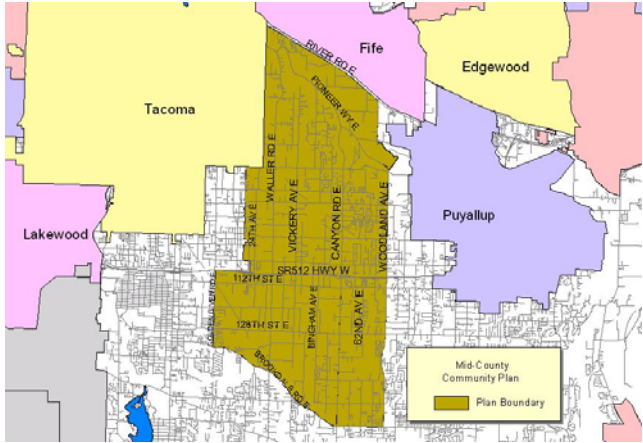


MID-COUNTY COMMUNITY PLAN SUMMARY SHEET

AUTHORIZATION OF THE COMMUNITY PLAN

Preparation of a community plan for the Mid-County area of unincorporated Pierce County was authorized by Resolution R2001-39s and 2002-114. Referred to as the **Mid-County Community Plan**, this unincorporated planning sub-area includes the communities of Summit-Waller, North Clover Creek Collins, and Summit View. This plan area is bordered by the urban areas of Fife to the north, Tacoma and Parkland to the west, Puyallup and South Hill to the east, and Frederickson to the south.



PURPOSE OF THE COMMUNITY PLAN

The purpose of the community planning process is to enhance community values and identify and assure sensible growth and development. Community plans can help citizens decide what they want to nurture and change at the local level, where they live and interact. Using the existing County Comprehensive Plan as a foundation, the community planning process allows citizens to make specific recommendations regarding such things as land use patterns, housing densities and design, environmental protection, infrastructure development, and transportation. This plan for the community is forwarded as recommendations to the Pierce County Council for approval. The approved plan provides the policy and regulatory basis under which the community will develop in the future.

PLAN PROGRESS

The Community Planning Board (CPB) was established in the fall of 2002. The board is responsible for developing each of the elements, which will make up the Mid-County Community Plan and the associated development regulations and design standards. The CPB finalized the recommendations in June of 2005. The document will be forwarded to the Mid-County Land Use Advisory Commission, Planning Commission, and County Council.

The Mid-County Advisory Commission will hold public hearings in July 2005. Their recommendation will be forwarded to the Pierce County Planning Commission who will hold public hearings in August. The Planning Commission will transmit a recommendation to the Pierce County Council Community Development Committee. This committee will hold public hearings in October and transmit a final recommendation to the full County Council in December 2005. The Plan and implementing regulations will be effective in early 2006. Citizens, business leaders, and landowners are all invited and encouraged to get involved in the future of the Summit-Waller, North Clover Creek Collins, and Summit View communities.

FOR MORE INFORMATION

Documents are available online at www.piercecountywa.org/pc/services/home/property/pals/landuse/summitwalleretal.htm

PLAN AREA STATISTICS

Size and Population
 Plan area size – 14,652 ac. (23 sq. miles)
 Summit-Waller– (57%)
 North Clover Creek Collins– (28%)
 Summit View- (14%)
 2000 estimated population - 23,117 persons

Land Use Designations
 Plan area designated residential –12,607 ac. (86%)
 Urban residential – 1,711 ac. (12%)
 Rural residential – 10,896 ac. (75%)
 Plan area designated commercial – 1,284 ac. (9%)
 Urban commercial – 1,235 ac. (8%)
 Rural commercial - 49 ac. (>1%)
 Plan area designated agriculture - 746 ac. (5%)

Vacant Lands
 Total vacant land – 3,743 ac. (26%)