LAND USE APPENDIX

Population Trends

Between 1996 and 2007 the population of the City of Orting nearly doubled in size, increasing from 2,940 to 5,940 people (See Table LU-1).

Table LU-1
Population 1996-2007

Year	Population	Annual % change	5-year % change	10-year % change
1996	2,940			
1997	3,304	12.4%		
1998	3,493	5.7%		
1999	3,742	7.1%		
2000	3,931	5.1%		
2001	4,186	6.5%	42.3%	
2002	4,060	3.0%		
2003	4,295	5.8%		
2004	4,440	3.4%		
2005	4,820	8.6%		
2006	5,560	15.3%	32.8%	89.1%
2007	5,940	6.8%		
Average Annual Growth Rate		**6.6%**		

Source: Washington State Office of Financial Management

Population & Employment Targets

Under the Growth Management Act (GMA), Pierce County and the City of Orting are required to work collaboratively to determine the projected 20-year population and employment growth targets for the City. Orting has a current population target of 7,900 and an employment target of 900 jobs by 2022.

Subdivisions at various stages of permit approval and construction currently within the City of Orting are expected to add approximately 1,030 units or an estimated 2,936 residents. This growth accounts for more than 80% of the City's current 20-year population growth target.

Existing Land Use Inventory

The following existing developable land use inventory data will be used to establish whether the City of Orting currently has enough land to satisfy its future (20-year) land use requirements or whether an Urban Growth Area (UGA) will be needed to ensure capacity to accommodate the estimated growth (see Table LU-2 and Figure LU-1). The inventory includes the current acreage of all existing land use and vacant lands within the City, excluding undevelopable areas, such as public right-of-way.

Table LU-2

Existing Developable Land Use Inventory

	Acres	% Total
Single-Family Residential	811.5	51.3%
Duplex/Triplex/4plex	8.8	0.6%
Multi-Family Residential (5 units or more)	.6	0.1%
Mobile Home	33.6	2.1%
Commercial	14.5	0.9%
Industrial	5.9	0.4%
Quasi-Public Facilities (churches)	5.2	0.3%
Public Facilities	197.6	12.5%
Education	168.8	10.7%
Resource Land	79.4	5.0%
Open Space/Recreation	91.6	5.8%
Utilities	16.2	1.0%
Vacant	147.0	9.3%
TOTAL	**1,580.7**	**100.00%**

Source: Pierce County GIS & City of Orting

Environmental Constraints

Environmental constraints to development in the City of Orting are associated with the Puyallup and Carbon rivers and include wetland areas and flood hazard areas. Figure LU-2 shows the approximate location and extent of these areas.

Land Capacity Analysis

Residential Land Capacity. The analysis of vacant land and redevelopment potential provides an estimate of the capacity of the City to accommodate new growth. Below are the steps involved in calculating the additional land capacity for the City's residential zoning districts.

1. Calculate the acreage available for infill development for each residential zoning district within the City.
2. Reduce the acreage to account for:
   - Critical Areas – assumed at 7%
   - Streets and Stormwater Facilities – assumed at 25%
   - Parks and Open Space – assumed at 6%
   - Market Factor – assumed at 10%. This accounts for buildable land that won't be on the market for development over the next 20 years.

A total of 252 acres of vacant land and 175 acres of underdeveloped land currently exists in residential zones within the City of Orting (See Table LU-3). Underdeveloped land is land that is occupied by a use that is consistent with zoning but contains enough land to be further subdivided. For example, a single house on a 10 acre parcel, where 4 dwelling units per acre is permitted, is underdeveloped.

Table LU-3
Residential Zones –
Vacant and Underdeveloped Land

Zone	Total Acreage Zoned	Vacant Acres*	Underdeveloped Acres
Residential Conservation	203	58	20
Residential Suburban	340	138	42
Residential Urban	370	56	110
Residential Multi-family	26	0	3
Mixed Use – Town Center	46	2.22	0
Mixed Use – Town Center North	68/59 ROW	67/58 ROW	1
TOTAL	**939**	**252**	**175**

Source: Pierce County GIS & City of Orting

**Note: A significant amount of the currently vacant land is under development permitting review.*

Table LU-4
Residential Infill Potential

Zoning District	Gross Acreage Available	Net Acreage	Projected Dwelling Units	Projected Population*
Residential Conservation (1du/2Acre)	117	65.4	33	89
Residential Suburban (5 dus/acre)	84	51	204-255	551-689
Residential Urban (6 dus/acre)	76	42.6	256-341	691-921
Residential Multi-family (8 dus/acre)	--	--	--	--
Mixed Use – Town Center	63	46		
Mixed Use – Town Center North	68	59	500-600	1,000-1,200
TOTAL	**408**	**264**	**993-1,229**	**2,331-2,899**

**Assumed 2.70 people per dwelling unit. 2.0 people per dwelling unit was used for the mixed use zones.*

Commercial & Light Manufacturing Land Capacity. Existing commercial land uses amount to about 66 acres within the City of Orting.

Existing light manufacturing uses in Orting amount to less than 1 percent of the City's total land use inventory. The only area of industrially zoned land is located in the southwest portion of the City and includes about 0.75 acres of land.

Future Land Use Needs

According to the 1990 Guidebook from the Washington State Department of Community Development titled *Shaping Your Future: A Guide to Designating an Urban Growth Area* a method to project commercial/light manufacturing needs for small to medium sized communities may be determined by applying the standard ratio of approximately 12 acres of commercially developed land per 1,000 population.

Applying this assumption about commercial and light industrial land use needs to the City of Orting's 2022 current population target of 7,900 as well as to the City's build out population estimate of around 8,900 results in an estimated need for about 100 acres of land for commercial/light manufacturing uses.

Land needed to support new residents includes streets, parks, employment, schools and other public facilities. For estimating purposes, the following assumptions have been made:

- Streets and stormwater facilities – 0.25 A per net A of residential or 1,600-2,200 s.f. per DU
- Parks - 980 s.f. per DU

- Schools – 400 s.f. per DU
- Other public facilities – 100 s.f. per DU
- Commercial/Industrial – 800 s.f. per DU
- Market factor – 10% accounting for buildable land that is not available for development

Therefore, for each acre of net residential land, between 0.7 and 0.8 additional net acres of developable land is needed to provide for these other uses. For the recommended 2022 target, this would result in a demand for between 342 and 479 acres of developable land to accommodate the above demands.

For comparative purposes, the September, 2002 *Pierce County Buildable Lands Report* estimates Orting will need to see 1,526 new DUs by 2017 to reach a population of 8,000. This growth would occupy about 340 net acres at 4.5 DU/A. This would likely consume more than 400 acres of buildable land after infrastructure is included, leaving less than 170 acres for further residential growth. However, since these calculations have been made, at least 100 acres have been removed from the inventory (middle school site), leaving about 70. While the Report shows the City's employment target to be 450 new jobs, the likelihood of achieving this depends upon a wide range of variables. (This calculates at 0.3 new jobs per new DU, a relatively low ratio.) It is clear that the City currently has an extremely limited capacity for economic development. Only 4 acres of land are available. About 20 acres would be necessary to provide for the development of establishments employing 450 persons using this methodology.

In summary, Orting is expected to use its remaining land capacity during the next 18 years, and probably before. This consumption would be almost entirely attributable to residential uses, resulting in virtually no growth in commercial and industrial uses. In order to assure that adequate land for all uses is available to accommodate balanced and sustainable growth, the City should plan for a future urban growth area of more than 300 acres of buildable land that can be adequately serviced with city water, sanitary sewer, stormwater management, access, parks, and other facilities as growth occurs over the next 15-20 years.

Urban Growth Areas – where should growth go?

Under the provisions of the GMA, counties must identify Urban Growth Areas (UGAs) around existing cities within the County to accommodate planned growth. A UGA defines the area around the city that is available for its expansion during the 20 year planning period. It is based upon the notion that development that is urban in type and intensity are most appropriate in the city.

UGA locational criteria. The Pierce County Countywide Planning policies state that the location of municipal urban growth boundaries shall be determined with consideration for the following factors:

- Geographic, topographic, and manmade features

- Public facility and service availability, limits and extensions
- Jurisdictional boundaries including special improvement districts
- Location of designated natural resource lands and critical areas
- Avoidance of unserviceable islands of County land surrounded by other jurisdictional entities
- The Vision 2020 Plan
- The carrying capacity of the land considering natural resources, agricultural land and environmentally-sensitive land
- Population and employment projections
- Financial capabilities and urban service capabilities
- Consistency and compatibility with neighborhood, local and regional plans
- The existing land use and subdivision pattern

The City of Orting's goals and policies also establish similar criteria for establishing urban growth area(s).

UGA Expansion Study Areas. Using the above criteria, UGA expansion study areas for industrial and commercial land uses were identified by the City during the 2004 Comprehensive Plan update process. The Alderton-McMillen Community Plan process has identified potential receiving sites for transfer of development rights from agricultural lands that the City hopes to be considered for a UGA expansion.

Hazard Mitigation Planning

The Disaster Mitigation Act of 2000 established a new federal priority for pre-disaster planning and mitigation as opposed to post-disaster assistance. The Federal Emergency Management Administration is leading this program through the provision of planning guidelines and grants. The state of Washington Department of Emergency Services manages the program. Orting intends to seek funding and prepare a hazard mitigation plan under the program.

The City supports the efforts of the "Bridge for Kids" organization, a local non-profit that is seeking funds to design and construct a pedestrian bridge across the Carbon River near the city wastewater treatment plant and a related grade-separated crossing of SR 162. This would create an emergency evacuation route from the Orting schools to higher ground east of the River in the event of a volcanic eruption and lahar. On behalf of the organization, the Pierce County Department of Public Works has completed a feasibility study and preliminary plan for the facilities, resulting in an estimated cost of $12.7 million.