The Mid-County CPB incorporated several of the design principles for Canyon Road East that were adopted in the Frederickson Community Plan.

## OPEN HOUSES

The Community Planning Board held its first open house in March 2005. The open house was well attended by the community, with over 130 people attending. The open house provided an overview of the planning process and provided information on the work completed to date by the Community Planning Board.

An open house showcasing the Community Planning Board's final recommendations was held in July of 2005 in conjunction with the Mid-County Advisory Commission's study session for the plan. This open house gave the general public the opportunity to review and comment on the draft plan prior to its transmittal to the Pierce County Planning Commission and Pierce County Council. This open house also provided the Community Planning Board with important community feedback regarding their recommendations. Both open houses were advertised in the Tacoma News Tribune and with a community-wide mailing distributed to 16,776 residences or businesses within and adjacent to the plan area boundaries.

## SURVEY

### 2001 COMMUNITY SURVEY

In December 2001, a survey was distributed throughout the community to solicit input on a variety of issues such as perceived quality of life, adequacy of facilities and services within the plan area, quality of the natural environment, and location and intensity of residential, commercial, and industrial uses.

The survey was conducted between December 2001 and February of 2002. At the time the survey was conducted, it was estimated that the plan area contained 12,989 households. The survey was mailed to every third household totaling 4,329 households located within and adjacent to the community plan area boundaries. It contained 75 questions broken down into different categories: Quality of Life; Natural Environment; Economic Element; Community Character; Transportation; Public Facilities; Public Services; Land Use; and Household Characteristics. At the end of the survey, respondents were given the opportunity to add their

own comments regarding the community or the survey. The results of the survey helped PALS staff and members of the Mid-County Community Planning Board assess community views regarding a variety of issues and were used as an aid in the development of the community plan.

A total of 664 surveys were completed and returned. This equates to a return rate of 6.5%. Statistically, a sufficient number of surveys were returned to obtain an accurate representation of household opinion to within approximately +/- 5 percent.

In regard to quality of life, the survey noted that the areas of greatest concern were traffic, development patterns, local job opportunities, and availability of recreational areas. The areas of least concern were the quality/availability of emergency services and quality of schools.

## **SUMMARY OF THE MID-COUNTY COMMUNITY PLAN**

The Mid-County Community Plan contains policies and implementing actions for five subject areas or elements: Land Use Element, Community Character and Design Element, Natural Environment Element, Economic Element, and the Facilities and Services Element.

### **LAND USE ELEMENT**

The Land Use Element addresses the location and intensity of land uses within the communities. A complete description of land use designations and their implementing zone classifications can be found in this element.

### **COMMUNITY CHARACTER AND DESIGN ELEMENT**

The Community Character and Design Element addresses community character, heritage, and social interaction. This element also contains policies that will guide the design of both commercial and residential development.

### **NATURAL ENVIRONMENT ELEMENT**

The Natural Environment Element includes consideration of the natural resources found in the area. Policies contained in this element define existing resources and guide future development with consideration of on-site environmental constraints.

### **ECONOMIC ELEMENT**

The Economic Element analyzes the economy of the area and considers a myriad of opportunities to diversify the economic base. The element also provides guidance on ways the community can maintain a viable economic environment.

## FACILITIES AND SERVICES ELEMENT

The Facilities and Services Element addresses infrastructures and services needed to support the proposed land use growth and development. Infrastructure includes capital facilities such as roads, trails, sewage disposal, parks, and utility lines. The policies within the community plan identify the capital improvements that are necessary to support the plan (sewers, water, sidewalks, etc.) and discuss potential partnerships and sources for funding opportunities.

## PLAN MONITORING

The Plan Monitoring section provides a framework both for monitoring the various actions undertaken to implement the plan and for offering recommendations to make adjustments to the actions in order to better fulfill each of the visions in the plan. This framework provides a means for measuring the effect of each action, identifies participants and their roles in monitoring the actions, lays out time frames for monitoring, and specifies how the monitoring program should be documented. Information from this program will be used in the next plan update cycle to help identify what changes the community plan may need in order to attain specified goals and meet the visions in the plan.

## IMPLEMENTATION

The plan also contains proposed amendments to the Pierce County Comprehensive Plan and Development Regulations which serve to implement various plan policies. These proposed amendments will become effective upon final plan adoption.

## VISION STATEMENT

The citizens of Summit-Waller, North Clover Creek Collins, and Summit View envision a unique residential community that separates urban densities with rural development and environmentally sensitive areas. A rural atmosphere that accentuates the pastoral character by emphasizing natural characteristics, limited urban amenities, and agrarian activities. A series of commercial areas that are affixed along major traffic corridors that aim to become separate, vibrant commercial centers that meet the daily needs of local residents. An important component to Pierce County's transportation network that not only serves local community needs but also the growth in surrounding communities and regional economic centers.

The communities of Summit-Waller, North Clover Creek Collins, and Summit View strive to:

- Conserve the natural environment and natural processes of the ecosystems present in the community and surrounding areas and address opportunities to restore the natural environment
- Protect and foster the unique rural atmosphere of the community, promote a clear distinction between urban and rural areas, and enhance future and existing residential and commercial developments by focusing on the limited needs of the community and the desire for certain amenities

- Allow small business and limited industry throughout the community, improve existing commercial activity along Canyon Road East and 112th Street East and recognize these roads as vital transportation corridors for economic development, and foster natural resource operations within the community
- Emphasize and preserve the rural area within the community. Associate the intensity of land uses with urban or residential character, surrounding activities, development patterns, and environmental constraints
- To provide public facilities and services and amenities in appropriate areas and acknowledge the capacity of frequently traveled roads and improve road conditions

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## Chapter 2: LAND USE ELEMENT

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### INTRODUCTION

The Land Use Element of the Mid-County Community Plan provides direction regarding the location and intensity of land uses. This element is intended to supplement and further refine the Land Use Element of the Pierce County Comprehensive Plan. Where the community plan provides specific guidance regarding land uses, the policy language of this plan will govern. Where the community plan does not provide specific guidance, the reader is directed to utilize the land use objectives, principles, and standards of the Pierce County Comprehensive Plan.

The Land Use Element addresses the location and intensity of commercial, industrial, residential, and civic land uses. The element contains two main components: visions, objectives, principles, and standards that provide policy direction and guidance; and, regulatory and non-regulatory implementation actions to carry forth the policy direction.

### DESCRIPTION OF CURRENT CONDITIONS

The residents and business owners of Mid-County are proud of the rural character that has defined their community for decades. The character of Mid-County has been threatened by the drastic development that has occurred in adjacent communities in the past 30 years. In the late 1960s, Mid-County and unincorporated neighbors were primarily rural communities containing farms and large tracts of land. In 1972, the construction of State Route 512 was completed, opening the door for development.

In 1995 Pierce County implemented a Comprehensive Plan in accordance with the Washington State Growth Management Act. The Plan directs growth into urban areas where adequate facilities and services exist to serve urban populations. The Comprehensive Plan assigned commercial growth to a portion of 112th Street East and along Canyon Road East, south of SR-512, while the rest of the community was designated for residential or resource uses. The Comprehensive Plan did not address whether certain neighborhoods should or should not have higher densities, if environmental constraints should limit development, or identify unique or significant places in individual communities.

The implementing regulations for the Comprehensive Plan provided for consistent regulations throughout unincorporated Pierce County and failed to recognize individual communities' desires. The regulations included requirements for landscaping and stipulated the allowable range of densities for each zone classification. Revisions were made to the regulations in the late 1990s to include standards for sidewalks, lot size, curbs, and gutters. The Comprehensive Plan did not address signs, architecture, site layout, pedestrian facilities, or lighting. These items were left for communities to decide through a more interactive community plan process.

The following information provides background on the land development patterns and existing land use designations and zoning classifications.

## EXISTING LAND USES

The Pierce County Assessor-Treasurer’s Office classifies how parcels are used for purposes of calculating assessed value for taxation. The Pierce County Planning and Land Services Department routinely uses this information to determine distribution of land uses within specific areas. The Assessor’s information is known to periodically contain errors, but is considered accurate for planning purposes. The Assessor’s information reflects only how land is currently being used and does not reflect zoning.

The following table summarizes the current uses of land within Mid-County based upon Assessor information:

Table 1. EXISTING LAND USES		
Land Uses	Acreage	% of Plan Area
Single-Family	8,107	56%
Multi-Family	276	2%
Group Home/Other	290	2%
Mobile Home	782	5%
<b>TOTAL-RESIDENTIAL</b>	<b>9,455</b>	<b>65%</b>
Commercial/Service	455	3%
Industrial	121	<1%
Education	83	<1%
Public Facilities	107	<1%
Quasi-public facilities	49	<1%
Transportation/Communication/Utility	540	4%
<b>TOTAL-NONRESIDENTIAL</b>	<b>855</b>	<b>8.9%</b>
Open Space/Recreation	302	2%
Resource Lands	951	7%
Vacant Lands	2,490	17%
<b>TOTAL -VACANT/RESOURCE/OPEN SPACE</b>	<b>3,743</b>	<b>26%</b>
Other/Undefined	51	<1%
Roads/R.O.W	48	<1%
<b>TOTAL – OTHER</b>	<b>48</b>	<b>&lt;1%</b>
<b>GRAND TOTAL</b>	<b>14,652</b>	<b>100%</b>

## CURRENT COMPREHENSIVE PLAN DESIGNATIONS AND ZONING CLASSIFICATIONS

The Pierce County Comprehensive Plan establishes seven different land use designations within Mid-County. These land use designations are Moderate Density Single Family (MSF), High Density Residential District (HRD), Mixed Use District (MUD), Community Center (CC), Rural Separator (RSep), Rural Neighborhood Center (RNC), and Agricultural Resource Lands (ARL). These land use designations indicate the type, intensity, and density of land uses authorized by the Comprehensive Plan. Refer to Existing Land Use Designation Map.

The MSF and HRD designations are residential in nature, while the MUD and CC designations are auto-oriented commercial that also allow residential uses. These land use designations are implemented on a parcel specific basis through zoning. The land use designations do not necessarily reflect the current use of land. For example, property used for heavy industrial purposes could be designated MSF, a residential land use designation.

The following table summarizes the land use designations in terms of acreage:

Land Use Designation	Acreage	Percent of Plan Area
Moderate Density Single-Family (MSF)	1,711	12%
Community Center (CC)	215	<2%
High Density Residential District (HRD)	104	<1%
Mixed Use District (MUD)	916	6%
Rural Separator (RSep)	10,896	75%
Rural Neighborhood Center (RNC)	49	<1%
Agricultural Resource Lands (ARL)	746	5%
Other	15	<1%
<b>Total</b>	<b>14,652</b>	<b>100%</b>

Land use designations are shown on the Existing Zoning and Land Use Designations Map following page 22.

### MODERATE DENSITY SINGLE-FAMILY

The Moderate Density Single-Family (MSF) land use designation/zone classification is intended to provide areas for urban single-family and two-family residential development at densities of 4-6 dwelling units per acre. The MSF designation is the predominant designation in Summit View. Approximately 12% of Mid-County (1,711 acres) is designated as MSF.

### COMMUNITY CENTER

The Community Center (CC) designation has as its focus a significant traffic generator around which develops a concentration of other commercial office, services, and some high-density residential development. The commercial activity is drawn from a customer base of more than

one neighborhood. The CC designation includes 215 of land located at the intersection of SR-512 and Canyon Road East. The CC designation accounts for <2% of the community.

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#### HIGH DENSITY RESIDENTIAL DISTRICT

The High Density Residential District (HRD) designation is intended to provide areas of multi-family and high density single-family housing along with limited neighborhood commercial retail and service uses. Allowed residential densities in the HRD range from 6 to 25 dwelling units per acre. There is one area designated HRD located in the vicinity of 112th Street East between Golden Given and Vickery Avenue. This designation accounts for less than 1% of the community and contains approximately 104 acres.

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#### MIXED USE DISTRICT

The Mixed Use District (MUD) designation provides for auto-oriented commercial and land-intensive commercial uses along major arterials, state highways, and major transit routes. Commercial activity in MUDs serves a customer base beyond the surrounding neighborhoods or community and is typically located along a roadway used by residents of more than one community. The MUD designation also allows for multi-family residential uses. The majority of Canyon Road East located south of 116th Street East and an area east of Canyon Road East along 112th Street East is designated as MUD. The MUD designation accounts for approximately 916 acres of land, totaling approximately 5% of the community.

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#### RURAL SEPARATOR

The Rural Separator (RSep) designation allows a density of one dwelling unit per five acres. Density incentives are provided when 50 percent or more of the property is designated as open space. The Rural Separator (RSep) zone classification includes rural lands intended to provide a buffer or separation between urban zone classifications. The RSep designation accounts for approximately 10,896 acres of land, totaling approximately 75% of the community.

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#### RURAL NEIGHBORHOOD CENTER

The Rural Neighborhood Center (RNC) designation serves the everyday needs of local rural residents. The RNC provides limited convenience shopping and services, is limited in size, and retains a scale and intensity that is appropriate for maintaining the rural character. The RNC designation accounts for approximately 49 acres of land, totaling less than 1% of the community.

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#### AGRICULTURAL RESOURCE LANDS

Agricultural Resource Lands (ARL) are distinct from rural lands and include agricultural lands that have been designated as having long-term commercial significance. The Comprehensive Plan identifies criteria and guidance for protection, management, and future development of lands designated Agricultural Resource Lands. The key criterion for defining Agricultural Resource Lands is the presence of the County's most productive agricultural soil types and their

associated production yield. The ARL designation accounts for approximately 746 acres of land, totaling approximately 5% of the community.

## DESCRIPTION OF DESIRED CONDITIONS

One of the most significant issues addressed through the community planning process is land use. How land is utilized within a community directly affects the community's character and the quality of life perceived by its residents. The utilization of land also directly influences many other planning considerations, including but not limited to transportation system planning, provision of water and sewer infrastructure, and protection of the natural environment. In regard to land use, members of the Mid-County Community Planning Board have reviewed the Pierce County Comprehensive Plan in light of the existing conditions present in the plan area. This review has identified a series of modifications that should be made to the Pierce County Comprehensive Plan in order to assure that this plan accurately reflects the needs and desires of the community. These modifications include changes to the land use designations and zoning classifications within the plan area and the adoption of a series of new policies related to land use.

## PROPOSED DESIGNATIONS AND ZONING CLASSIFICATIONS

The community plan retains a wide-range of land use designations that apply within the plan area. Three additional designations are proposed to be applied in the community: High Density Residential, Neighborhood Center and Employment Center. A total of eight land use designations are proposed. The urban designations are: Moderate Density Single Family (MSF), Community Center (CC), Neighborhood Center (NC), High Density Residential District (HRD), and Employment Center (EC). The rural designations are: Rural Separator (RSep), Rural Neighborhood Center (RNC), and Agricultural Resource Lands (ARL).

The range of zoning classifications would be expanded from the current seven zones to eleven zones under the community plan. New zones that would be introduced to the area include Single Family (SF), Residential Resource (RR), Neighborhood Center (NC), Moderate High Density Residential (HRD), and Community Employment (CE). The new zones are proposed in order to more closely manage the location, type, and intensity of land uses that occur within certain areas of the community. The proposed modifications are discussed in detail below:

### HIGH DENSITY RESIDENTIAL DISTRICT

The High Density Residential District (HRD) designation is intended to be composed of multi-family and high density single-family and two-family housing and limited neighborhood retail and service commercial uses.

### PROPOSED ZONING

The High Density Residential District (HRD) plan designation will be implemented by the Moderate High Density Residential (MHR) zone. The MHR zone differs from Pierce County's current HRD zone in that it does not allow for commercial uses. The MHR zone permits high

density single-, two-, and multi-family housing and compatible civic uses. The residential density range for this zone is eight to twenty-five dwelling units per acre. Areas zoned MHR are located primarily to provide transitions between centers, districts, and residential neighborhoods.

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#### MODERATE DENSITY SINGLE-FAMILY DESIGNATION

The community plan retains the Moderate Density Single-Family (MSF) designation as the dominant land use type for the Summit View area. This designation allows for single-family dwellings. Commercial and industrial uses are prohibited. Specific densities are based on physical constraints on the land and the availability of urban services such as sewers. The designation generally allows two to six dwelling units per acre. The land area to which this designation applies would slightly decrease from that what is designated under the Pierce County Comprehensive Plan. Under the Pierce County Comprehensive Plan, 1,711 acres are designated MSF. MSF acreage would slightly increase to 1,743 acres under the community plan.

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#### PROPOSED ZONING

The Moderate Density Single-Family plan designation will be implemented by two zoning classifications: Single Family (SF) and Residential Resource (RR). The Moderate Density Single-Family (MSF) zone is not applied in the Mid-County Plan area.

The first zone used to implement the MSF designation is the Single Family (SF) zone. The zone is intended to provide residential areas that are less dense and more homogenous than those developed under the MSF zone. The primary land use allowed within this classification is moderate density single family and compatible civic uses. Single-family detached housing is the primary housing type that is permitted. Duplexes and other multiple family housing types are prohibited. The SF zone permits a density of four dwelling units per acre. The zone is applied in the less environmentally constrained areas of the urban plan area as a means of reducing impacts to the current natural drainage systems while continuing to allow urban density residential development. Approximately 1,196 acres are proposed to be zoned SF.

The second zone used to implement the MSF designation is the Residential Resource (RR) zone. The zone is intended to provide for lower residential densities, increased open space, and reduced impervious surfaces in the environmentally constrained areas of the urban plan area in order to better protect the high priority resources and their significance for surface water management in the area. The zone classification is the least intensive of Pierce County's urban residential zones, permitting a density of one to three dwelling units per acre. The RR zone is currently used by Pierce County in the adjacent communities of Parkland, Midland, Spanaway, South Hill, and Frederickson to provide higher levels of protection to Clover Creek and other high priority resources in those communities. Approximately 2% (546 acres) of the Mid-County plan area would be zoned RR.

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#### COMMUNITY CENTER

The Community Center (CC) land use designation will continue to apply within the community plan area. The primary role of the Community Center is to provide retail and service opportunities that Mid-County residents are likely to access on a weekly or frequent basis such as grocery stores, restaurants, or banks. Community Centers are intended to be both pedestrian and auto accessible where the pedestrian is clearly comfortable in the center, but the automobile also has a presence. One Community Center is designated at the intersection of SR-512 and Canyon Road East.

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#### PROPOSED ZONING

The Community Center plan designation will continue to be implemented by the Community Center (CC) zone classification. The CC zone is similar to Pierce County's current CC zone classification. Residential densities are 10-22 units per acre. The uses permitted in the zone are generally the same, with a few minor modifications such as no longer allowing contractor yards. The total amount of area zoned CC would be approximately 373 acres, a 1% increase over that which is zoned CC under the Comprehensive Plan. The increase would be the result of rezoning parcels along Portland Avenue near 112<sup>th</sup> Street East to CC and areas in immediate vicinity of the current CC along 112<sup>th</sup> Street East.

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#### NEIGHBORHOOD CENTER

The primary role of the Neighborhood Center designation is to provide local residents daily goods or frequently needed services without having to travel to large commercial areas on SR-7/Pacific Avenue and SR-161/Meridian Avenue. The Neighborhood Center zone classification is a concentrated mix of small-scale retail and service commercial and offices that serve the daily needs of residents within the immediate neighborhood.

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#### PROPOSED ZONING

The Neighborhood Center (NC) designation will be implemented by one zone classification: Neighborhood Center (NC). The proposed Neighborhood Center zone classifications are located along Canyon Road East at the intersections of 128th Street East, 144th Street East, and 160th Street East and along 112th Street East at the intersections of Waller Road, Vickery Avenue and Bingham Avenue.

The uses permitted in the NC zone classification are oriented to small-scale retail sales or services and a wide range of civic uses. Uses such as daycare centers, small grocery stores, doctor or dentist offices, and espresso sales would be allowed within the zone.

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#### EMPLOYMENT CENTER

The Employment Center (EC) designation is currently not applied within the Mid-County plan area. The EC designation provides land for industrial, manufacturing, and office jobs. Uses in the EC range from land intensive, heavy industrial to light manufacturing, assembly, wholesale activities, and corporate office and office park development. Commercial uses subordinate to

and supportive of employment uses are also permitted. The community plan would apply the EC designation to approximately 821 acres within the plan area.

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#### PROPOSED ZONING

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The EC designation would be implemented through the Community Employment (CE) zone, a light industrial zone. The CE zone differs from the EC zone in that certain heavy industrial uses, such as basic manufacturing and hazardous materials storage and processing are not permitted. The CE zone serves to provide for additional land area for the Frederickson Employment Center, an area south of the plan area, and utilize the access to SR 512 from 112<sup>th</sup> Street East. Commercial retail and service uses would be limited. The CE zone would be applied in several areas currently zoned MUD: areas along 112th Street East and portions of Canyon Road East (south of 118<sup>th</sup> Street East). The total acreage of CE zoned land would be approximately 821 acres.

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#### RURAL SEPARATOR

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The community plan retains the Rural Separator (RSep) designation as the dominant land use type for the Mid-County plan area. This designation is the same as the general Pierce County designation and allows for single-family or two-family dwellings, resource uses and limited civic uses. Multi-family housing, commercial and industrial uses are prohibited. The designation allows for one dwelling unit per five acres. The land area to which this designation applies would slightly decrease from that what is designated under the Pierce County Comprehensive Plan. Under the Pierce County Comprehensive Plan, 10,896 acres are designated RSep. RSep acreage would be decreased to 10,696 acres under the community plan.

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#### PROPOSED ZONING

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The Rural Separator plan designation will be implemented by one zoning classification: Rural Separator (RSep). The RSep zone that is proposed by the community plan is generally the same as Pierce County's current RSep zone classification. The primary land use allowed is rural housing, compatible civic and resource uses. The minimum density for the zone (one dwelling unit per five acres) and the maximum density for the zone (two units per five acres) remain unchanged. The total amount of area zoned RSep would decrease by 211 acres. The decrease would be the result of rezoning parcels along 112th Street East (between 44th Avenue East and 50th Avenue East) from RSep to either SF, NC or CE; the creation of Rural Neighborhood Centers (RNC) at the intersection of 96th Street East and Canyon Road and 72nd Street East and Canyon Road; and an RNC expansion at 72nd Street East and Waller Road.

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#### RURAL NEIGHBORHOOD CENTER

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The Rural Neighborhood Center plan designation will be implemented by one zoning classification: Rural Neighborhood Center (RNC). The RNC includes areas which have established commercial uses that provide limited convenience shopping and services that meet the daily needs of the surrounding rural area.

## PROPOSED ZONING

The RNC zone that is proposed by the community plan is generally the same as Pierce County's current RNC zone classification. The total amount of area zoned RNC would be approximately 2 acres less than that which is zoned RNC under the Comprehensive Plan. The increase would be the result of expanding the RNC at 72nd Street East and Waller Road, applying new RNCs at the intersections of 72nd Street East and Canyon Road East and 96th Street East and Canyon Road East. A decrease in acreage would occur at the RNC located at 84th Street East and Canyon Road due to the rezoning of parcels from RNC to RSep to acknowledge the current residential uses and publicly owned parcels not intended for commercial uses.

## AGRICULTURAL RESOURCE LANDS

The Agricultural Resource Lands designation is implemented by the Agricultural Resource Lands (ARL) zoning classification. Agricultural Resource Lands includes land in the plan area that is primarily devoted to the commercial production of agricultural products and is applied to parcels outside of the urban growth area that meet Comprehensive Plan criteria related to soil and other conditions.

## PROPOSED ZONING

The ARL zone that is proposed by the plan is generally the same as Pierce County's current ARL zone classification. The total amount of area zoned ARL would be approximately 11 acres less than that which is zoned ARL under the Comprehensive Plan. The decrease would be the result of rezoning one parcel along River Road from ARL to RSep to acknowledge the current soil conditions that are not suitable for agricultural production.

The following tables and maps illustrate the changes in land use designations and zone classifications contained within the community plan.

Land Use Designation	Approximate Acreage	Percent of Plan Area
Moderate Density Single Family (MSF)	1,743	12%
Community Center (CC)	339	2%
Neighborhood Center (NC)	236	2%
Employment Center (EC)	821	5%
Rural Separator (RSep)	10,696	73%
Rural Neighborhood Center (RNC)	48	<1%
Agricultural Resource Lands (ARL)	735	5%
High Density Residential (HRD)	34	<1%
<b>TOTAL</b>	<b>14,652</b>	<b>100.0%</b>

**Table 4. PROPOSED LAND USE DESIGNATION AND ZONE CLASSIFICATIONS**

Designation	Zone Classification	Approximate Acreage
Moderate Density Single Family (MSF)	Single Family (SF)	1,196
	Residential Resource (RR)	546
Community Center (CC)	Community Center (CC)	373
Neighborhood Center (NC)	Neighborhood Center (NC)	236
Employment Center (EC)	Community Employment (CE)	787
Rural Separator (RSep)	Rural Separator (RSep)	10,696
Rural Neighborhood Center (RNC)	Rural Neighborhood Center (RNC)	48
Agricultural Resource Lands (ARL)	Agricultural Resource Lands (ARL)	735
High Density Residential (HRD)	Moderate Density Residential	34
<b>TOTAL</b>		<b>14,652</b>

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

1. Amend Title 18A-Zoning, Title 18B-Signs, and Title 18J-Design Standards and Guidelines according to Land Use policies. (PALS)
2. Ensure the integrity of the Rural Separator (RSep) through: (PALS)
  - Land use designations, zoning, and development regulations;
  - Providing a transition between urban land and rural areas; and
  - Creating standards to promote compatibility with surrounding uses.
  - Prohibit urban uses and urban levels of service.
3. Consider amending Title 18A-Zoning to increase the maximum square footage of accessory dwelling units in the rural area to 1,300 square feet. (PALS)

### MID-TERM ACTIONS

1. Pursue opportunities for incentive programs that will stimulate revitalization and redevelopment projects that improve community aesthetics and services. (PALS)

#### LONG TERM ACTIONS

1. Complete a monitoring report to evaluate growth trends to determine if planned densities are being achieved. (PALS)
2. Complete a monitoring report to evaluate the effectiveness of regulations and incentives. (PALS)

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## Chapter 3: COMMUNITY CHARACTER AND DESIGN ELEMENT

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### INTRODUCTION

Community design deals with the physical elements that compose the character of our community: the streets, parks, buildings, open space, and neighborhoods all determine the way our community looks and feels. It is a blending of land use planning, architecture, landscape architecture, and environmental protection. Community design considers the way in which buildings, streets, public places, natural features, and other development relate to each other and the people who use them. Through community design, improvements such as street construction, park development, commercial, industrial, residential and civic development can be effectively coordinated with each other to promote a community image.

The Community Character and Design Element is a new addition to the set of documents comprising the Pierce County Comprehensive Plan. The element is an integral part of the entire growth management planning process for the Mid-County plan area. Design directly affects land use patterns, transportation planning, community and neighborhood livability, and overall quality of life. The design direction found in the community plan is intended to reinforce the aesthetic character that the community wants to retain and build upon. This element provides policies for site and building design which will enhance the image the community would like to portray to its own residents and visitors.

The Community Character and Design Element works with the Land Use Element by providing the policy direction for urban and rural design standards and guidelines. The design direction found is also closely linked with, and provides support for, policy direction in the Economic Element, Natural Environment Element, and the Facilities and Services Elements of the community plan.

Over time, the community has developed a sense of pride regarding the natural character of the Rural Separator designation and its connection to the Clover Creek drainage southward and the drainage northward via Swan Creek and Clear Creek. These features create a unique environment for community identity. Citizens have determined a high priority should be given to recognizing and preserving the environmental character of the area. The Community Character and Design Element emphasizes the community's vision by setting forth goals and objectives related to the preservation of the historic resources and natural characteristics of the area. The element also outlines policies for design standards that will help reinforce and preserve the unique environmental character of the area.

### DESCRIPTION OF CURRENT CONDITIONS

Historically, the commercial portions of the plan area have developed absent a set of design standards. As a result, many of the buildings have standardized franchise themes or, in the case of independent businesses, some have no theme at all. Without question, the area has developed with incompatible architectural styles that lack consistent character.

The existing residential character is mostly comprised of larger platted properties throughout the Rural Separator with a significant amount of vegetative buffers within the area. Significant stands of trees still remain and coexist with areas that have been cleared and voided of understory vegetation for grazing and small scale agricultural practices. Within the Summit View portion of the plan area, there were no design standards required for residential development. The residential complexion of the area is largely single-family and duplex with high concentrations of multi-family in the Community Center area along the major arterials of Canyon and 112th Street East.

## DESCRIPTION OF DESIRED CONDITIONS

The citizens of the Mid-County plan area want to keep their communities desirable places to live. Where appropriate, they would like to restore the character of the area by preserving historic resources throughout the area and blending natural features with the built environment. The Mid-County Community Plan accomplishes these goals through the use of design standards and other regulatory measures.

### COMMERCIAL AREAS

One state highway and two major arterials traverse the Mid-County community, providing opportunities to create attractive entrances to the area. Plantings, signs, public art, and other features can be used to create aesthetically pleasing entrances and provide a sense of the community. Mid-County commercial areas will be well screened from fronting arterials when possible and enhanced with well designed architectural features to emphasize their character and unique sense of place.

### NEIGHBORHOODS

Most of the Mid-County area, with the exception of the Summit View area, is within rural Pierce County and therefore not subject to increased residential use. Although the Summit View area is within the Urban Growth Area, much of the area is constrained with environmental features that will limit large scale residential development. When new residential areas are proposed they will have a diversity of housing types reflecting community identity, a small town atmosphere, and respect for the natural environment. Neighborhoods will be characterized by houses that accentuate the living area of houses and de-emphasize carports and garages. Roadways will be separated from pedestrian and bicycle pathways so as to encourage a variety of modes of transportation. Streetscapes will be highlighted by trees and other plantings. Vehicular access points will be minimized. Residential areas will feature a variety of architectural features that minimize the scale of larger buildings so as to blend with the desired scale for the neighborhood. Natural features, such as wetlands, streams, and significant stands of trees, will be integrated into the site design for residential developments, thereby resulting in developed areas that complement the surrounding landscape.

## DESIGN

A key to design in the Mid-County area will be to blend the natural and built environment to create areas that are functional, visually attractive, and compatible with the natural surroundings. This will occur in a number of ways:

- Uses within an area will blend through compatible design.
- Problems associated with potentially conflicting adjacent uses will be mitigated with a variety of site design and landscaping techniques.
- Attention will be given to assure a smooth transition between residential, commercial, industrial, and civic uses.
- Natural features and critical areas will be preserved and incorporated into site design.
- The apparent scale of large commercial and industrial buildings will be reduced through the design and placement of structures and through the effective use of landscaping.
- Pedestrian walkways will be separated from automobile circulation and located to provide ease of access between businesses and throughout neighborhoods.
- Building and site design will emphasize safety through effective use of lighting, site design, and landscaping.
- The appearance of streetscapes will be enhanced using attractive signs which provide information while blending with the surrounding area.
- Impacts to the natural environment will be mitigated through the application of site inventory and analysis requirements and environmentally sensitive design standards.

## SIGNS

The community plan sets new standards for signs as a means of enhancing the streetscape of Canyon Road and 112th Street East. Policies and regulations strive to reduce the number and size of signs. In commercial complexes with multiple businesses, signs will be consolidated to diminish the visual clutter. New pole signs will be prohibited and monument signs encouraged.

## HISTORIC RESOURCES

The residents of the Mid-County area recognize the importance of preserving historic resources. To ensure that the historic character and features of the area are maintained, redevelopment and renovation of historic structures will occur so as to preserve the integrity of those structures. Productive and attractive uses of historic buildings will be encouraged while new developments will be consistent with historic sites and structures.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each

should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Mid-County Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).

## SHORT TERM ACTIONS

1. Adopt development regulations to establish minimum setbacks and height standards for all zone classifications; (PALS)
2. Amend Title 18J-Design Standards and Guidelines (PALS)
  - Develop a standard streetscape design for Canyon Road East and 112th Street East;
  - Develop provisions for street trees, other vegetation, or landscaped areas along all arterial roadways;
  - Establish urban and rural design standards and guidelines for:
    - Commercial and industrial uses dealing with site design, building design and placement, landscaping, lighting, and circulation.
    - Multi-family residential development dealing with site planning, building placement, and building scale.
  - Establish a range of open space dedication requirements based upon the density or intensity of the proposed use;
  - Require landscaping buffers to separate dissimilar or incompatible uses.
3. Amend Title 18B-Signs (PALS)
  - Control the size, type, design, and location of signs;
  - Implement uniform and balanced requirements for new signs and an amortization schedule for the removal of signs made nonconforming with the new regulations;
  - Apply design standards and guidelines to the design and placement of signs within the community;
  - Allow temporary signs that are controlled by the use, size, and duration of the sign.

## MID-TERM ACTIONS

1. Work toward the creation of community entrances and streetscapes at identified locations through the use of design concepts and standards. (PALS, LUAC)
2. Develop a street tree management program. (PALS, LUAC)

3. Increase the amount for the landscaping bond that is required prior to final plat approval. (PALS)
4. Inventory existing billboards within the plan area. (PALS)

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## Chapter 4: NATURAL ENVIRONMENT ELEMENT

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### INTRODUCTION

The Natural Environment element addresses the protection and conservation of natural resources in the Mid-County community such as air, water, vegetation, and fish and wildlife. The residents of the Mid-County community are concerned about maintaining the quality of riparian zones and the natural hydrologic functions within the plan area. Most importantly the community wants to ensure that development practices respect the integrity of the natural environment.

Of great importance to the community is the long-term protection of the community's ground and surface water systems. The community would like to employ strategies that ensure growth and development will not contribute to the degradation of the ground and surface water systems or increase flooding events. The plan area is within the Clear/Clarks Creek and Clover Creek Basin Plan areas. These drainage areas include several creeks within the plan area that all drain to the Puyallup River in the northern portion of the plan area: Swan, Canyon, Squally, Woodland, Diru, and Rody creeks as well as several unnamed creeks. These creeks are significant natural features in the community and provide essential habitat to a variety of fish and wildlife species. The Puyallup River and Clark and Clear Creeks are all salmon bearing. The Puyallup River and Clear Creek are designated as Shorelines of the State. Continued development activities in the community pose a significant threat to the health of the drainage basins. Ensuring the Clear Creek, Clark Creek, and Clover Creek drainage basins are adequately protected as the community grows is a key component of the community plan.

Another area of concern to the community is the retention and restoration of native vegetation and soils in order to preserve significant tree cover, reduce flooding, prevent soil erosion and sedimentation, and to absorb and infiltrate water. The trees and vegetation of the Pacific Northwest offer valuable habitat to wildlife while providing the human environment with visual relief, shade, noise barriers, and an opportunity for integration of the earth's natural resources. It is estimated that in 1972, 45% of the plan area was considered as having heavy tree cover (areas with more than 50% tree canopy cover). By 1996, as a result of a land clearing and development activities, less than 12% of the plan area was considered heavily forested. The same study indicated that in 1996, approximately 83% of the plan area was considered having little or no tree canopy cover. Reducing future tree loss in the community is another component of the Mid-County Community Plan.

Conservation of open space is also a high priority of the community. The community desires to develop an open space network that will provide a system of open space corridors along streams and within areas heavily constrained by environmentally sensitive features. The community plan identifies high value open space areas and encourages public and private acquisition of these areas for long term preservation.

The community plan also recognizes and seeks to protect the quality of several other important environmental attributes including native fish and wildlife habitat, air quality and noise levels.

Policies and implementing regulations set forth in the community plan contain variety of strategies addressing these areas.

## DESCRIPTION OF CURRENT CONDITIONS

### EARTH RESOURCES

*(Sources: DNR, 2004; DNR Forest Practices Division, 1993; Department of Ecology, 1970; LeRoy Surveyors & Engineers, 2003; Pierce County Planning and Land Services; Soil Survey of Pierce County, 1979; Groundwater Occurrence and Stratiography of Unconsolidated Deposits, Central Pierce Co.; and Potential Hazards from Future Eruptions of Mount Rainier, Washington, 1973)*

#### SOILS

Soil types determine the ability of the ground to absorb rainfall. Soil types have been classified into hydrologic soil groups that represent varying degrees of water runoff potential: Group A (low runoff potential), Group B (low to moderate runoff potential), Group C (moderate to high runoff potential), and Group D (high runoff potential).

According to the Pierce County Soil Survey, there are a variety of soils that occur within the plan area. The major soils types within the Mid-County plan area consist of Group C and Group D soils. These soil types have slow infiltration rates and may indicate a high water table or wetlands. Group D soils having high water runoff potential are located west of Vickery Ave, south of SR-512 and within the north/south ravines draining towards the Puyallup River.

#### VEGETATION

The historic plant communities within the plan area were conifer woodlands with a very limited amount of prairie and savannah. The prairies (grasslands) and savannahs (grasslands with sporadic tree cover) were supported by the Spanaway gravelly sand loam soil in the southern portion of the plan area. The plan area currently contains several large stands of mixed woodlands including deciduous trees (alder and maple) and conifers (Douglas fir, hemlock and cedar). Other significant tree species within the plan area worth noting are the Garry (Oregon white) oak, Pacific yew, Pacific madrone, and the Ponderosa pine. These species tend to be slow-growing and susceptible to impacts from adjacent development. Understory brush is typically dominated by elderberry, Oregon grape, bracken fern, and sword fern.

#### TOPOGRAPHY

The plan area consists of relatively flat uplands with slopes of 20% or less and deep gorges of three creeks that flow north into the Puyallup River. These long, narrow gorges contain slopes with grades that exceed 40%. Areas with slopes of 20% or greater total approximately 700 acres or 4% of the total plan area and are considered potential landslide or erosion hazard areas. Development within these areas is controlled by Pierce County's Critical Area Regulations, Title 18E. These regulations generally require that these slopes remain in an undisturbed condition and that development be setback a certain distance from these hazard

areas. Geology in the area was heavily influenced by the Vashon Glaciation, which ended about 13,500 years ago. Vashon Age deposits cover most of the plan area and account for the soil characteristics and the presence of gravel resources.

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#### POTENTIAL SEISMIC HAZARD AREAS

Approximately 11% (1,677 acres) of the plan area is categorized as potential seismic hazard areas. The majority of this land is located in the northern portion of the plan area along the Puyallup River. Several small areas are scattered throughout the plan area.

Potential seismic hazard areas are areas subject to severe risk of damage as a result of earthquake induced ground shaking, slope failure, settlement, or soil liquefaction. Seismic hazard areas are noted by the presence of alluvial surficial geology or recessional outwash geology overlain by Barneston, Everett, Neilton, Pilchuck, or Spanaway soils.

New land use activities within seismic hazard areas are subject to more stringent engineering requirements, including the submittal of geotechnical reports that may include recommendations for mitigation measures to be taken to reduce the risk of structural damage from a seismic event. Single- family homes less than 5,000 square feet in size and subdivision of property are exempt from the geotechnical reporting requirements.

#### WATER RESOURCES

*(Sources: Flood Insurance Rate Maps, FEMA; National Wetland Inventory; Pierce Co. Wetlands Inventory; WDFW Streamnet; and Groundwater Pollution Potential (DRASTIC) maps, 1998);Pierce County Planning and Land Services)*

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#### SURFACE WATERS

The Mid-County Community Plan area includes portions of three significant drainage basins. These basins contain the major streams that drain the plan area including Clear Creek, Clarks Creek, and Clover Creek. The Clear Creek basin is approximately 8,600 acres. The creeks that drain into Clear Creek include the east and west fork of Clear Creek, Canyon Creek, Squally Creek, and Swan Creek. The western portion of the Clarks Creek basin is located in the plan area and contains approximately 2,000 acres. The three major creeks that drain into Clarks Creek are Woodland Creek, Diru Creek and Rody Creek. Both Clear Creek and Clarks Creek flow directly into the Puyallup River. The southern 1/4 of the plan area drains into Clover Creek. The north fork of Clover Creek is the major stream in the southern portion of the plan area. The area of the Clover Creek basin located within the Mid-County Community Plan area is approximately 4,700 acres.

The streams within the Clear Creek and Clarks Creek basins flow from the south to the north and can be divided into three sections. The upper, southerly sections of these streams follow a fairly low gradient profile often in roadside ditches across the plateau. The middle sections of these streams are located in steep, deeply entrenched ravines with actively down-cutting channels. The lower sections of the steams are located in the floodplain of the Puyallup River

and are low gradient and channelized. The upper sections of these streams contain little or no surface flow from late May through September.

The streams within the plan area that run into Clover Creek flow from the north to the south and include the North Fork of Clover Creek as well as two unnamed minor streams (described in the Clover Creek Basin Plan as Clover Creek tributary number 2 and Clover Creek tributary number 3). The North Fork of Clover Creek with its six tributaries is the most significant tributary to Clover Creek. It flows through relatively flat topography including a series of County drainage ditches before draining through a steep ravine to the Clover Creek valley at Brookdale Road. Clover Creek tributary number 2 originates near 144th Street and Vickery Ave and surface flows into Clover Creek near 150th Street Ct E. This tributary typically dries out between storm events. Clover Creek tributary number 3 drains into the Brookdale Pit; however it may emerge in springs outside of the plan area near 152nd Street E.

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#### POTENTIAL FLOOD HAZARD AREAS

The plan area is dominated by a layer of compacted glacial till near the surface. Low-permeability hardpan soils tend to inhibit the earth's ability to absorb rainfall. This results in high levels of surface water runoff which leads to flooding following significant storm events. There is a potential for flooding along each of the creeks and within the low lying areas on the upper plateau. The flooding of the upper plateau generally occurs where creeks or drainage ditches pass through culverts or where wetlands once existed adjacent to creeks. The removal of the forest cover in the riparian areas next to creeks along with an increase in impervious surfaces have increased the volume of stormwater runoff and shortened the length of time it takes runoff to reach streams. This results in increased velocity and volume of peak flows. These rapid increases of flow contain contaminants that wash into the streams from surrounding land uses. Further, these storm event flows tend to scour stream channels which result in damage to fish habitat. Flooding can also occur in the floodplain adjacent to the Puyallup River. Flooding on the Puyallup River is typically associated with regional weather events outside the plan area such as rapid snowmelt and heavy rain in the upper Puyallup watershed. The River Road levee protects the land within the Puyallup River floodplain from all but the largest mainstem floods.

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#### WETLANDS

Wetlands are areas that are inundated or saturated by surface water or groundwater at a frequency and duration sufficient to support a prevalence of vegetation typically adapted to life in saturated soil conditions. Examples of wetlands include swamps, marshes, bogs, and similar areas. Wetlands are of significant biological and physical value and are required to be protected under federal, state, and local laws. Pierce County uses the National Wetlands Inventory (NWI), Pierce County Wetlands Inventory (CWI), and site specific investigations to determine the presence of wetlands. It should be noted that the CWI and NWI maps are not entirely complete and that there may be small wetland areas throughout the community that are not noted in these inventories.

Wetlands in Pierce County are classified and protected according to category. Category I wetlands are the most valuable wetland systems and are typically large, diverse wetlands which provide habitat for threatened or endangered species. Category II wetlands are typically large, diverse systems that provide significant habitat. Category IV wetlands are the least valuable, and are hydrologically isolated, less than one acre in size, and have only one dominant plant species. Category III wetlands are wetlands that do not meet the criteria of Category I, II, or IV. Most wetlands in Pierce County fall into either Category II or III.

The CWI indicates that there are 1,211 acres of wetlands in the plan area. Approximately 8% of the plan area is classified as wetland. Although wetlands existing in various locations throughout the plan area several extensive areas of wetlands have been documented. The most significant area is located within the Summit View community. Wetlands within the Summit View community tend to follow a north/south alignment. A second area of extensive wetlands is associated with the north fork of Clover Creek and its tributaries. The final location that contains significant wetlands includes the riparian corridor associated with Clear Creek along Pioneer Way. These areas of extensive wetlands typically contain Group D, hydrologic soils that contain a significant amount of clay near the surface.

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## GROUNDWATER

Most residents of the Mid County area rely on groundwater as their potable water source. Based on the soil conditions in the region, much of the plan area is regulated as an aquifer recharge area. Aquifer recharge areas are those locations that have a critical recharging effect on groundwater used for potable water supply or land that demonstrates a high level of susceptibility to groundwater contamination. Pierce County regulates aquifer recharge areas based on three criteria. These are Wellhead Protection Areas, the two highest DRASTIC zones (rates 180 or higher), and areas within the Clover/Chambers Creek Basin Boundary. Generally, the property within the Puyallup River floodplain located north of Pioneer Way as well as the southern 1/2 of the plan area is within highest DRASTIC Zones. The Clover/Chambers Creek Aquifer includes all property within the Clover Creek Watershed. Various Wellhead Protection Areas are located at point locations throughout the plan area. It is the intent of the aquifer recharge standards to protect groundwater that is vulnerable to contamination by mitigating or precluding discharges of contaminants from new land uses.

## FISH AND WILDLIFE HABITAT

*(Source: WDFW PHS Digital Database)*

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## PRIORITY HABITAT SPECIES

Priority fish and wildlife habitat and species locations have been mapped by the Washington State Department of Fish and Wildlife (WDFW) and are identified in WDFW's Priority Habitat and Species Database. These locations are associated with streams, wetland areas, and areas of relatively undisturbed vegetation. A majority of these areas are located along Swan, Clear, and Clover Creeks and the wetland areas located in Summit View. A Chinook presence is known on the Puyallup River, Clear Creek, and Clarks Creek.

Four wildlife locations are found within the plan area. Wildlife locations may include a bald eagle, peregrine falcon, great blue heron, Western pond turtle and/or reticulate sculpin. A wide variety of birds are found in the area, including hawks, hummingbirds, wrens, sparrows, and finches. Commonly found mammals include black tailed deer, raccoon, and Washington hare.

## AIR QUALITY

*(Source: 2000-2002 Washington State Air Quality Trends Report, April 2003; 1999 Washington State Air Quality Trends Report, January 2000)*

The Puget Sound air shed is influenced by the Olympic and Cascade mountain ranges, the Pacific Ocean, and weather conditions. Air flows enter the central Puget Sound region via the Strait of Juan de Fuca to the north and the Chehalis Gap to the south. Onshore winds can effectively serve to mix and disperse air pollutants. When onshore air flow is interrupted air can become inverted and stagnate which traps air pollutants between the mountain ranges.

The Washington State Department of Ecology and the Puget Sound Clean Air Agency monitor air quality in the Puget Sound Area. In Pierce County, air quality monitoring stations are located at Milton, Tacoma Tidelands, south of Puyallup, Eatonville, and Mount Rainier. These stations track numerous air pollutants including particulate matter, carbon monoxide, ozone, nitrogen dioxide, sulfur dioxide, and lead. The sources of these pollutants include motor vehicles, industrial emissions, residential woodstoves and fireplaces, outdoor burning, and other sources. Of these sources, motor vehicles are the largest source of pollutants, generating an estimated 55% of all air borne pollutants in Washington State. Air quality standards are established by the Environmental Protection Agency (EPA) and Washington State. Failure to meet the established standards results in an area being designated as a “nonattainment area” by the EPA and a plan is required to be developed to bring the area back into compliance with the established standards. When a nonattainment area has met the established standards, the area is identified as “maintenance” area and is redesignated to attainment provided they can maintain the established standards for ten consecutive years. The most recently published air quality report for the Puget Sound Region is for the years 2000-2002 and was released by the Department of Ecology in April 2003. This report indicates that the air quality of the Puget Sound region, including Pierce County, is in compliance with established standards. The Puget Sound is identified as a carbon monoxide and ozone maintenance area and the Tacoma Tidelands is identified as a particulate matter maintenance area. The trend in air quality over the past ten years in the Puget Sound region has been one of continuing improvement

## DESCRIPTION OF DESIRED CONDITIONS

The Mid-County communities assign a high value to the vegetation, streams, and other natural areas within its boundaries. These natural areas contribute to the quality of life experienced by the community and are important aspects of the communities’ identity. Like many communities in Pierce County, residents of Mid-County have seen degradation of the natural environment over the past 30 years of growth. The development pattern and environmental

degradation is expected to lessen, but the communities realize that action must be taken to ensure the integrity of the natural environment is preserved for present and future generations.

## EARTH RESOURCES

The protection of soils and natural vegetation is a priority of the Mid-County communities. Education is a key element to the protection of these resources and will move the community toward awareness of illegal and harmful acts such as clearing and grading. The community recognizes the importance of holding one another accountable for the destruction of the natural environment. In addition, it is imperative that more innovative techniques be utilized when developing environmentally sensitive areas. The consideration of certain soil types for low-impact development has been identified as an important step for this plan area, as the majority of the plan area is made up of soil types C and D, which are very sensitive. As development continues in the plan area, a network of open space corridors ought to be created, especially as buffers to sensitive areas.

## WATER RESOURCES

The protection of aquifer recharge areas, protection of the various streams and wetlands, and mitigation of flood hazards is major concern in the plan area. Protection requires educating the public of human impacts on water resources. Pollution reduction in the many streams in the plan area has been identified as a priority. A goal is to work with local groups, such as Washington State University – Pierce County Extension and Pierce Conservation District, to educate the public of responsible disposal techniques of various pollutants to protect valuable streams and wetlands. A major aquifer recharge area exists within the plan area, providing some of the region’s potable water source, which the community has identified as a priority for protection. The reduction of overall development and implementation of low-impact development standards in critical areas, such as wetlands and flood hazard areas, is a primary goal of the community.

## FISH AND WILDLIFE HABITAT

Extensive fish and wildlife habitat exists within the plan area. The community will pursue educational opportunities and provide information which will encourage the protection of these invaluable species. A major part of the retention of these habitat areas is removal of invasive species and obstructions to wildlife corridors, whether fences or barriers in streams. The linkage of wildlife corridors throughout the plan area, the County, and the region would provide habitat connectivity which benefits individual species.

## AIR QUALITY

The community is committed to the implementation and support of local, regional, national, and international air quality standards in order to improve the quality of life and health of the region.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Mid-County Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

1. Amend Title 18A to rezone urban areas that contain or are adjacent to designated riparian corridors and other significant habitat areas with resource based zones. (PALS)
2. Amendment Title 18J to include standards that address intensity of land uses, lighting and noise controls. (PALS)
3. Modify the Comprehensive Plan Open Space Corridor Map to include additional properties as specified in the plan policies. (PALS)
4. Support the Pierce Conservation District in their efforts to help property owners develop farm management plans. (PALS)

### MID-TERM ACTIONS

1. Conduct public workshops on the County's Current Use Assessment Program, Public Benefit Rating System (tax reduction) that encourage property owners to designate wetlands as open space. (Assessor-Treasurer)
2. Implement recommendations of the Clover Creek Basin Plan and Clear/Clarks Basin Plan where applicable within the plan area. (PWU, PALS)
3. Pursue the development of passive use trails that make connections throughout the Open Space Corridor. (Parks)
4. Pursue grant monies and other alternative funding sources for the purpose of educating property owners about the function and value of natural systems (wetlands, native vegetation, water resources, and fish and wildlife species) and development regulations that pertain to environmentally constrained land. (PALS, LUAC)
5. Provide environmental educational information through a variety of methods including direct mailing, public television, newspapers, and open houses. (PALS, LUAC)

6. Enhance partnerships with the Pierce Conservation District and Washington State University Extension Office and other local organizations to provide additional public education and outreach about the function and value of natural systems. (PALS, PWU)
7. Develop educational programs that focus on the importance of native vegetation, the role of trees in maintaining air quality and absorbing stormwater runoff, and methods for removing and controlling invasive plants. (PWU, PALS)
8. Utilize the expertise of the Pierce County Public Works-Water Program Division to educate area residents regarding issues related to surface water flooding and low impact development techniques. (PWU, PALS)
9. Work with the Puyallup and Chambers-Clover Watershed Councils to address water quality issues in the plan area. (PWU)

## LONG TERM ACTIONS

1. Pursue grants and other alternative funding options to acquire monies that would be used to hire a consultant to conduct a wetland inventory and coordinate this inventory with the Buildable Lands Project (LUAC, PALS)
2. Utilize various strategies to acquire open space within the plan area. Plan policies shall be applied to prioritize open space acquisition and manage the acquired parcels for the communities' long term interest in open space conservation. (Parks, LUAC, PALS)
3. Inventory all drainage ditches within the community and consider unique regulatory standards that recognize the diversity of functions provided by these facilities. (PWU, PALS)
4. Explore opportunities to coordinate a fish passage barrier survey with the Pierce Conservation District and incorporate survey results into the County's Geographic Information System (GIS) database. (PALS)
5. Consider developing a wetland banking program. (PALS)

# Chapter 5: ECONOMIC ELEMENT

## INTRODUCTION

The Mid-County area can be characterized as a rural setting bisected by major transportation corridors that serve the greater Pierce County region. Thoroughfares such as 112th Street East and Canyon Road East carry commuters between residential and employment centers such as Tacoma, Puyallup, and Frederickson. Most commuters only see the plan area from the seat of their car as they make the drive through; rarely stopping to patronize the local businesses. As a result, firms located on the major arterials do not benefit from the voluminous traffic passing through the community. In addition, a jobs-housing imbalance sends people out of the area to work and purchase personal goods and services, effectively reducing the market for local suppliers.

## DESCRIPTION OF CURRENT CONDITIONS

The Mid-County communities can be considered bedroom communities, with most area residents commuting to job locations elsewhere. The total labor force in the area is about 14,447, but total covered employment is about 5,194. This imbalance between workforce and local employment contributes to commutes for work of ½ hour or greater for 35.7% of the workforce (Table 5).

Travel Time to Work	Count	%
<b>Work at Home</b>	532	3.7%
<b>1 to 14 Minutes</b>	2822	19.5%
<b>15 to 29 Minutes</b>	5931	41.1%
<b>30 to 44 Minutes</b>	2702	18.7%
<b>45 to 59 Minutes</b>	1164	8.1%
<b>1 Hour or More</b>	1296	9.0%

Source: 2000 Census

The plan area is zoned primarily for residential uses (92%). Scattered throughout the rural residential area are home-based businesses and various types of agricultural activities. The home occupations vary in type, and the communities have not seen a dramatic increase in number over the past decade. The agricultural activities are primarily concentrated in northern portion of the plan area, but several horticultural nurseries can be found scattered throughout the communities.

Despite its generally rural character, the plan area is home to a wide variety of businesses representing a broad range of industries (Table 6), with the construction industry representing 26% of all firms and employment. Most firms are small, with four or fewer employees,

although the 1% of firms with employment greater than 100 account for 20% of all employment in the plan area (Table 7).

Table 6. Employment Concentrations – Mid-County Area				
Industry	Firms		Employment	
	Count	%	Count	%
<b>Agriculture, Forestry, Fishing &amp; Hunting</b>	13	2.2%	122	1.9%
<b>Mining</b>	*	*	*	*
<b>Utilities</b>	*	*	*	*
<b>Construction</b>	149	25.6%	1,327	21.2%
<b>Manufacturing</b>	29	5.0%	512	8.2%
<b>Wholesale Trade</b>	26	4.5%	266	4.2%
<b>Retail Trade</b>	56	9.6%	598	9.5%
<b>Transportation and Warehousing</b>	19	3.3%	162	2.6%
<b>Information</b>	3	0.5%	20	0.3%
<b>Finance and Insurance</b>	16	2.7%	77	1.2%
<b>Real Estate and Rental and Leasing</b>	15	2.6%	49	0.8%
<b>Professional, Scientific, and Technical Services</b>	26	4.5%	87	1.4%
<b>Management of Companies and Enterprises</b>	*	*	*	*
<b>Administrative and Support and Waste Management and Remediation Services</b>	39	6.7%	945	15.1%
<b>Educational Services (Private)</b>	*	*	*	*
<b>Health Care and Social Services</b>	29	5.0%	319	5.1%
<b>Arts, Entertainment &amp; Recreation</b>	*	*	*	*
<b>Accommodation and Food Services</b>	21	3.6%	320	5.1%
<b>Other Services</b>	121	20.8%	322	5.1%
<b>Public Administration</b>	14	2.4%	1,075	17.1%

An \* indicates data has been suppressed to protect firm(s) identity  
Source: Puget Sound Regional Council

Table 7. Size of Firm Data – Mid-County Area				
Size of Firm (Covered Employment)	Firms		Employment	
	Count	%	Count	%
<b>1-4</b>	327	57.6%	611	11.8%
<b>5-9</b>	125	22.0%	841	16.2%
<b>10-49</b>	101	17.8%	1,910	36.8%
<b>50-99</b>	10	1.8%	748	14.4%

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**Greater than 100**

5

0.9%

1,084

20.9%

Source: Puget Sound Regional Council

The Mid-County Community Plan area contains 1,098 acres (8%) of commercially zoned land. Numerous parcels along Canyon Road East south of 116th Street East are large undeveloped parcels. Approximately 256 acres of vacant and underdeveloped land exists along Canyon Road south of 116th Street. Nearly 23% of this vacant and underdeveloped land along Canyon Road is held in parcels that are 5 acres or larger in size. A variety of small industries exist along Canyon Road East dealing primarily in personal services. The urban area along 112th Street East is primarily built out, with 146 acres (33%) of the area considered vacant or underdeveloped. This urban corridor houses a variety of uses including civic, personal services, retail trade, and construction.

Growth in surrounding areas has been substantial over the past decade. The Frederickson area to the south contains nearly two-thirds of all industrial zoned land in unincorporated Pierce County. Frederickson is home to The Boeing Company, Toray Composites, and dozens of other small and medium sized businesses.

## DESCRIPTION OF DESIRED CONDITIONS

The plan recognizes the variety of home-based businesses and encourages the types of uses that are considered compatible to the surrounding residential or industrial area. The community desires to maintain the current balance of urban commercial areas with residential areas. Attractive commercial areas can create and maintain positive images for the adjacent residential neighborhoods. The commercial areas should be designed to be compatible with the existing infrastructure and residential neighborhoods. Within the urban areas, the community wants to focus and concentrate small businesses into specific commercial or industrial areas.

The plan encourages activities in the rural residential areas that are compatible and benefit the community such as agricultural activities that maintain the character of the Mid-County community.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Mid-County Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).

## SHORT TERM ACTIONS

1. Adopt design guidelines and standards and development regulations which mitigate negative impacts between commercial/industrial areas and residential neighborhoods. (PALS, CPB)
2. Adopt development regulations which encourage agricultural industries throughout the plan area.
3. Adopt development regulations which retain and encourage small businesses within existing commercial areas.

## MID-TERM ACTIONS

1. Encourage home-based businesses by educating residents on the opportunities, resources, and requirements for starting a home-based business. (PALS, ED)
2. Conduct and maintain an inventory of space available for home occupations to move to when they are no longer appropriate for residential areas. (ED)
3. Explore ways to streamline the permit process, reform the regulatory environment, and develop programs to promote home-based businesses. (PALS, ED)

## LONG TERM ACTIONS

1. Study the impact of estate type of development patterns in the Rural Separator on building and maintaining the necessary infrastructure such as roads and schools for this rural residential area.

# Chapter 6: FACILITIES AND SERVICES ELEMENT

## INTRODUCTION

The Facilities and Services Element of the Mid-County Community Plan may provide policy direction to decision makers in Pierce County regarding the development regulations and financial investments associated with parks and trails, stormwater facilities, sewer utilities, public schools, and transportation projects.

Urban services include, but are not limited to transportation infrastructure (such as roads, sidewalks, street trees, street lighting), parks, sanitary sewage disposal, and stormwater and surface water management systems. Facilities are generally considered the physical structures in which a service is provided. One of the principal goals of the Growth Management Act (GMA) is for cities to provide compact urban growth areas (UGAs) that accommodate the majority of growth and development in a community so that the necessary urban facilities and services are provided and delivered efficiently and cost effectively. Urban level facilities and services are only permitted within UGAs. Certain public facilities and services must be provided at a specific level of service (LOS), concurrently with development. This requirement is intended to ensure that development will not occur without the necessary infrastructure. Developers and property owners are typically required to construct the necessary infrastructure or provide a fee to compensate for their fair share of facilities and services (as associated with a proposed building or development permit) that are necessary to maintain an established LOS (as defined by Pierce County). This LOS standard for public facilities is identified in the Capital Facilities Element of the Comprehensive Plan.

## DESCRIPTION OF CURRENT CONDITIONS

The following sections provide an analysis of the existing infrastructure and services in the plan area. This information provides the basis for analyzing the levels of service (LOS) for infrastructure in the community and for developing policies which articulate the community's desires.

## PARKS AND TRAILS

### PUBLIC PARKS

There are 229 acres of public parks within the Mid-County Community Plan area. Pierce County Parks and Recreation has recently acquired 30 acres from Public Works and Utilities to be used as a park facility. Table 8 provides the breakdown of public parks in the plan area:

Name	Acres	Type	Notes
Orangegate Park	152	Park	

<b>Swan Creek Park</b>	26	Park	
<b>Lidford Playfield</b>	10	Playfield	
<b>Waller Road Park</b>	30	Not determined	
<b>Salishan Playground</b>	11	Playground	127 acre park partially located in Tacoma

## TRAILS

Public trails, hiking, and biking provide a valuable resource to the public. Within the plan area there are 29 miles of existing trails and 3-4 miles of proposed trails as part of the 45-mile Nisqually Delta – Mount Rainier Trail. Table 9 provides a breakdown of the trails in the plan area.

**Table 9. Mid-County Hiking and Biking Trails**

Name	Acres	Type	Notes
Nisqually Delta – Mt. Rainier Trail	3-4 Miles	Proposed	Total Trail is 45 miles
Minor Public Trails	4 miles	Existing	
Minor Bike Trails	25 miles	Existing	

## OTHER RECREATION SITES

The Mid-County Community Plan area contains two sport fishing areas.

## LAW ENFORCEMENT AND FIRE PROTECTION

The plan area is served by both the Pierce County Sheriff and Washington State Patrol.

## PIERCE COUNTY SHERIFF’S DEPARTMENT

The Pierce County Sheriff’s Department (PCSD) is the primary law enforcement agency for the plan area. There are three patrol districts that serve the area; however, there are no police stations located in the plan area. The South Hill Precinct, located a few miles southeast, and Brookdale Station, located just south of the plan area, serve the plan area as follows:

- The Pierce County Traffic Unit works out of the Brookdale Station.
- The South Hill Precinct provides patrol deputies and support, property crime detectives, clerical support, the Youth Emergency Services Unit, and the Crime Analysis Unit.
- The rest of the PCSD services are provided out of The County-City Building, including Administration, Civil, Major Crimes Detectives, Forensics, Special Investigations Unit, and the Recruiting and Training.

Six detectives are based at the South Hill Precinct, whose primary duty is to investigate property crimes. In addition, 22 detectives and deputies work from the County-City Building in the Criminal Investigations Division. Those officers are assigned to a variety of tasks including: investigating major crimes (homicide, special assault, arson, etc.), executing felony arrest

warrants and investigating domestic violence-related incidents and crimes involving juvenile suspects. These resources are responsible for the entire unincorporated County, as well as providing contracted services to various cities in Pierce County. In addition, a growing group of undercover investigators is dedicated to the various drug enforcement (methamphetamine) issues in Pierce County.

Twenty-two deputies and two sergeants are assigned to the traffic unit located at the Brookdale Station. This unit provides traffic accident investigation and traffic enforcement capabilities. The station also provides the Community Support Team (CST), a team that provides non-traditional and non-call driven police services to neighborhoods experiencing chronic public safety issues.

In addition to the services described above, the plan area benefits from the ability of PCSD to provide additional special services to its citizens. These special services are made possible by training personnel to perform more than their primary (patrol and investigations) function. These personnel respond to situations on an as-needed basis. These functions include: Air Operations, Clandestine Lab Team, Dive Team, Hazardous Devices Squad, Marine Services Unit, Bicycle Unit, Search and Rescue, SWAT, and Swiftwater Rescue.

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#### WASHINGTON STATE PATROL

One Washington State Patrol office is located in the Mid-County Community Plan area, at 2502 112th Street. This office dispatches four detachments to eastern Pierce County covering state highways in the plan area. They respond to a variety of calls for service, ranging from standard traffic stops to vehicular accident investigation. The number of troopers in the plan area varies from two to three depending on the calls for service in other areas of Pierce County.

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#### FIRE PROTECTION DISTRICTS

The plan area is serviced by two fire districts: Fire Districts 6 and 14.

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##### PIERCE COUNTY FIRE PROTECTION DISTRICT 6

Fire District 6 has two stations within the plan area. Station 6-7 is located at 8119 Canyon Road East, and Station 6-8 is located at 13511 Canyon Road East. These stations serve an area of approximately 13,614 acres.

Station 6-7 is assigned the following equipment: one engine and water tender. Station 6-8 is assigned the following equipment: two engines and one medic unit. The stations are continually staffed by at least two fire personnel. The stations enforce burn regulations and provide CPR instruction and First Aid classes.

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##### PIERCE COUNTY FIRE PROTECTION DISTRICT 14

Fire District 14 has one station within the plan area located at 4114 56th Ave. E. This station serves an area of approximately five square miles, a population of approximately 2,500. Mutual aid agreements allow the station to frequently assist in major incidents.

A chief and 40 volunteers are assigned to the station, many of whom are Emergency Medical Technicians. Over a third of the personnel are trained as Swiftwater Technicians. The station is assigned the following equipment: two engines, one water tender, one aid unit, one light rescue utility truck, and one rescue boat.

## TRANSPORTATION

### ROADWAYS

The Plan area can be characterized as a rural area with urban traffic volumes. Due to its location between the Cities of Tacoma and Puyallup and between the Port of Tacoma and Frederickson industrial area, it handles a significant amount of “outside” or “pass through” traffic traveling to and from those destinations. While daily traffic volumes are not considered deficient at this time, traffic congestion does occur during the morning and evening peak commute periods.

The Mid-County area is served by two State highways (State Route 512 and State Route 167) and several major arterials (Canyon Road East, Pioneer Way East, 72nd Street East, 112th Street East, and Brookdale Road East/160th Street East). Canyon Road East is the main north-south thoroughfare that runs through the middle of the plan area. 112th Street East runs in an east-west direction just south of and parallel to State Route 512. Since most of the commercial centers in the plan area are located along these two roadways, Canyon Road East and 112th Street East handle the largest volume of local and regional traffic. The County has recently completed the widening of 112th Street East west of Canyon Road East. Construction is scheduled to begin on the widening of other segments of 112th Street East and Canyon Road East later this year.

Due to the rural character of the Mid-County area, many residents walk or bike to destinations within the community. Horseback riding along the roadways is also very common. However, many of the existing local roadways within the Mid-County area are narrow and do not have shoulders or sidewalks to accommodate non-motorized travel.

### RAIL SERVICE

There are two railroad lines located in the Mid-County Community Plan area. The Tacoma Rail line provides limited freight service and runs through the western portion of the plan area. The Burlington Northern and Santa Fe (BNSF) line accommodates passenger rail service and traverses through the northern portion of the plan area.

### TRANSIT SERVICE

Pierce Transit provides local transit service to the Mid-County area. It operates a fixed bus route (Route 409) that runs along 72nd Street E and Canyon Road E through the northern part of the Mid-County area. Another fixed bus route (Route 410) runs along 112th Street E from Parkland to South Hill. SHUTTLE service is also offered for people with disabilities and is provided within three-quarters of a mile of the roadways served by the existing fixed bus

routes. In addition, Bus Plus service has been started in the Mid-County area south of 112th Street E that provides “dial-a-ride” service to and from designated bus stops in the community.

## PUBLIC SCHOOLS

### SCHOOL DISTRICT FACILITIES SERVING THE PLAN AREA

The plan area is served by Bethel School District #403, Franklin Pierce School District #402, and Puyallup School District #3. One tribal K-12 school (Chief Leschi) and one private high school (Mt. Rainier Lutheran High School) are also located in the plan area.

### BETHEL SCHOOL DISTRICT #403

Bethel School District serves 763 acres (5%) of the Mid-County Community Plan area. The district includes 15 elementary schools, 4 junior high schools, 2 high schools, and 1 alternative high school. There are no Bethel schools in the plan area. In February 2001, the voters approved a bond measure to fund a new high school, a new junior high school, modernization of Spanaway Junior High School, replacement of Kapowsin Elementary, modernization or replacement of Thompson Elementary, and the purchase of an elementary school site. In addition, the bond will assist in the purchase of more portable classrooms. All of the projects have goals of managing the current capacity and increasing the total capacity of the district. Table 10 provides a breakdown of the current capacity and Table 11 provides a breakdown of capacity increasing projects.

Table 10 Building Capacity: Bethel School District	
Building Capacity	Amount
Total Building Capacity	16,262
Average Full Time Enrollments	17,055
Net Deficiency in Building Capacity	-793

Table 11 Building Capacity: Bethel School District	
Building Project	Additional Capacity
New Thompson Elementary Replacement	625
Cougar Mountain Junior High	685
New Senior High #3	1,250
<b>Total</b>	<b>2,560</b>

The district is using 163 portables to supplement the capacity of permanent structures. The above capacity totals include portables currently in use by the district. The district uses levies, bonds, and taxes to pay for new projects and operational costs.

FRANKLIN PIERCE SCHOOL DISTRICT #402

Franklin Pierce School District serves 7,841 acres (54%) of the Mid-County Community Plan area. The district includes eight elementary schools, two middle schools, two high schools, and one alternative high school. There are three elementary schools, one middle school, and one high school located within the plan boundary: Central Avenue Elementary, Midland Elementary School, Collins Elementary School, Ford Middle School, and Franklin Pierce High School.

In February of 2002, the district passed a four-year levy to fund educational and athletic programs. In 1998 the district passed a \$25.5 million bond, and when matched by state funds totals \$85 million. This money is being used to remodel schools and build new facilities. In 2003, the district opened its first new school in 35 years: Midland Elementary. This elementary is located in the Mid-County Community Plan area. The school district has additional projects to increase the capacity: Ford auxiliary gymnasium, Keithley auxiliary gym, GATES High School remodel, Keithley Middle School and Ford Middle School portables. The district plans to have all projects completed by 2006. Some of the projects are geared to address the issue of capacity within the district. Table 12 provides a breakdown of the capacity issue and Table 13 provides a breakdown of the projects:

Table 12 Building Capacity: Franklin Pierce School District	
Building Capacity	Amount
Total Building Capacity	7,260
Average Full Time Enrollments	7,900
Net Deficiency in Building Capacity	-640

Table 13 Building Capacity: Franklin Pierce School District	
Building Project	Additional Capacity
Ford Middle School Auxiliary Gym	25
Keithley Middle School Auxiliary Gym	25
Ford Middle School Portables	50
Keithley Middle School Portables	50
GATES Renovation	25
<b>Total</b>	<b>175</b>

The district is using approximately 35 portable classrooms to supplement the capacity of the permanent structures. The above table includes the capacity of portables. Additionally, the district plans to purchase four more portable classrooms by 2006. The district uses levies, bonds, and taxes to pay for the projects and operational costs.

PUYALLUP SCHOOL DISTRICT #3

The Puyallup School District serves 5,924 acres (41%) of the Mid-County Community Plan area. The district includes 21 elementary schools, six junior high schools, three high schools, and one alternative high school. There are two elementary schools located within the boundary of the plan area: Riverside Elementary and Waller Road Elementary. In February 2004, the district passed a \$198.5 million bond to fund educational programs, athletic programs, and support services. The majority of the projects are targeted at increasing the capacity of the school district. The bond will pay to build two new elementary schools and one new junior high school. The funds will also pay to remodel two elementary schools, two junior high schools, and one high school: Fruitland Elementary, Meeker Elementary, Aylen Junior High, Kalles Junior High, and Puyallup High School East Campus Phase I. Finally the bond will be used to purchase 14 new portable classrooms to alleviate the current and projected capacity of the school district: Eight for the elementary schools and six for the high school. Completion is projected by 2008. Table 14 provides a breakdown of capacity issues and Table 15 provides a breakdown of the projects.

Table 14 Building Capacity: Puyallup School District	
Building Capacity	Amount
Total Building Capacity	17,773
Average Full Time Enrollments	19,536
Net Deficiency in Building Capacity	-1,763

Table 15 Building Capacity: Puyallup School District		
Building Project	Additional Capacity	Year
Meeker Remodel / Fruitland Remodel	178	2006/2007
New Elementary School #22 & #23	1,102	2007/2008
Elementary Portables	74	2005/2006
Kalles J.H. Remodel	117	2007/2008
New Junior High #7	800	2008/2009
Aylen J.H. Remodel	132	2009/2010
Puyallup H.S. East Campus Phase I Remodel	163	2008/2009
High School Portables	32	2005/2006
<b>Total</b>	<b>2,598</b>	

The district is using 202 portable classrooms to supplement the capacity of permanent structures. The above table includes the capacity of the portables. The district uses levies, bonds, and taxes to pay for the projects and operational costs.

## LIBRARIES

The Pierce County Library System is the library provider for the Mid-County Community Plan area. The system operates one library in the plan area located at 5107 112th St E. There is also a Processing and Administrative Center located at 3005 112th St E. Additionally, people that live in the plan area also have the option to remotely connect to the Pierce County Library System by logging on to the Library Catalog system from their home computer.

The library system is invested in the development of the Kid’s Bookmobile program. They are currently working with the Bethel School District to add more sites in the area to better serve the reading needs of children.

The Pierce County Library System is in the process of reviewing levies for Pierce County. The library staff is conducting a study to determine if they should remove the 1% levy and replace it with a 50-cent per \$1,000 of assessed value levy. This would meet the statutory limit for library revenue collection. The staff is also aware of the need to conduct a Capital Facilities review; however, no decision on when that review would take place has been determined as of today.

## SANITARY SEWER

The Mid-County Community Plan area is serviced by approximately 40 miles of sanitary sewer lines. Table 16 provides a further breakdown of the sewer line types within the plan area.

Type	Miles	Percentage
Forced Main	8	20.00%
Gravity Main	29.46	73.65%
Stub	0.63	1.58%

Pierce County Sewer Code and Tacoma-Pierce County Board of Health Regulations for On-Site Sewer Systems require designated urban properties within 300 feet of an existing public sewer line to connect to the sewer system when new development is proposed. Existing developments may continue use of on-site sewer systems, unless the existing system fails and public sanitary sewers are within 300 feet or the existing structure is expanded.

In the late 1990s, Pierce County adopted regulations that require new subdivisions within urban areas not connected to sanitary sewers to construct dry-line sewer infrastructure in addition to an interim septic system. This allows for future sewer extension to the project, when the interim septic systems would be disconnected, and the dry-line infrastructure utilized. The cost of constructing an interim septic system, dry-line sewer infrastructure, maintenance, and engineering challenges have encouraged developers to connect projects to the sewer system, with limited exceptions.

## SEWER IMPROVEMENT DISTRICTS – ULIDS

The plan area contains parts of two improvement districts: 175 acres of the 12,611-acre Lakewood/Parkland Sewer Improvement District, and 203 acres of the 378-acre Midland Sewer Improvement District.

### STORMWATER MANAGEMENT

As natural vegetative cover is replaced with homes, businesses, parking lots, and roads, surface water runoff (stormwater) tends to increase both in volume and rate at which the water drains off the land. If not properly addressed, this post development increase in stormwater volume and rate can result in flooding, water quality and habitat degradation, and soil erosion.

Within the Mid-County plan area there is a network of both constructed and natural drainage systems. The majority of soils found in the plan area are of Kapowsin association, with some Puyallup-Sultan and Alderwood Everett in northern, low-lying areas. Kapowsin soils are moderately well-drained, and facilitate some natural formation of drainage channels. Most of the development that has occurred in the plan area has been at such a density that construction of large piped conveyance systems along roadways has not been necessary because runoff has infiltrated along the shoulders of the road or in roadside ditches. Only when development has become more intense (i.e., construction of a major arterial or the creation of subdivisions with more than one or two dwelling units per acre) has the need for collecting and conveying the excess runoff to a storm drainage pond or to small scale drywell within the roadway been necessary.

Due to the drainage systems in the plan area, Clear-Clarks Creek and Clover Creek, significant flood hazards exist in many areas of Mid-County. These areas are in the northern portion of the plan area, in low-lying areas along the Puyallup River, and also along Clover Creek drainage in the southern portion of the plan area. These areas are relatively undeveloped, but have formed the natural drainage courses characterized with culverts at road crossings and steep ravines where the drainage courses traverse steep slopes. The area between Canyon Road and Woodland Avenue, and 112th Street and 144th Street includes a major system of wetlands, including 4 creeks associated with the Clear-Clarks Creek drainage: Woodland Creek, Diru Creek, Rody Creek, and Canyon Creek, which area associated with flood hazard in that area along with new development in surrounding areas.

Pierce County has developed some regional stormwater facilities just south of the Mid-County plan area. These facilities are utilized for drainage of Canyon Road East. One facility, Brookdale Pit, absorbs most excess drainage from the Mid-County plan area, and is currently at stormwater capacity. The plan area is also served by a string natural systems east of Canyon Road between 112th Street East and 144th Street East that also hold drainage from the area.

The regional systems identified above are in addition to the smaller publicly owned retention/detention ponds and a large amount of drywells associated with individual developments. These publicly owned stormwater facilities have been inventoried and are currently documented on the County's GIS system for routine maintenance. Privately owned facilities within the plan area, which are associated with private road developments and gated communities, are not well inventoried. Private parties such as homeowners associations are responsible for maintaining those facilities. Sporadic checks have documented poor maintenance of these private facilities despite maintenance agreements required at the time of

plat approval. This is probably due to loose knit organizations of homeowners associations and lack of funding to perform the necessary maintenance. Pierce County has not had the resources necessary to track and pursue enforcement of the maintenance agreements.

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## BASIN PLANNING

To assist in future decision making associated with stormwater issues, a series of basin plans have been prepared by Pierce County to address all aspects of surface water management. The Clover Creek Basin Plan encompasses the southern portion of the Mid-County plan area. The Clear-Clarks Creek Basin Plan has been developed for the northern portion of the plan area which drains into the Puyallup River. Implementation of the plan's recommendations will help ensure that actions taken to improve stormwater drainage in the County are in compliance with federal and state laws and regulations, particularly the federal Clean Water Act and Endangered Species Act.

## POTABLE WATER SUPPLY

Mid-County residents and businesses receive their potable water (or drinking water) from one of several types of public water systems operating under different ownership arrangements (i.e., municipal, mutual or investor-owned) or from "individual wells." The majority of residents receive their drinking water from a Group A water system; a public water system serving more than 15 connections. While approximately 10 Group A water systems operate in the Mid-County community, the majority of the community plan area is served by one of the following: Summit Water system, the City of Tacoma, Parkland Light & Water, Fruitland Mutual, City of Puyallup or Curran Road Mutual. In addition to Group A water systems, a percentage of Mid-County residents obtain their drinking water from a Group B system; a public water system serving between 2 and 15 connections. Finally, a lesser amount of Mid-County residents obtain their drinking water from a private source or individual well.

The Washington State Department of Health (DOH) has regulatory responsibility over Group A public water systems while the Tacoma-Pierce County Health Department (TPCHD) in conjunction with DOH has primary regulatory responsibility over Group B systems. TPCHD is responsible for the permitting of individual wells. Water systems meeting certain conditions (i.e. size) are required by DOH to prepare water system plans every six years. Such plans are required to be consistent with growth and zoning conditions contained in the relevant jurisdiction's comprehensive plan and must demonstrate how the system is to provide water service to the projected growth. All users of surface water and users of more than 5,000 gallons of groundwater per day (or irrigation of more than ½ acre of land) are required to obtain a water right from the Washington State Department of Ecology.

The Central Puget Sound area faces significant challenges in meeting the water needs for people and fish habitat with available resources. At current levels of water use, additional water supplies will be needed to meet both near-term (through 2020) and long-term (through 2050 and beyond) water demand in the region. While many of the region's water systems would prefer the ability to drill for new sources of groundwater within their service areas, the

likelihood of doing so is questionable. Instead, water systems are beginning to recognize the need to seek a regional water source to supplement existing sources of supply. Such recognition is reflected in several new regional planning efforts, such as the Central Puget Sound Water Initiative and ESHB 2514 watershed management planning processes.

## DESCRIPTION OF DESIRED CONDITIONS

The urban growth area is intended to accommodate the majority of new growth and development in the community plan area. It is important therefore, that the majority of public expenditures for urban facilities and service should also be directed to UGA. Urban levels of service should be required as a component of all new development in the UGA. Pierce County should ensure that new development supports the costs associated with public facility and service expansions that are made necessary by each development project. The UGA should not exceed a size that can be serviced by the urban facilities and services that exist or can be provided within a 20-year planning horizon. Prior to expanding the UGA, it must be demonstrated that adequate public facilities and services can be provided for each public facility and service

Due to the high rate of growth in surrounding areas, residents have experienced deficiencies in public facilities, services, and infrastructure. Ensuring that adequate parks, roads, sewer and water systems are present in the community is a major goal of this plan. The Mid-County Community Planning Board has anticipated the expected growth and accounted for the current deficiencies when forming plan policy recommendations.

## PUBLIC PARKS

The objectives, policies, and standards focus on improving park, recreational, and open space opportunities within the community. Strategies are identified for possible funding mechanisms and public agency partnerships. The community recognizes the potential for the area to link numerous trails and develop a community-wide trail system that will also connect to the regional trail system.

## PARK ACQUISITION RECOMMENDATIONS

Policies also identify high priority locations for possible acquisition, several that are located within or adjacent to the Open Space corridor. The potential acquisition sites are not listed in order of priority. The CPB has recommended the following sites as potential park and recreation facilities:

- Regional trail along Tacoma Pipeline Road
- Regional trail along Tacoma Rail right-of-way
- Pederson farm properties at the northwest corner of 72nd St. and Waller Road
- Surface mine reclamation sites
- Faith dairy properties at the northwest corner of 72nd St. and Vickery Ave.
- Swan Creek upland areas
- Vacant properties in vicinity of Orangegate Park

## TRANSPORTATION

### ROADWAYS

The policies in the Mid-County Community Plan reinforce the need to improve and widen Canyon Road East to accommodate both existing and future traffic demand. The County's Transportation Improvement Program (TIP) already includes funding for the widening of Canyon Road East south of State Route 512 and the proposed extension of Canyon Road East north of Pioneer Way East. Based upon an analysis of year 2025 traffic forecasts, capacity improvements are recommended on other east-west major arterials that would also serve to facilitate access to Canyon Road East. It is the hope of the community that these improvements will keep commuter traffic on the arterials and away from the local neighborhood streets.

The policies also reflect the desires of local residents for additional nonmotorized improvements. Paved shoulders are proposed along many arterials in order to accommodate pedestrian and bicycle travel to neighborhoods, schools, parks, and commercial centers. Proposed multi-use trails are recommended along Tacoma Pipeline Road, Tacoma Rail Line, and the utility lines to create a nonmotorized system that connects the Mid-County area with the surrounding areas.

A listing of the motorized and nonmotorized transportation project recommendations is included in Appendix A.

### RAIL SERVICE

As part of the update to its Long-Range Plan, Sound Transit is evaluating the upgrading of the existing Tacoma Rail line to serve passenger rail service through the Mid-County area between the Tacoma Dome and the Frederickson industrial area. Sound Transit is also planning to triple the number of weekday trips for its existing commuter rail service along the BNSF line.

### TRANSIT SERVICE

While local residents have expressed a desire for local transit service on additional roadways, the Mid-County Community Plan area may not have the population base to support additional fixed bus routes. However, the extension of demand-responsive service (SHUTTLE, Bus Plus) to the Mid-County Community Center and other residential areas with senior housing is considered a high priority. The addition of bus stops at the commercial centers along Canyon Road E near State Route 512 is also recommended. This additional transit service is contingent upon funding availability.

## PUBLIC SCHOOLS

This plan recognizes that the school districts are the responsible entity to address school district issues. Policies encourage increased coordination between the County and the district to develop strategies that address student capacity deficiencies. Specifically, the district is encouraged to actively pursue an increase in impact fees that are collected through the

County's building permit process. Additional coordination is also needed between the two entities to ensure students have safe walking routes from their neighborhoods to schools.

### SANITARY SEWER

As sewer utilities are placed throughout the community to serve the population, the community recognizes the need for coordination during the construction phase to eliminate disruption and long delays in the transportation system. In efforts to maintain reasonable housing costs, the community encourages new methods and practices of sewer installation.

### STORMWATER SEWER SERVICE

This plan focuses primarily on the management of surface water in efforts to reduce the amount of runoff caused from new development. Policies support the Clear Clarks Creek and Clover Creek Basin Plans' recommendations which include discouraging development in areas prone to flooding. The community desires public and private stormwater facilities that are incorporated into the natural landscape and are properly maintained.

### POTABLE WATER

Pierce County and water purveyors should coordinate their activities to ensure that an adequate and reliable domestic water supply is available to support projected population growth. The availability of an adequate potable water supply should be verified prior to the approval of new land divisions. If water purveyors are incurring problems of supplying water for new land divisions, then they should explore connections with other water systems that have adequate water supplies.

## IMPLEMENTING ACTIONS

The following list of actions needs to be completed in order to implement the policies contained within this plan. They are arranged according to the timeframe within which each should be completed: short, medium, or long term. Short-term actions should occur within one year of plan adoption. Mid-term actions should be completed within 2-5 years. Long-term actions should be completed within 5-10 years of plan adoption. The entity or entities responsible for leading the effort to complete the action item is listed in parenthesis following the action. Actions are assigned to the Land Use Advisory Commission (LUAC), Pierce County Planning and Land Services (PALS), Pierce County Economic Development (ED), Pierce County Parks and Recreations (Parks), Pierce County Public Works & Utilities (PWU), and Tacoma-Pierce County Health Department (TPCHD).

### SHORT TERM ACTIONS

1. Adopt standards for the placement and design of stormwater facilities. (PALS, PWU)

2. Utilize basin planning hydrologic condition modeling when making decisions regarding the allowable range and intensity of land uses. (CPB, PALS)

#### Parks

1. Annually evaluate the level of service for regional parks in the plan area and correct deficiencies through capital improvements. (Parks)
2. Coordinate with the City of Tacoma to initiate a study to determine the feasibility of developing Tacoma Pipeline Road as a regional multi-use trail. (Parks, PALS, PWU)

#### Transportation

1. Revise development standards to require developments to provide safe, convenient, and efficient connections between adjacent existing or future residential and commercial developments. (PWU, PALS)
2. Consider amending the Pierce County Capital Facilities Element and Six-Year Transportation Improvement Program (TIP) to include the highest priority motorized and nonmotorized transportation projects in the Mid-County Community Plan as identified in Appendix A. (PWU)
3. Coordinate with the Washington State Department of Transportation (WSDOT) to request capacity and operational improvements to the SR-512/Canyon Road East interchange and the SR-512/Portland Avenue East interchange and to investigate safety improvements on SR-167 (River Road). (PWU)
4. Amend development regulations to establish options for the County to preserve and acquire right-of-way within identified transportation corridors. (PALS, PWU)
5. Evaluate development regulations to ensure that cumulative traffic impacts are properly addressed and mitigated in accordance with State Environmental Policy Act (SEPA) requirements. (PALS, PWU)
6. Develop and implement a viable transportation impact fee program for funding transportation improvements and meeting concurrency requirements. (PWU)
7. Amend development regulations and roadway design standards to encourage the provision of nonmotorized facilities in new developments and in all new roadway construction. (PALS, PWU)
8. Coordinate with school districts to identify and prioritize pedestrian and bicycle improvements for upcoming grant funding applications. (PWU)
9. Coordinate with Pierce Transit to initiate demand response transit service to those areas of the Mid-County area which are not currently served by transit. Emphasis should be given to the Mid-County Community Center. (PWU)

#### MID-TERM ACTIONS

1. Evaluate the short platting and subdivision ordinances to ensure the availability of potable water is taken into account during all phases of the permitting process. (PALS, PWU)

2. Amend the Coordinated Water System Plan (CWSP) to revise water service boundaries where the designated water service provider cannot provide timely or reasonable service. (PWU)
3. Coordinate with the school districts to develop strategies that address student capacity issues. (PALS)
4. Monitor the effectiveness of LID projects and the ability to meet the established goals of the LID standards. (PWU, PALS)

### Parks

1. Amend the Pierce County Parks and Recreation Plan to include criteria established in this plan element for the design location, and acquisition of parks and/or parklands within the plan area. (Parks)
2. Utilize the level of service standards and the design and location standards when establishing neighborhood or community scale parks. (Parks)
3. Partner with the Franklin Pierce and Puyallup School Districts to facilitate joint County-District recreational opportunities within the community. (Parks)
4. Consider charging user fees at active recreational sites to help support the maintenance and operation of these facilities. (Parks)
5. Develop mechanisms that allow impact fees, land dedication or fee-in-lieu-of land dedication for the future park development. (PALS, Parks)
6. Develop regulations that control the location, uses, and improvements on land dedicated for community and neighborhood park purposes. (PALS)
7. Pursue opportunities to develop park and recreational facilities in conjunction with public and private utility providers and adjacent cities. (Parks)
8. Facilitate “adopt a park” and “adopt a trail” programs within the plan area. (Parks, PWU)
9. Develop a purchase of development rights program and transfer of development rights program to support open space preservation within the plan area. (PALS, Parks)

### Transportation

1. Create a process for increased bonus densities when right-of-way is donated, access is shared, or other public improvements, including road improvements and sewer extensions, are made. (PALS)
2. Coordinate with the Franklin Pierce, Puyallup and Bethel School Districts to identify and prioritize designated school walking routes in need of safety improvements. (PWU)
3. Consider amending the Pierce County Transportation Element to include the motorized and nonmotorized transportation projects and priorities in the Mid-County Community Plan as identified in Appendix A. (PWU)
4. Coordinate with the Washington State Department of Transportation (WSDOT) to ensure that capacity improvements to SR-512 and other State highways that will reduce traffic congestion in the Mid-County area are included in the updates to the Highway System Plan (HSP) and other WSDOT planning and programming documents. (PWU)
5. Coordinate with the neighboring cities, WSDOT, school districts, and utility companies to develop a study to identify an interconnected system of nonmotorized improvements throughout the Mid-County area. (Parks and Recreation, PALS, PWU)

6. Work with Pierce Transit to expand the range of transit services and to increase the number of bus stops within the Mid-County area. (PWU)
7. Incorporate flexibility in the design of motorized and nonmotorized facilities in order to improve aesthetics and minimize environmental impacts. (PWU)

## LONG TERM ACTIONS

1. Coordinate recommendations from the Clover Creek Basin Plan and Clear/Clarks Creek Basin Plan with any updates to the community plan to address surface water runoff and flooding issues. (PALS, PWU)
2. Evaluate Surface Water Management Fees based on the performance standards resulting from basin planning efforts. (PWU)

### Parks

1. Update maps and add signs and directional markers as the nonmotorized transportation network develops and destinations are connected. (PWU, Parks and Recreation)
2. Support efforts to establish mechanisms that support the development of neighborhood and community scale parks by identifying local interest groups and conducting a series of education workshops regarding the formation, financing, and management of parks service areas and districts. (Parks)
3. Design and develop a community-wide trail system according to trail policies. (Parks, PWU)
4. Provide development incentives such as bonus densities, increased impervious coverage, and credit to the County park impact fee ordinance for projects that incorporate trails into the project design or provide a connection to a regional trail system. (PALS, Parks)

### Transportation

1. Update maps and add signs and directional markers as the nonmotorized transportation network develops and destinations are connected. (PWU, Parks and Recreation)

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## Chapter 7: PLAN MONITORING

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### PURPOSE

The 1990 State Growth Management Act (GMA) requires jurisdictions planning under GMA to report on progress made in implementing the Act, and to subject their comprehensive plans to continuing evaluation and review. As part of the County's Comprehensive Plan, the Mid-County Community Plan is subject to this requirement. One mechanism for conducting this evaluation and review is to monitor the development standards, regulations, actions, and other programs called for in the plan for the purpose of determining their effectiveness in fulfilling the vision of each of the five plan elements.

This section provides a framework both for monitoring the various actions undertaken to implement the plan and for offering recommendations to make adjustments to the actions in order to achieve the plan's vision. Actions may include the development and implementation of regulations and design standards, coordinating the provision of facilities and services with other entities, developing educational programs and handouts, acquiring parks, preserving open space, and other actions. This framework for monitoring provides a means for measuring the effect of each action, identifies participants and their roles in monitoring the actions, lays out time frames, and specifies how the monitoring program should be documented. Information obtained from the monitoring program will be used to offer recommendations to decision makers as to what changes the community plan may need in order to attain specified goals and meet the visions in the plan.

### HOW TO MEASURE THE EFFECT OF STANDARDS

The Mid-County Community Plan identifies actions that need to be implemented to meet its vision, goals, objectives, principles, and standards. Monitoring evaluates the effectiveness of the actions in fulfilling the plan policies. The monitoring program outlined here includes several steps which are intended to identify actions taken, the ease with which they can be used, and whether the actions actually meet the objectives they were intended to achieve.

To do this, the monitoring program is divided into five steps: Actions, Inputs, Process, Outputs, and Outcomes. Each of the steps and the responsible participant are discussed briefly here.

#### PHASE 1 – ACTIONS:

Phase 1 monitoring would consist largely of reviewing the policies and standards stated in the plan and identifying all the actions that need to be undertaken to be consistent with the plan. The actions should be grouped according to the objectives they are intended to meet. PALS staff and the Mid-County Advisory Commission would be the primary participants in this activity.

#### PHASE 2 - INPUTS:

Phase 2 monitoring would determine whether actions called for in the plan have actually been undertaken and completed. PALS staff would evaluate if regulations and design standards have been adopted and are being implemented. The PALS staff, LUAC, or other County Departments would review the plan to determine if other actions have been completed and could be done to accomplish the vision of the plan.

#### PHASE 3 - PROCESS:

Phase 3 monitoring would evaluate whether an action is straightforward, understandable, or easy to use. In the case of regulations and design standards, those persons who have submitted permit applications requiring compliance with the regulations and design standards would need to be involved in the evaluation. The Pierce County Hearing Examiner and the LUAC, which review such applications, as well as PALS staff, would need to be included in the monitoring. PALS staff would coordinate the monitoring and could conduct interviews or distribute questionnaires to persons who have submitted or reviewed permit applications subject to the regulation being monitored.

#### PHASE 4 - OUTPUTS:

Phase 4 monitoring would determine whether the action has been carried out as stated in the plan. For example, monitoring would determine whether a regulation or design standard has been complied with and identify reasons for any noncompliance. In regard to non-regulatory activities, monitoring would determine whether the objectives of the activity have been met. Participants would include residents, property owners, the LUAC, and PALS staff.

#### PHASE 5 - OUTCOMES:

Phase 5 monitoring would evaluate the extent to which each action results in the desired effect on the community. The primary participants are the residents and property owners in the plan area. Assistance would be provided by the LUAC and PALS staff. PALS staff would assist in organizing public meetings, preparing and distributing questionnaires, and using other means to gather this information.

### TIMELINE

It is anticipated that the Mid-County Community Plan will take a substantial period of time to be implemented. There are a number of actions that can be accomplished within a short timeframe, some will take much longer, and others will involve ongoing actions with no specific completion date. It is important that monitoring be done on a continuing basis with specific actions monitored at different times.

In regard to monitoring the development and implementation of regulations and design standards, it would be appropriate for monitoring to be phased over time as the five phases outlined above are accomplished. Phase 1 would begin almost immediately upon the plan adoption. Phase 2 would take place within two years following the plan adoption. This would

provide adequate time for the County Council to adopt implementing regulations called for in the plan. Phases 3, 4, and 5 would occur within two to three years following completion of Phase 2. This would allow time for the regulations to be applied to a number of development projects. Phase 3 analysis of how understandable the regulations are, and the ease to which they can be applied, would then be based on the application of the regulations to those projects developed within that time period. Phases 4 and 5 monitoring would be done simultaneously with Phase 3 monitoring. The total time for initial monitoring for Phases 1 through 5 would be about five years. As changes are made to regulations and design standards, the monitoring cycle would need to be repeated to address the changes.

Other actions that do not involve the implementation of regulations or design standards would be monitored on a similar timetable. Phase 1 and Phase 2 would occur within two years of adoption of the plan, while Phase 3, 4, and 5 monitoring would occur within five years of plan adoption.

As amendments are made to the plan, monitoring would need to continue to determine how effective the changes are in carrying out the goals in the plan. In addition, it would be appropriate to continue monitoring all actions in the plan every five years to evaluate whether the actions continue over time to effectively carry out those goals.

## DOCUMENTATION

A review of baseline information is necessary to effectively monitor whether the goals of the Mid-County Community Plan are being met. Information regarding community attitudes, visual characteristics of the community, community services, infrastructure, business climate, land uses, permitting activity, and other community characteristics would be evaluated.

As each phase of monitoring is completed, a report should be prepared by PALS staff which identifies the action being monitored, the specific purpose of the monitoring, methods used in monitoring, data collected, analysis of the data, and recommendations for further action. The report should be submitted to the LUAC for review and comment and to the County Council for its consideration.

## RECOMMENDATIONS FOR FURTHER ACTION

In addition to determining the effectiveness of the plan in fulfilling the goals of the community, a key component to monitoring would be the recommendations for further action. These recommendations should clearly identify the specific goals being addressed, how the recommended action corrects a deficiency in the plan, how the recommended action will contribute to fulfilling the goal in question, and a timeline for completing the proposed action.