



Memorandum

DATE: September 16, 2010
 TO: Planning Commission
 FROM: Ryan Windish, Planning Manager
 RE: **2010 Comprehensive Plan Amendments--Preferred Alternative**

Preferred Alternative

Staff has presented a “Preferred Alternative” as a recommendation to the Planning Commission that would combine both alternatives by maintaining the reduction of land area and development capacity on the East Hill and adding the Low Density Residential-I (LDR-I) to the Orton Junction area. This change would be within the overall scope of the analysis for the Draft Environmental Impact Statement (DEIS) and would therefore likely not require re-analysis of the transportation section or other areas.

As can be seen in Table I, combining these components of the alternatives would result in less capacity than the No Action Alternative and falls between the UGA Expansion and the UGA Modification alternatives with a total population capacity of 15,010 and dwelling unit capacity of 6,702. This capacity exceeds that of the 2022 population allocations but is less than what is needed for the 2030 proposed population allocations.

Table Error! No text of specified style in document.. Land Capacity under Alternatives Compared to 2022 and 2030 Growth Allocations

	UGA Expansion	UGA Modification	No Action	Preferred Alternative ¹	2022 Allocation	2030 Allocation
Population Capacity (persons)	16,459	14,706	15,495	15,010	14,350	16,254
Housing Capacity (dwelling units)	7,238	6,564	6,799	6,702	6,523	7,301
Employment Capacity (jobs)	20,975	20,975	19,072	20,975	19,143	19,249

¹ Adding LDR-1 increased capacity by 138 DU and a population of 304.

Table 2. Comprehensive Plan Land Use Designations and Acres in Orton Junction

	UGA Expansion	UGA Modification	No Action	Preferred Alternative
Interchange Commercial (IC)	11	11	4	11
General Commercial (GC)	112	112	0.4	112
Low Density Residential-1 (LDR-1)	65	0	0	65
Low Density Residential-2 (LDR-2)			14.75	
Total	188	124	19.15	188

The Preferred Alternative would still result in a total acreage reduction of the UGA of 62 acres and a population capacity reduction of about 500. As staff has discussed in the past, the Pierce County UGA, overall, is over capacity according to the *2007 Buildable Lands Report*, and showing a reduction in overall size and capacity will be beneficial when the proposal goes forward to Pierce County.

Exhibit I: UGA Modification Preferred Alternative



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