



LAND USE ELEMENT

Purpose

This Land Use Element contains the goals and policies necessary to support the City's responsibility for managing land resources and guiding development. Maintained in accordance with the Growth Management Act (RCW 36.70A.070), this portion of the Comprehensive Plan is written to direct land use decisions in Orting over the next 20 years.

Considered the central component of the City's Comprehensive Plan, this element guides decisions that must be made for future growth and investments in the community in connection with the city's vision.



This element is organized into several sections and begins with a review of the population trends (historic growth) and assessment of the projected population that the city must plan for. Next the Land Use inventory is provided with an assessment of how the city's objectives and responsibilities can be balanced. Finally, the goals and policies are identified which set out the foundation for Orting's future.

Population Trends

Between 1999 and 2024 the population of the City of Orting more than doubled in size, increasing from 3,742 to 9,125 people¹. (See Figure LU-1). The average annual growth rate for the same period was 3.6 percent.

The rapid expansion of the city has transformed the physical layout of the city, while the central core of the community largely retains its unique appeal and function. Recently developed neighborhoods have various sizes and layouts and have replaced some lands that were previously farmed (such as the land southeast of the High Cedars Golf club). Prior to 2000 only a few homes were scattered in the area lying between SR-162 and the Carbon River and north of the school complex; now that area of the city is fully developed with residences and parks. Similarly, neighborhoods have been developed in the southern portion of the city toward the edge of the city limits.

¹ The most recent annexation occurred in 1991; none of the growth since then is attributable to annexation.

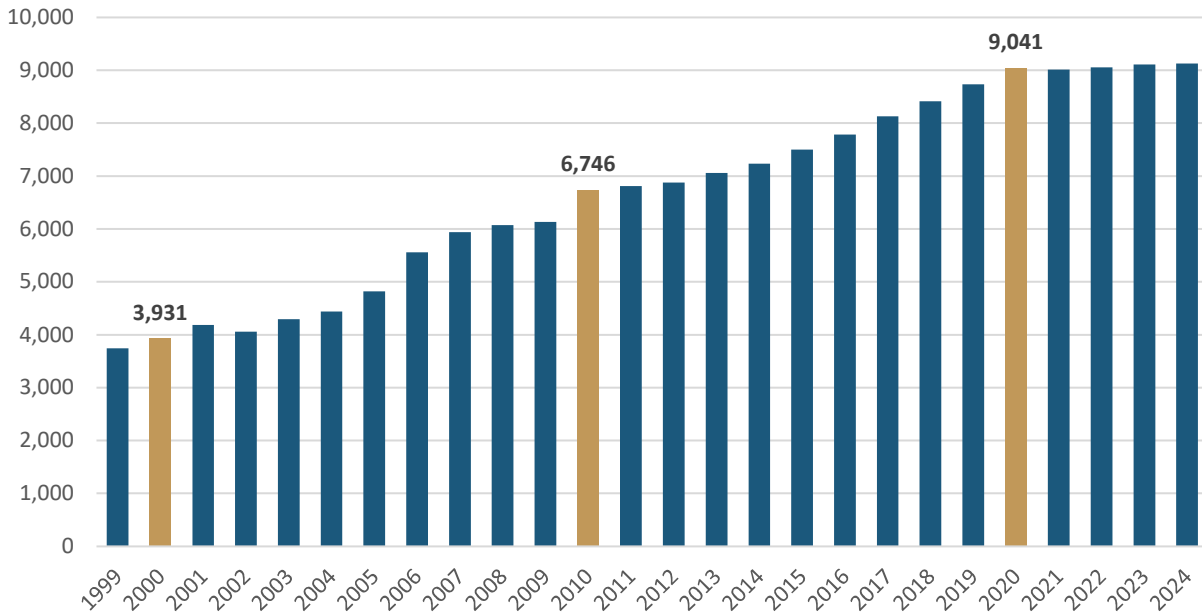


Figure LU-1: Orting Population (1999-2024)

Source: Washington State Office of Financial Management

Population & Employment Targets

Pierce County and the City of Orting work together to determine the projected 20-year population and employment growth targets for the city. The growth targets are documented in the County-Wide Planning Policies (Pierce County Ordinance No. 2022-46s and No. 2023-22s) which established the 2044 population and employment targets for each jurisdiction, including Orting. The ordinance details how the figures are generated; in general, the state's Office of Financial Management frequently provides population forecasts within three different ranges (high, medium and low) for each County throughout the state, and then the County and its cities and towns divide up the projected growth to specific areas.

In advance of the County's work the Puget Sound Regional Council (PSRC), an organization that provides a wide range of services to jurisdictions within a five-county region, also publishes population forecasts for jurisdictions in the region. Through the VISION 2050 Plan, the PSRC provided a basis for which target growth allocations were made. In general, VISION 2050 is intended to support job growth throughout the region and concentrate population and job growth in centers (and near transit) through its Regional Growth Strategy (RGS). The RGS describes a preferred method for urban growth to advance social equity, promote affordable housing choices, support economic prosperity, improve mobility, and make the best, most efficient use of new and existing infrastructure all while protecting a healthy environment.

This Comprehensive Plan covers a 20-year period from 2024 through 2044 and at the end of that time period, Orting's population is targeted to grow to 9,590 persons (and 3,167 housing units²). Likewise, employment (which is estimated to account for 1,473 jobs in 2024) is targeted to grow to

² Exhibit A to Ord. No. 2023-22s shows that the 2020 estimated housing supply in Orting is 2,998 units and the growth allocation is 223 units, to arrive at 3,221 total housing units targeted by 2044. Those figures are based on Commerce's Housing for All Planning Tool (HAPT) which was formal guidance given following the passage of HB 1220.

1,669 jobs by 2044. The projection figures for Orting are shown in Table LU-1, shown in 5-year increments.

Table LU-1: City of Orting Population and Household Projections (2025 through 2050)

	2025	2030	2035	2040	2044	2050
Population	9,109	9,222	9,334	9,450	9,550 9,590	9,679
Households	2,986	3,055	3,124	3,194	3,250	3,333

Source: VISION 2050 City Summaries (2023 LUV-It Model)

Figure LU-2 shows Orting’s actual growth (estimated population) at five-year intervals as well as the projected growth for the future. The City of Orting is expected to grow in population; however, that growth is projected to occur at a much slower rate than the growth that has occurred over the past two decades. Orting has recently experienced rapid growth that should ideally be slowed in the years ahead, given the city’s constraints to accommodate additional expansion (such as the geographic location and transportation access challenges) as discussed throughout this Plan.

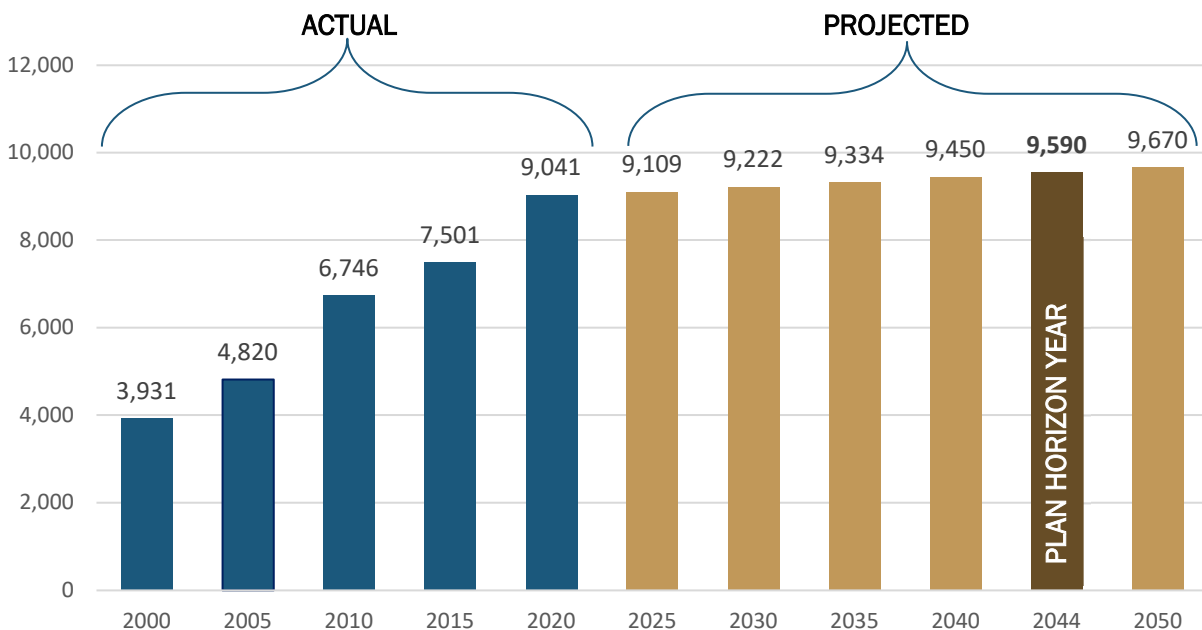


Figure LU-1: Population Projections (2025 through 2050)

Source: Washington State Office of Financial Management; VISION 2050 City Summaries (2023 LUV-it model)

The 2017 housing data shows 2,684 units including single family, multifamily, and manufactured housing. The housing data for 2021 was an estimated 2,927 units for a net gain of 243 units. The average household size now is about 3 persons.

- Growth in Orting has well exceeded what was previously planned for.

- An ordinance passed by the Pierce County Council in the year 2011 "allocated growth" to the City of Orting for planning purposes and set out that the city's population would grow to 8,000 people by the year 2030³. Later, the Pierce County council re-visited the topic, as these numbers are meant to be periodically reviewed and revised, and maintained Orting's population target was set to be 8,000 by the year 2030⁴. Instead, that figure was surpassed by the year 2017.
- The Pierce County Council took legislative action⁵ in 2022 to set the 2044 population target for Orting at 9,590. (This value is slightly different from the 2044 population target of 9,550 as listed by PSRC in the VISION 2050 plan).
- It should be recognized that these figures aren't meant to be "hard numbers" and instead they are targets for policy-making decisions and reporting purposes. The purposes of the growth allocations are to align communities with the regional growth strategies and to concentrate growth where infrastructure systems exist and away from rural areas, while preventing "sprawl."

Existing Land Use Inventory

Most of the city's land designated for residential uses has been largely built out or entitled (which means there is a time-limited approval given for development via a preliminary subdivision approval), however, development at "infill sites" is attainable in some locations and the City is fulfilling designated population goals.

Figure LU-3 shows a representation of Orting's Built Environment (building footprints and parcel lines are depicted, together with the road network).

Examination and tabulation of the assessor's parcel records⁶ reveals that less than 2% of the city's land by area is currently in various commercial or industrial uses which includes retail services, restaurants, medical services, merchandise, and so forth. The most prevalent use of land in the City is residential (approximately 43%), while the distribution of land given to school is also quite significant (the value is 12% which, for this calculation, includes all land owned by the school district or other educational providers, even if vacant or unused).

Next, there are lands owned and managed by Pierce County Public Works Storm Water Management division used for flood hazard management and storm drainage, along the Puyallup River and in the southern part of the City, accounting for around 120 acres in total (and corresponding to a share of around 8% of the land within the city and measured in parcels as described earlier). Measures to reduce pollution from storm-water runoff is discussed in the Natural Environment element of this Plan.

Around 80 acres (or 5% of all the land within the city and measured in parcels) of land is for government or public purposes and not counting schools or parks. The remaining lands are in use for parks, open space or other less-intensive uses.

³ Pierce County Ord. No. 2011-36s

⁴ Pierce County Ord. No. 2017-24s

⁵ Pierce County Ord. No. 2022-46s

⁶ This assessor's records used do not reflect the assigned zoning but rather what type of activity is observed to be primarily conducted on site. In addition, almost all public right-of-way was excluded from the land use total when arriving at percentages given.

The Land Use inventory in Orting does not include any urban or community forests. Several decades ago, Orting's fertile valley floor was cultivated in various crops and used for agricultural production. Today, farming chiefly occurs outside of the city limits, with the exception of the Orting Veterans Farm which is situated at the State Department of Veterans Affairs' Soldiers Home campus, at the southern part of the City.

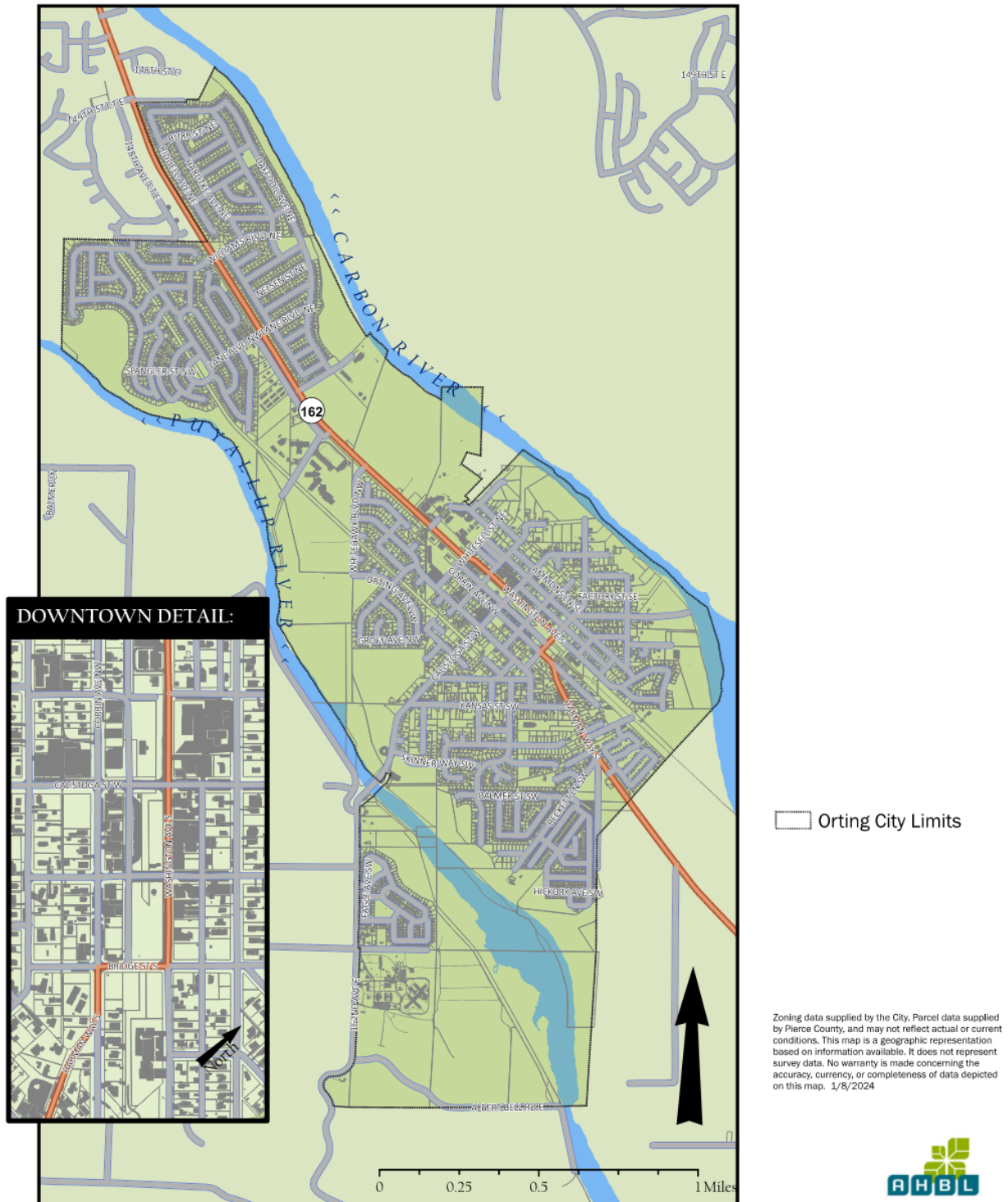


Figure LU-3: Representation of Orting's Built Environment

Land Capacity Analysis

The Pierce County 2021 Buildable Lands Report (Fourth Edition, Revised Version, published in 2022) provided an assessment of Orting's progress toward meeting the population and employment targets previously set by the County. The report showed that housing production in Orting between 2010 and 2020 was within the target ranges to support future population needs, indicating that the data supports the conclusion in the report that the city is on pace to meet the number of housing units needed by 2030. The report also reveals that during the same time period, only three new multi-family housing units were added to the housing inventory, compared to 621 single-family housing units, clearly indicating that single-family housing construction is far outpacing multi-family housing development. The report also details that between 2013 and 2020 approximately 106 acres were platted (subdivided) in the city, resulting in 417 new residential lots.

The Buildable Lands Report is retrospective, but also looks to the future and accounts for anticipated future capacity. The report indicated that there appears to be sufficient land capacity for up to 346 new residential units to potentially be built between 2020 and 2044, based on zoning designations while adjusting for certain factors (i.e., land reductions for critical areas, reductions for public facilities, adjustments for market factors, etc.).

However, these figures must now be reassessed for the purposes of this Comprehensive Plan. A land capacity analysis at Appendix I provides this assessment. The analysis shows that it appears that the City of Orting does not have any barriers in achieving the housing capacity targets and the city is able to accommodate housing according to specific household income brackets (as required by state law).

Orting's Downtown Core

Orting's downtown serves as a focal point for the community, embodying its historical roots, cultural vibrancy, and economic vitality.

Downtown Orting is characterized by its compact layout, with streets lined by a mix of historic buildings and modern structures. Washington Avenue S. serves as the central artery and the primary commercial thoroughfare. Corrin Avenue and Van Scoyoc Avenue both run parallel to Washington Ave and together the three streets form a central core along a traditional "village green," featuring a varied array of shops, restaurants, and services. These tree-lined corridors are flanked by one- or two-story buildings exhibiting a blend of architectural styles, including buildings which reflect Western or Victorian styles from the turn of the century era (1889 through World War I).

Green spaces such as parks and tree-lined streets are enhanced with monuments, public art and amenities reminiscent of times gone by, offering residents and visitors opportunities for recreation and relaxation. Mt. Rainier majestically provides an impressive backdrop to the area, enhancing the natural charm of the area while providing scenic vistas and recreational amenities from which Orting is the perfect spot to launch an adventure from.

The Downtown often serves as a hub of social interaction and community engagement. Local events, such as farmers' markets, festivals, and parades, draw residents from across the town and surrounding areas, fostering a sense of belonging and camaraderie. The presence of the City Hall, a Pierce County library, and other civic institutions further strengthens social cohesion, providing spaces for gatherings, meetings, and cultural activities.

Anchored by a mix of small businesses, ranging from boutique shops and family-owned eateries to professional services and artisanal studios, local enterprises form the backbone of the town's economy, providing employment opportunities and contributing to its unique identity and character.

However, challenges such as retail vacancies and competition from nearby commercial centers warrant attention and strategic interventions to ensure the long-term viability and vitality of the downtown area. Initiatives aimed at promoting entrepreneurship, enhancing infrastructure, and fostering partnerships between public and private stakeholders can help stimulate economic growth and revitalization.

Despite its many strengths, downtown Orting faces several challenges that require thoughtful planning and proactive solutions. These include issues related to transportation, affordable housing, and sustainability. Addressing these challenges presents an opportunity to reimagine the downtown area as a more accessible, livable, and resilient urban environment.

Strategic investments in transportation infrastructure, such as improved pedestrian and cycling facilities and enhanced streetscape amenities can enhance mobility and connectivity within the downtown area and beyond. Moreover, initiatives aimed at promoting mixed-use development, affordable housing, and green building practices can foster a more equitable and sustainable urban landscape and ensure the downtown area remains a thriving community center.



Goals & Policies

General

Goal LU 1 *Be true to the vision for Orting by encouraging the expansion of its economic base while ~~preserving~~ retaining elements of its agricultural heritage and enhancing its future potential for urban farming.*

LU 1.1 Encourage higher residential density and more intensive commercial development and human activity within Orting's downtown core to create a vibrant city center, reduce reliance on the automobile, and to provide opportunities for **affordable housing** priced for individuals across various earning levels.

LU 1.2 Provide ~~for~~ adequate land for commercial and light manufacturing uses to meet the employment and services / commerce needs of the City of Orting.

LU 1.3 Protect local historic, archeological, and cultural sites and structures through designation and incentives for the preservation of such properties.

LU 1.4 The Future Land Use Map adopted in this plan (see **Figure LU-4**) ~~shall establish~~ establishes the future distribution, extent, and location of generalized land uses based on the intent of the goals and policies of this plan.

Discussion: The Land Use map is a central and vital component of the City's Land Use policies.

LU 1.5 Strive to assure that basic community values and aspirations are reflected in the City, while recognizing the rights of individuals to use and develop private property in a manner that is consistent with City regulations. Private property shall not be taken for public use without just compensation having been made.

LU 1.6 Establish and maintain a vision strategy that effectively attracts enterprises and economic activities which best meet the needs and desires of the community.

LU 1.7 The Orting Downtown Vision Map (adopted by reference in this plan) (see **Figure LU-5**) ~~shall establish~~ establishes the primary elements of the 2008 Vision Plan to maximize the potential of the downtown core as the Orting Valley Town Center.

LU 1.8 ~~Designate the~~ The Center of Local Importance (COLI) feature of the Future Land Use Map designates including the downtown area, school campus, and Gratzner Park as Orting's core for future major transportation improvements.

~~LU 1.9 Recognize and promote the benefits of agricultural land, for maintaining open space, establishing rural character, preserving view corridors, enhancing wildlife habitat, and providing employment opportunities for — residents of Orting.~~

LU 1.9 Review proposed commercial and public developments (including new construction or major renovation and alteration) according to the Architectural Design Review process to ensure consistency with the adopted Orting theme of "Turn of the Century Western and Victorian," a style of building, architecture, and exterior lighting used in Orting and the area from statehood in 1889 through World War I. Evaluation of a project will be based on the quality of its design and its relationship to the natural setting of the valley and mountain settings.

Commented [A1]: AHBL suggests adjusting this because the word "vision" doesn't quite fit here and could be confused with the city's vision statement which this is not referring to

Commented [A2]: While there are gardens and some growing activities in Orting this policy should be removed as there are no "agricultural lands" within city limits

Commented [A3]: Its important to consider having have this included in the Comp Plan to form as a basis for the regulations or requirements for development. FYI, The state legislature passed HB 1293 in 2023 which limits how cities can do these things. Compliance with RCW 36.70A.630: Local design review—Requirements and restrictions. (wa.gov) is required in Orting by June 30, 2025.

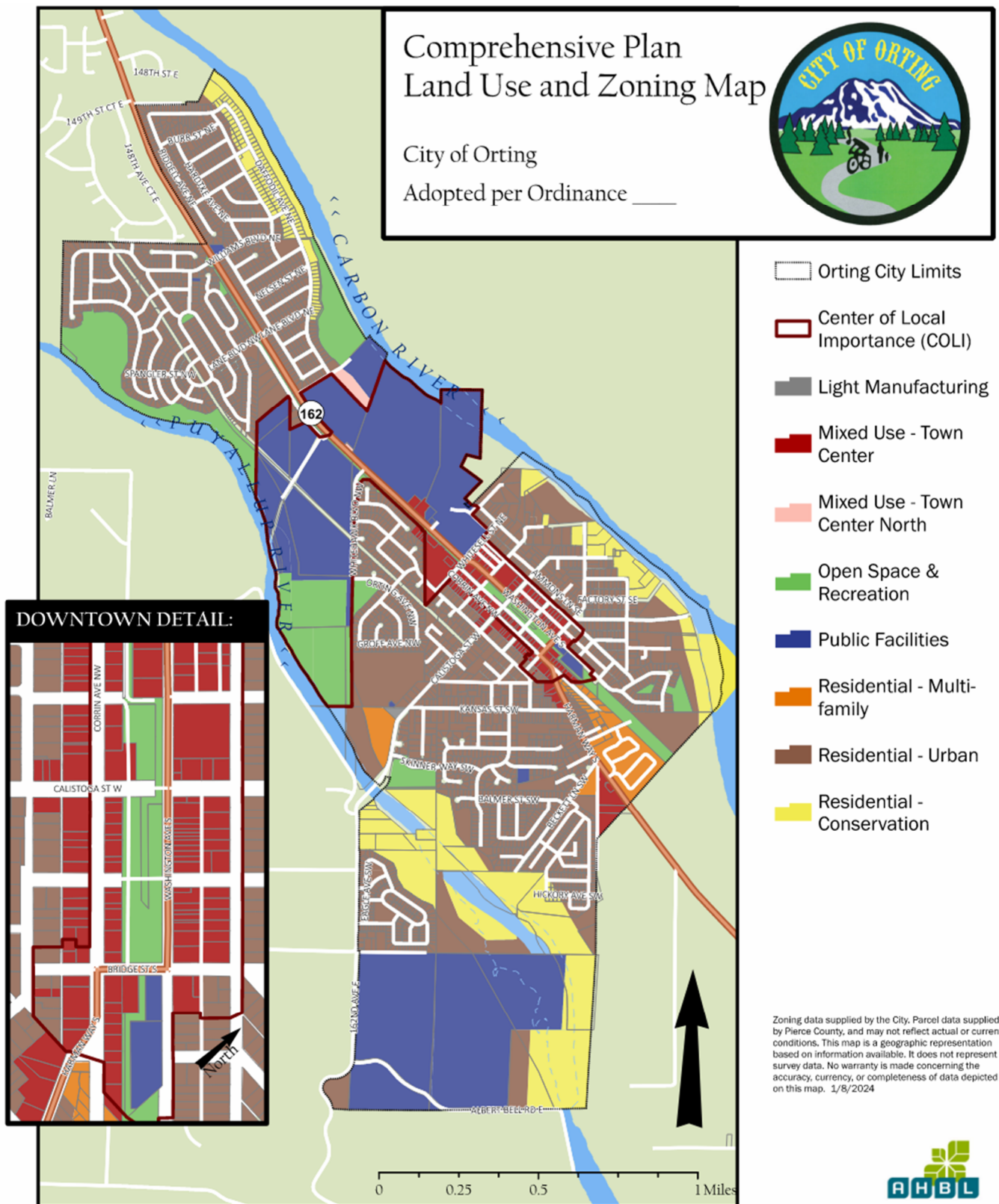


Figure LU-4: Future Land Use Map

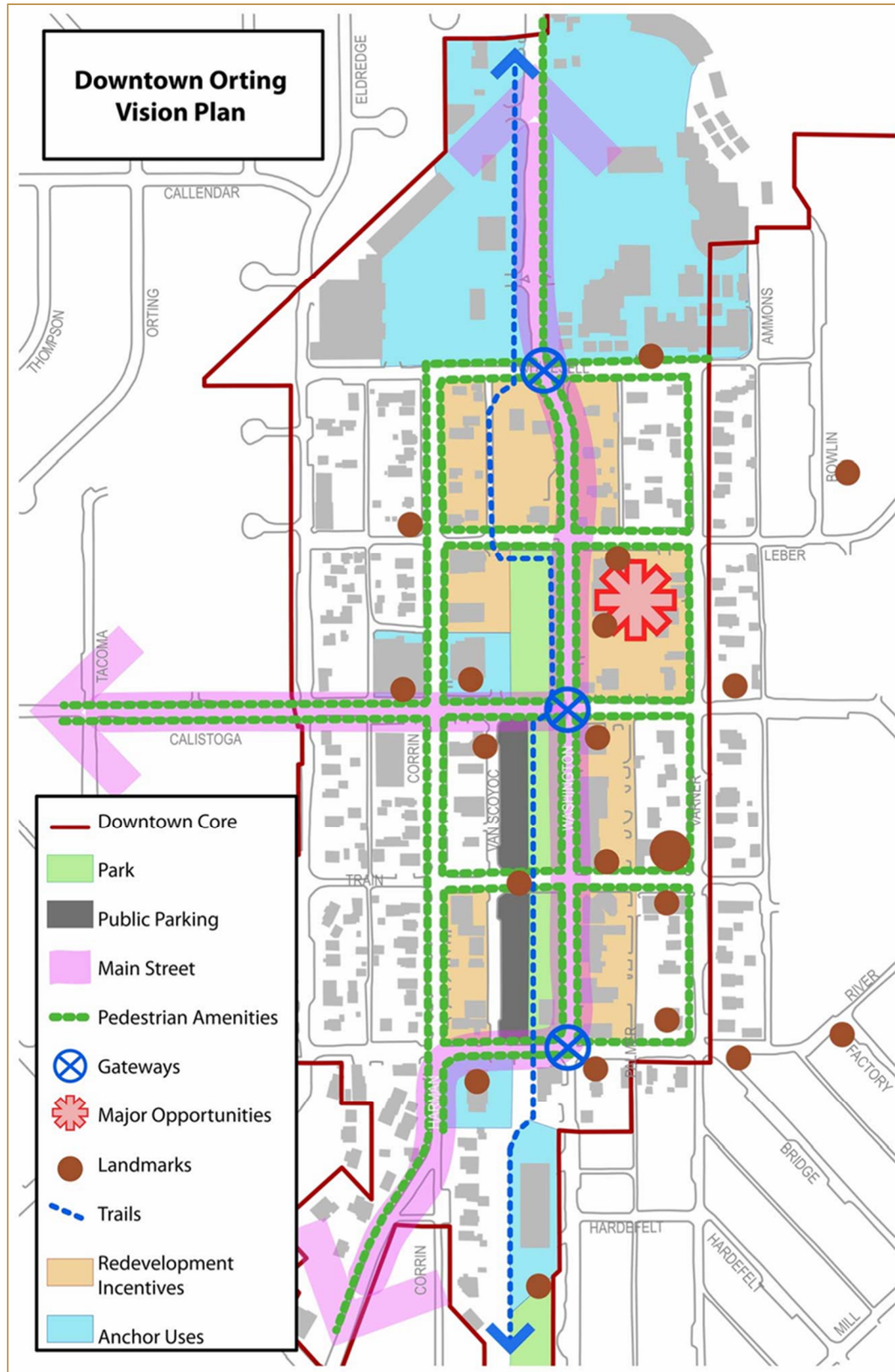


Figure LU-5: Downtown Orting Vision Plan



Figure LU-6: Main Park Master Plan

Goal LU 2 Preserve and enhance the small-town-rural service center function and character of Orting.

- LU 2.1 Require new development to be sited so as to have the least avoid negative visual and environmental impact on the landscape.
- LU 2.2 Support inter-jurisdictional programs to address problems or issues that affect the City and larger geographic areas.
- LU 2.3 Promote the siting of higher-intensity development in areas with existing higher densities, and reduce impacts on low-intensity development areas. Protect single-family neighborhoods from intrusion of incompatible land uses.
- LU 2.4 Provide incentives for land uses that promote Support agricultural uses occurring outside the city and promote food security by encouraging locally-based food and other farm products, allowing home and community gardens within the City, allowing farmers' or public markets or other small-scale collaborative initiatives including adding value to farm products.

Goal LU 3 Promote equity and community health in land use decisions and development patterns.

- LU 3.1 Support and create processes for inclusive planning and public participation efforts and utilize inclusive public engagement to ensure land use decisions do not negatively impact historically marginalized communities.

Commented [A4]: This goal and the following four policies are proposed to be added per the PSRC requirements (as listed on their checklist)

LU 3.2 Reduce disparities in access to opportunity and encourage development that expands a variety of employment opportunities. Promote strategies and policies that expand access to opportunity and remove barriers for economically disconnected communities.

LU 3.3 Evaluate future redevelopment efforts for potential residential and commercial displacement and use a range of strategies to mitigate displacement impacts.

LU 3.4 Prioritize services and access to opportunity for people of color, people with low incomes, and historically underserved communities to ensure all people can attain the resources and opportunities to improve quality of life and address past inequities.

LU 3.5 Consider impacts to community health when reviewing land use decisions and development proposals.

Commented [A5]: Proposed policy LU 3.5 and LU 3.6 are proposed to be added per the Pierce County CPPs

LU 3.6 Coordinate with other agencies, such as service providers and school districts, to promote development patterns, amenities, and services that promote the health of the community.

Urban Growth Area

Goal LU 4 *Encourage urban growth in areas that can be served by adequate public facilities and services ~~and protect~~ while protecting natural resources and critical (environmentally sensitive) lands, within the urban growth area.*

LU 4.1 Monitor growth in conjunction with adopted Pierce County and PSRC population projections and cooperative planning with Pierce County to anticipate future urban growth area needs.

LU 4.2 Coordinate with Pierce County to consider future Urban Growth Area expansion based on the Pierce County Countywide policies. However, any residential expansion should only be considered, but only after highway congestion conditions (in travel to and from Orting) significantly improve and consider the traffic impacts as a key factor in any analysis.

LU 4.3 Urban growth areas must be of sufficient size to accommodate the urban growth projected to occur over the succeeding 20-year planning period taking into account critical (environmentally sensitive) areas; agricultural land; opportunities to pursue economic development objectives (i.e. expansion for commercial or industrial purposes); open space; fully contained communities; existing proposed development; existing land use patterns and development character; traffic impacts; and existing parcel boundaries.

LU 4.4 Encourage infill development within the city limits ~~and existing urbanized unincorporated areas.~~

- LU 4.5 ~~Development shall take place only if it does not cause the public facility level of service to degrade below the City's adopted level of service standards. Orting shall Encourage the following techniques to achieve community goals for growth, development and /or preservation of open space and protection of environmentally critical areas, within the context of the GMA:~~
- Conservation Easements;
 - Transfer of Development Rights;
 - Purchase of Development Rights; and
 - Cluster Development
- LU 4.6 The boundary of the urban growth area (UGA) ~~shall~~ should be evaluated during periodic updates (as required by the mandated GMA updates) and in conjunction with coordinated planning with Pierce County based on the following criteria:
- Expansion of the service area or demand for municipal facilities and services;
 - Maintaining land supply sufficient to allow market forces to operate; and precluding the possibility of a land monopoly, but no more than is essential to achieve this purpose;
 - Accommodation of essential public facilities or unique opportunities for economic development;
 - Designation of the UGA expansion as a receiving area for development rights transfer from agricultural resource lands in the Orting Valley.

Residential Land Use

Goal LU 5 Provide a variety of housing choices for new residents.

- LU 5.1 Promote residential areas that offer a variety of housing densities, types, sizes, costs, and locations to meet future demand.
- LU 5.2 Encourage development that provides affordable housing through incentives.
- LU 5.3 Conserve the City's existing housing stock through code enforcement, appropriate zoning, and participation in rehabilitation programs.

Goal LU 6 Residential development ~~shall~~ should be of high-quality design and ~~shall~~ should be consistent with the character of Orting.

Discussion: The land use plan establishes a variety of residential land use categories to accommodate growth within the urban growth area. The **Residential Multi-Family (RMF)** land use category is intended to provide for moderate to high density residential development which may include a mix of office and governmental uses. The **Residential- Urban (RU)** category is intended to provide for vital residential neighborhoods in a moderate to low-density single-family setting. The **Residential- Conservation (RC)** land use category is intended for areas that are suited for low-density residential development that is compatible with critical area constraints along the Puyallup and Carbon River shorelands.

- LU 6.1 Residential development within the **Residential Multi-Family (RMF)** land use district ~~shall~~should be served by community improvements and facilities normally associated with urban area development. The maximum density of development in the RMF district ~~shall be~~is eight units per acre.
- LU 6.2 The **Residential-Urban (RU)** land use category is intended for areas that are suitable for residential development ~~with the provision of full services and that benefit from the variety of services provided in the town center, including a grocery store and restaurants, commercial uses, fuel stations, etc.-~~ It includes existing exclusively residential subdivisions that have been platted ~~at an average density of six units per acre.~~ The maximum density of development in the RU district ~~shall be~~is six units per acre except that one additional unit may be allowed on a lot that is at least 150% larger than the minimum lot area, and accessory dwelling units (ADUs) may be added in accordance with state legal requirements.
- LU 6.3 The **Residential-Conservation (RC)** district is located in areas that are within the Carbon and Puyallup Rivers' shoreline management jurisdictions. Within the RC district, the maximum gross density shall not exceed one dwelling unit per 2 acres (except that ADUs may be added in accordance with state legal requirements). Development should be clustered outside the floodway and above the 100-year floodplain, if possible.
- LU 6.4 Planned Unit Development (PUD) is encouraged in areas conducive to densities greater than otherwise provided for if those units are ~~properly~~ planned, designed, serviced, and reviewed in a public forum.
- Discussion:** The PUD approach provides the City with an alternative form of residential development which would promote flexibility and creativity in the layout and design of new residential development.
- LU 6.5 Approved PUDs should implement features that reflect the goals of the Comprehensive Plan, including open space, natural features, excellent site design, and pedestrian-oriented elements. As with any other type of development, PUDs should assure the provision of appropriate public amenities and compatibility with surrounding development.
- ~~result in:~~
 - ~~Adequate active open space;~~
 - ~~Protection of natural features and sensitive areas;~~
 - ~~Appropriate site design including, relative placement of structures, circulation systems, landscaping, and utilities that minimize land alteration or degradation; provisions for a variety of dwelling unit types, including multi-family; scale and design to reduce the bulk of structures; and innovation in design including, features such as clustering and zero lot line;~~
 - ~~Pedestrian orientation;~~
 - ~~Adequate provision of public facilities and amenities;~~
 - ~~Compatibility with surrounding uses.~~
- LU 6.6 Ensure that the City's development regulations require new development to be in the best interest of the surrounding property, the neighborhood, or the ~~City~~city as a whole, and generally in harmony with the surrounding area.

- LU 6.7 Planning Commission review of residential developments should be focused on the height of structures, noise and lighting impacts, and ~~providing the provision of~~ adequate open space.

Mixed Use

Goal LU 7 Provide attractive, conveniently located economic development that creates employment, retail, and service ~~business opportunities and higher density residential opportunities~~ development options within the city.

- LU 7.1 New commercial and office development ~~shall be~~ limited to the mixed-use land use districts, except that home occupations may be located in all residential land use districts, in accordance with the ~~Orting Zoning Ordinance~~ Orting Municipal Code.

- LU 7.2 Orient nonresidential uses toward the pedestrian. Encourage retail uses on the ground floor to prevent blank walls with little visual interest for the pedestrian. Locate parking lots behind retail uses to allow for pedestrian window shopping. Encourage offices and/or residential units above ground floor retail.

Goal LU 8 The Mixed Use-Town Center Land Use ~~Categories~~ Category (MUTC and MUTCN) ~~are~~ is intended to foster vibrant, pedestrian-oriented centers for Orting's commercial and high-density residential activity.

~~Discussion: Two MUTC areas are established: MUTC, and MUTC North.~~

- LU 8.1 The **Mixed Use-Town Center (MUTC)** land use category is intended for areas that are suitable for pedestrian-oriented development. In recognition of the growing need for a downtown that provides goods and services for the community; serves tourists and travelers; and maintains a strong sense of history, the City is committed to promoting development and re-development through partnerships with the business community that will leverage existing public and private assets into an active center featuring public facilities and spaces and ~~more intensive~~ vibrant private development.

~~LU 8.2 The Mixed Use-Town Center (MUTC) land use district includes a diversity of housing types, shopping, civic facilities, recreation, and employment. A variety of land uses are allowed, including:~~

~~Residential
Office
Retail and food sales
Personal, Professional and Business Services
Bed and breakfast establishments
Cultural facilities
Park
Churches
Schools~~

~~Restaurants
Shared parking
Day care facilities~~

LU 8.2 To ensure the visual appeal and pedestrian-orientation of the land uses, the land development regulations will include performance standards for:

- | | |
|------------------------------|---|
| 1. Signage | 8. Impact on adjacent properties |
| 2. Open space | 9. Streetscape improvements |
| 3. Land coverage | 10. Placement of parking to the rear or |
| 4. Building placement | side of buildings, or on lots developed |
| 5. Setback or build-to lines | or improved to provide shared |
| 6. Landscaping | parking for all downtown uses. |
| 7. Building height and bulk | |

LU 8.3 Development strategies and generalized locations for improvements within the MUTC zone are included in the Downtown Vision Plan map, addressing the following elements:

- | | |
|-------------------------------------|--------------------------------|
| 1. Principal routes through town | 3. Gateway locations and ideas |
| 2. Streets for pedestrian amenities | 4. Redevelopment opportunities |
| | 5. Existing trails & landmarks |
| | 6. Existing anchor uses |

~~Goal LU 8 — Mixed Use — Town Center North is intended to take advantage of the large lots and land area between Orting High School and Rocky Road NE for development of new economic, residential, and recreational opportunities that support a sustainable community by providing jobs and increasing the tax base.~~

~~Discussion: — The MUTCN is a 65.6 acre area located east of Washington Ave N, south of Rocky Road NE, west of the Carbon River, and north of the Orting High School property. Development in this area is expected to include a mix of commercial, residential, light industrial, and recreational uses.~~

~~LU 8.1 Development in the MUTCN shall be planned according to the following principles: Access should be consistent with adopted City policies and strategies. Access from SR 162/Washington Ave North should be limited to locations where intersections can be designed to handle increased traffic and turning movements.~~

~~Internal vehicular and pedestrian circulation throughout the area should be organized by a street grid that connects with the highway intersections and the residential neighborhood to the north, and also enables connections between different development projects and phases. This will also provide corridors for utilities. Development project approvals will include dedication of new public street rights of way in the MUTCN.~~

~~Blocks created by the street grid can simplify planning and permitting for development, particularly when phasing is anticipated.~~

~~Park areas within the MUTCN shall provide for community uses consistent with the Orting Parks, Trails, and Open Space Plan.~~

~~Pedestrian amenities can be located and designed within the blocks and coordinated throughout the area as development plans are drafted.~~

~~LU 8.2 All development in the MUTCN shall be approved through a Master Development Plan per Policy LU 5.6, and Titles 12, 13, and 15 OMC and shall be subject to Architectural Design Review.~~

Manufacturing

~~Goal LU 9 *The Light Manufacturing (LM) land use district is intended to Provide for an area where low impact manufacturing and industrial activities can be concentrated and where traffic congestion, visual, and other impacts on the surrounding neighborhood can be minimized, in the Light Manufacturing (LM) land use district.*~~

LU 9.1 The **Light Manufacturing (LM)** district is for areas devoted exclusively to light industrial development, including non-objectionable manufacturing, processing or storage of products including manufacturing, processing, canning or bottling of food or beverages; production of goods from materials that are already refined or from raw materials that do not need refining; and other uses that do not involve the use of materials, processes or machinery likely to cause undesirable noise, air quality or other impacts on nearby residential or commercial property.

LU 9.2 **Light Manufacturing (LM)** uses ~~shall must provide include~~ a vegetated buffer to screen the development from adjacent non-industrial properties and from adjacent roadways and include features and measures per the land development regulations containing performance standards for industrial uses such as lighting, signage and curb cuts.

~~LU 9.3 The land development regulations will include performance standards for industrial uses. Lighting from light manufacturing uses will not interfere or conflict with adjacent properties. Signage shall be controlled and limited to informational types. Curb cuts should be minimized and sharing of access encouraged.~~

Commented [A6]: This specific language typically belongs in the codes, not the Comp Plan.

Open Space and Recreation

~~Goal LU 10 *The Recreation/Open Space Land Use Category is intended to Acknowledge and protect the City's public parks and open spaces through public and private initiatives including incentives, transfer of development rights, public land acquisition, greenways, conservation easements, and other techniques. Such lands may be designated with the Recreation / Open Space Land Use Category.*~~

Discussion: The adopted Parks, Trails, and Open Space Plan provides direction for the establishment of strategies, standards, and actions to ensure that adequate recreation space and facilities are available to the citizens of Orting in concert with growth.

- LU 10.1 The Recreation/Open Space district is for areas devoted to public recreational facilities such as parks and trails and areas that have been preserved as open spaces ~~through a variety of open space programs.~~
- LU 10.2 Recognize the important recreational and transportation roles played by regional bicycle trail systems, and support efforts to develop a coordinated system of greenway trails throughout the region.
- ~~LU 10.3 Promote the use of property tax reductions as an incentive to preserve desirable lands as a public benefit and encourage and support the participation of community based non profit organizations offering options and alternatives to development in the interest of preserving desirable lands as a public benefit.~~

Critical Areas

Goal LU 11 — ~~Protect the City's critical areas.~~

- LU 11.1 ~~All development activities shall be located, designed, constructed and managed to avoid disturbance of and minimize adverse impacts to fish and wildlife resources, including spawning, nesting, rearing and habitat areas and migratory routes.~~
- LU 11.2 ~~Prohibit the unnecessary disturbance of natural vegetation in new development, in accordance with the Critical Areas Ordinance.~~
- LU 11.3 ~~Where there is a high probability of erosion, grading should be kept to a minimum and disturbed vegetation should be restored as soon as feasible. In all cases, appropriate measures to control erosion and sedimentation shall be required.~~
- LU 11.4 ~~Seek to retain as open space wetlands, river and stream banks, ravines, and any other areas that provide essential habitat for endangered or threatened plant or wildlife species.~~
- LU 11.5 ~~Protect wetlands to enable them to fulfill their natural functions as recipients of floodwaters and as habitat for wildlife through the critical areas ordinance.~~
- LU 11.6 ~~Alternative domestic waste systems are discouraged, and must meet Pierce County Department of Health standards for soil suitability and location.~~
- LU 11.7 ~~Agricultural land uses within the Carbon and Puyallup River floodplains shall use Best Management Practices as recommended by the U.S.D.A. Soil Conservation Service to minimize the use of chemicals that may later be released into surface waters and to minimize erosion of soil into surface waters.~~
- LU 11.8 ~~The City shall consider the impacts of new development on water quality as part of its review process and require any appropriate mitigating measures. Impacts on fish resources shall be a priority concern in such reviews.~~
- LU 11.9 ~~The City Shoreline Master Program shall govern the development of all designated Shorelines of the State within Orting. Lands adjacent to these areas shall be managed in a manner consistent with that program.~~

Commented [A7]: Moved to Natural Environment Element

Permit existing small scale farming, horticulture and other agricultural uses to continue when appropriate critical area protections are employed. Maps showing Critical Areas including flood-prone and lahar areas are included in the Land Use Appendix.

Public Facilities and Services

Goal LU 11 ~~The Public Facility Land Use Category is intended to acknowledge Areas devoted to public uses may be designated with the Public Facility Land Use category.~~

- LU 11.1 The Public Facility district is for areas devoted to public facilities such as schools, water and wastewater facilities, city buildings, state and federal properties, city-owned parking lots and to acknowledge and reserve sites that have been planned for public purposes ~~(however these uses may also be allowed in other areas per the city's municipal code and therefore the district designation is not mandatory).~~

~~Goal LU 13 Ensure that those public facilities and services necessary to support development shall be adequate to serve the development without decreasing current service levels below adopted level of service standards.~~

~~LU 13.1 Coordinate new development with the provision of an adequate level of services and facilities, such as schools, water, transportation and parks, as established in the capital facilities element.~~

~~LU 13.2 Ensure that new development does not outpace the City's ability to provide and maintain adequate public facilities and services, by allowing new development to occur only when and where adequate facilities exist or will be provided.~~

~~LU 13.3 The City will coordinate concurrency review. Developers shall provide information relating to impacts that the proposed development will have on public facilities and services. The City shall evaluate the impact analysis and determine whether the development will be served by adequate public facilities.~~

~~LU 13.4 The City shall permit the development of essential public facilities in accordance with the provisions of the County Wide Planning Policies.~~

Urban Agriculture

Goal LU 12 ~~Preserve prime agricultural land and Promote farming and related agricultural activities that support the local food industry and tourism, such as increasing access to healthy foods and food products.~~

~~LU 12.1 Work with Pierce County to engage in joint planning for future UGA expansions that include farms and agricultural activities.~~

Commented [A8]: Moved this (and following items) to Capital Facilities Element

Commented [A9]: "Prime agricultural land" is a "loaded term" with specific meaning under the GMA. In short, this term should not be used as only lands outside cities can be so designated.

In addition we have removed this section which does not address activities that are occurring within the city limits.

Please note that revisions to LU 2.4 are included to capture ways to support local ag production.

- LU 12.2 — Work with surrounding property owners to engage in planning that supports economic benefits to both parties including increasing merchandising farm products, promoting value-added production of food and nursery items, and home businesses that are located on farms.
- LU 12.3 — Seek federal, state, and foundation grant funding that can support the formation of farm cooperative organizations, community based marketing programs, and local educational and tourism activities.

