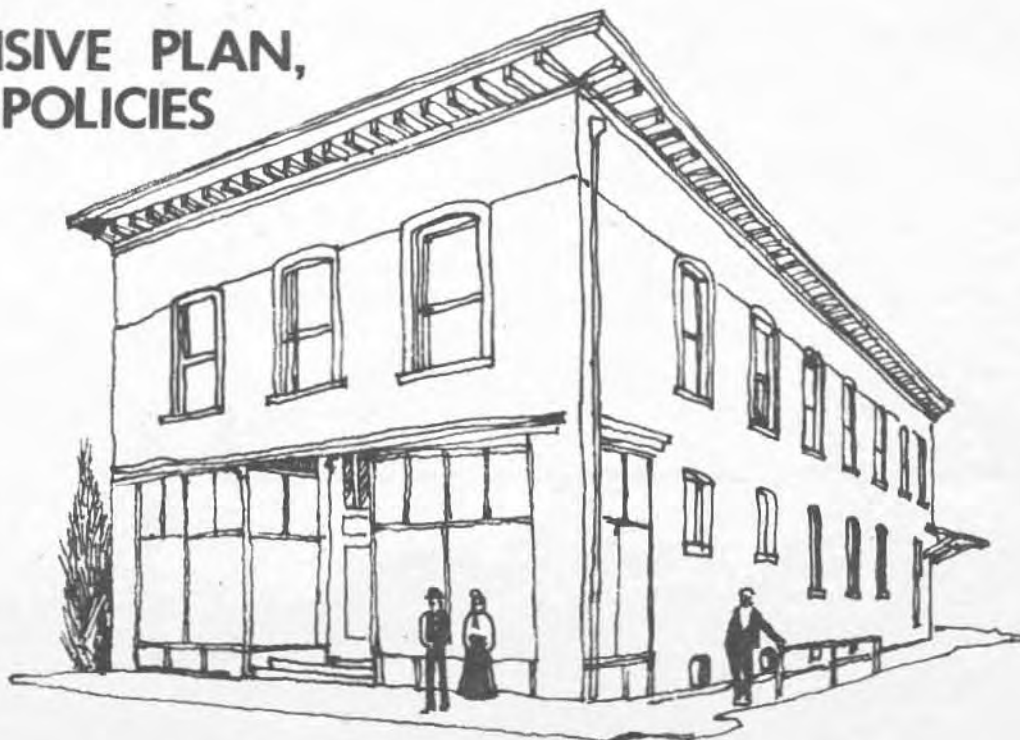


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CITY of CARLTON

DRAFT COMPREHENSIVE PLAN, GOALS and POLICIES

Prepared By
The Department of Planning
and Development
&
City of Carlton
Planning Commission



Howe's Mercantile Store 1905

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INTRODUCTION

These goals and policies represent the basis of the City of Carlton's Comprehensive Land Use Plan. They provide the direction which the governing bodies of the community will follow in directing future growth within the community.

The Carlton Planning Commission and Carlton's Citizen Advisory Committee have worked hard assembling these guidelines for the future. Before they use these goals and policies as a basis upon which to review and revise the City ordinances and zoning, they request your participation in their review.

These goals and policies should reflect, to the fullest extent possible, the views, needs and desires of Carlton citizens. CARLTON RESIDENTS ARE INVITED TO A PUBLIC MEETING TO DISCUSS THE GOALS AND POLICIES PRESENTED HERE. THIS MEETING WILL BE HELD DECEMBER 14, 1978 AT 7:30 PM IN THE MULTI-PURPOSE ROOM OF CARLTON GRADE SCHOOL. If you are unable to attend the meeting, space is provided on the last page of this draft for your written response.

AGRICULTURE

FINDINGS: Within Carlton's municipal boundaries there are approximately 217 acres of land under intensive agriculture; this represents 1% of the City's total land area.

The soils within Carlton's boundaries are either Class II or Class III soils.

GOAL: 1) To preserve the economic livelihood of the farmer by preserving prime agricultural land for farming.

POLICIES: (1) Agricultural land conversion to urban uses shall be done only when adequate public facilities and services are available to the area(s) proposed for development.

(2) The City shall establish agricultural zones and "holding zones" until agricultural lands are needed for urban uses.

(3) The City shall encourage Yamhill County to restrict commercial and residential development outside the Carlton Urban Growth Boundary.

HOUSING:

FINDINGS: Presently there are 440 occupied housing units. Approximately 79% of these are single family, 10% are multi-family and nearly 11% are mobile homes.

Carlton's housing stock has increased by about 13 percent since 1970 which is comparable to the city's population increase for the same time period. The majority added (64 percent) have been mobile homes; nineteen percent have been single family; and about twelve percent have been multi-family.

Overall housing conditions in Carlton are moderately good. About 35 percent of the housing stock is in fair condition, and 22 percent is in poor condition.

Based on a population projection of 2,200 by the year 2000, approximately 212 additional dwelling units will be needed in Carlton.

GOAL: 1) To develop housing opportunities to meet the needs of all residents at the lowest possible cost, and with the highest possible standards.

GOAL: 2) To make available a wider choice of housing in Carlton.

POLICIES: (1) Within already-developed areas, a variety of housing types shall be made available using appropriate density standards.

(2) Mobile home units shall be recognized as a source of low income housing.

(3) Double-wide mobile homes, with appropriate design standards meeting all building codes, and placed on permanent foundations, shall be treated as single family units and allowed in single family and medium density areas.

GOAL: 3) To permit new developments only when all urban services become available. These services shall include: public water, sewers, electric power, solid waste collection, streets, schools, parks and recreation facilities, and adequate police and fire protection.

POLICY: (1) Carlton shall adopt standards for mobile home park development.

GOAL: 4) To improve and maintain the existing housing stock in Carlton.

RECREATION

FINDINGS: The City has adequate parkland according to standards released by the Parks and Recreation Branch of the Oregon Department of Transportation to meet the needs of the city's projected population to the year 2000.

Carlton has two city parks totaling 15.8 acres. The City center park is .8 acres and Wenneberg Park located on the banks of the North Yamhill River contains 15 acres.

RECREATION CONT.

Within Carlton, there are three buildings listed in the Statewide Inventory of Historic Sites and Buildings. These are the Fredrick Bunn House, the Charles E. Ladd House and the Log Cabin Tavern.

Within the city limits there is much land in intensive and marginal agricultural use.

Two small creeks run through the city.

GOAL: 1) To provide adequate park land and recreational facilities for the citizens of the community.

POLICIES: (1) Recreational facilities and services shall be expanded as the need arises.

(2) To the extent possible, the acquisition of park sites in advance of actual need shall be made to assure the availability of adequate, properly located sites. The city shall investigate appropriate funding alternatives and other suitable techniques for the acquisition and development of park and recreational facilities.

(3) Continued availability and use of school-owned recreational facilities by the general public shall be encouraged in the future. In addition, schools and parks shall be located on adjacent sites wherever possible.

(4) Development of bicycle and pedestrian pathways should be examined as a potential recreational resource for the citizens of Carlton.

(5) The City shall support Yamhill County in meeting its anticipated demand for future park land for recreational uses.

GOAL: 2) To conserve open spaces and preserve natural, scenic and cultural resources.

POLICIES: (1) The city shall ensure that, as development occurs, adequate land will be retained in permanent open space.

(2) Efforts shall be made to preserve creeks and floodplain areas as open space. These areas shall be maintained to provide a natural storm water and drainage system. Bicycle and pedestrian pathways should be examined for possible inclusion in these areas.

(3) To maintain and improve the visual quality of the City, outdoor advertising signs shall be regulated, particularly in non-industrial and non-commercial zones. Signs throughout the City should be aesthetically pleasing.

(4) Preservation of Carlton's designated historic structures shall be promoted by prohibiting the construction of adjacent buildings that would detract from the visual and aesthetic qualities of the historic structures.

(5) Carlton's inventory of historic resources shall be continually updated to include any additional qualifying sites or structures. Special funding sources and incentive programs for restoration and preservation should be investigated.

FINDINGS: Retail uses comprise 38% of Carlton's economic activity and services comprise 19%. Total land use devoted to commercial activity is approximately 3 acres.

Presently, the downtown commercial core is compact and easily accessible to pedestrians.

The citizens that responded to the community survey feel that shopping needs in the community need expansion (64%).

From general observation several factors have been identified that influence the character of the downtown area:

- (a) No buildings with upper floors are occupied on the upper floors,
- (b) There are no major retail-durable goods businesses (department stores, clothing, furniture, household items) to provide an anchor or nucleus around which other stores can locate,
- (c) Collectively, the visual and aesthetic atmosphere of the downtown has the potential for being more hospitable to shoppers,
- (d) Traffic is at times of such volume as to cause hazardous pedestrian crossings,
- (e) Use of the main street by large trucks tends to compound the traffic problem,
- (f) The local transportation network is a major factor in determining location and growth in the core area, and
- (g) Property values and volume of trade will be the dominant values in determining whether it will be financially rewarding for businesses to locate in Carlton.

GOAL: 1) To allow for commercial activities in types and amounts to adequately meet the needs of the City of Carlton and immediate environs.

POLICIES: (1) The City shall designate sufficient area on the plan map for commercial uses.

(2) The City shall provide for expansion of the commercial core as the area is utilized over time.

(3) Compatible core area (walk-in) type businesses shall be encouraged to locate in a designated area, in and around the existing commercial core. Drive-in type businesses, incompatible with the commercial-core area shall be encouraged to locate in designated areas outside the commercial-core area.

(4) The City shall, with the necessary assistance, undertake studies to assess potential impacts of the redevelopment of Carlton Lake as a commercial recreation area.

GOAL: 2) To encourage the development of an attractive and competitive commercial core providing a variety of services.

POLICIES: (1) The City shall encourage commercial outlets to upgrade the appearance of the commercial core.

(2) The use of brick fronts on all new commercial structures built in the core area shall be encouraged in order to maintain continuity in design and appearance.

(3) Future commercial developments shall consider offstreet parking, pedestrian safety, shopping convenience, and traffic flows on adjacent streets in respect to site location.

(4) Appropriate amendments to the City Zoning Ordinance shall be established to provide incentives for commercial enterprises to locate in Carlton.

(5) The City shall promote commercial enterprises which meet the needs of the community and enhance the overall livability of the city.

TRANSPORTATION

FINDINGS: The automobile is the prime transportation mode for Carlton residents.

Traffic volumes have steadily increased on Carlton's major roads between 1971 and 1976.

The greatest City demand, in regards to transportation is for continued maintenance and paving of City streets

Approximately 15% (1.2 miles) of City streets are unpaved.

Walking is an important transportation mode due to the relative short distances between the compact commercial core and residential areas, and due to lack of heavy traffic on side streets.

There are no designated bikeways within Carlton. Bicyclists primarily utilize side streets.

The Southern Pacific Railroad line that runs through Carlton is used primarily for freight, and presently there are no observable trends or factors to change the situation.

Inadequate turning areas for large trucks at the intersections of Yamhill and Main Streets and Pine and Main Streets present serious traffic problems.

Visibility problems at the intersections of Main and Pine and West Grant and Pine Streets are caused by the bank and post office parking lots.

During harvest season, trucks lined up on Pine Street awaiting to unload occasionally cause traffic problems.

GOAL: 1) To provide a safe, convenient, aesthetic, and economic transportation system through a variety of transportation means.

GOAL: 2) To provide good local access and circulation.

GOAL: 3) To move traffic quickly and safely.

GOAL: 4) To preserve the aesthetic quality and character of the community.

GOAL: 5) To ensure pedestrian, bicycle and overall safety along Highway 47.

GOAL: 6) To ensure good layout and design for both on-street and off-street parking.

POLICIES: (1) Transportation facilities shall be sited, designed and constructed so as to minimize visual and environmental impacts on the natural and social features of the area.

(2) Transportation facilities shall respect adjacent land uses and be designed to be an asset to an area rather than a disruptive feature.

(3) Transportation improvements shall be used to guide urban development and shall be designed to serve anticipated future needs.

(4) While automobiles will continue as the primary means of transportation, Carlton shall encourage the development of a variety of alternative modes, including small mass transit systems and bicycle and pedestrian pathways.

Automobile

(5) Hazardous and inferior road sections and intersections shall be identified and recommendations shall be made for improvement through a systematic capital improvement program.

(6) Automobile routes between residential areas and major activity centers shall be examined and recommendations shall be made for improvements.

(7) A widening and rerouting of State Highway 47 to bypass the commercial core area shall remain a high priority item in the future development of Carlton's transportation network.

Bicycle & Pedestrian

(8) Carlton shall develop a bikeway plan and route which will be coordinated with Yamhill County's Bikeway Plan.

(9) Bikeway design standards shall be those recommended by the Oregon Department of Transportation.

(10) Walking and biking shall be encouraged wherever possible, especially along major routes between residential areas and major activity centers.

(11) Pedestrian and bicycle traffic shall be separated wherever possible, particularly where public safety warrants such separation.

Public Transit

(12) Carlton shall encourage the continued operation of the existing (County) public transit system.

Railroad

(13) The continuing availability of rail transportation routes shall be encouraged.

(14) Public safety shall continue to receive top priority where rail lines cross other transportation paths.

WATER RESOURCES and QUALITY

FINDINGS: A survey of surrounding geological formations reveals that there are no major water bearing aquifers upon which the City could rely for supply. Therefore water resource potential for municipal or industrial use is limited to surface water development.

Surface water resources include the North Yamhill River and its tributary, Panther Creek.

The flow of the North Yamhill River is highly variable, ranging from a summer low of 3.8 cubic feet/second and a winter high of 9,350 cubic feet/second.

CONT,

The Panther Creek impoundment of 23 million gallons of holding capacity can provide adequate municipal supply to the year 2000.

The North Yamhill River provides scenic and recreational opportunities.

There is a need for additional treatment capacity within the Carlton Sewer System. The system is presently experiencing severe infiltration problems. The design life of the plant is finished and the plant is in need of immediate replacement or upgrading.

GOAL: 1) To protect Carlton's water quality through compliance with state and federal water quality standards.

GOAL: 2) To protect groundwater and aquifer resources from damage by residential, industrial and commercial development.

PUBLIC FACILITIES and SERVICES

FINDINGS:

Water Supply System:

Carlton's water supply system is adequate to meet the city's needs to the year 2000. The city is supplied by a 12 inch main from a 24 million gallon capacity holding reservoir on Panther Creek.

Sewage System:

The sewage treatment plant is presently nearing the end of its original design life, and the plant is in immediate need of replacement or major upgrading. Presently the city is initiating plans to upgrade the sewage system to accommodate a population of 2,200.

Solid Waste Disposal System:

Carlton's solid waste is presently transported to the Whiteson Landfill. The landfill is nearing capacity, and a new site will have to be developed in the near future.

Proposals presented within the Chemeketa Regional Solid Waste Management Program do not envision a dumping site within the near vicinity of Carlton or Yamhill. Therefore, present plans indicate that the City will continue to depend on commercial garbage haulers for their solid waste removal.

Fire Protection:

Carlton has a volunteer fire department of about thirty members. The fire district covers the City and an additional 29 square miles, for a total area of 32 square miles. The department's equipment includes four pumpers, one tanker, and a rescue truck. Water pressure in the downtown area is ample for fire fighting.

It is felt that the fire department could meet the demands of population growth to the year 2000 if it could acquire another pumper and a full time officer.

Carlton has enough equipment and volunteer members to place the city within a good fire rating (6).

Electrical Power:

Carlton's electric power is provided by Portland General Electric. P.G.E. indicates that there exists no problem with the expansion of the Carlton system to meet expected growth trends.

Street Construction and Maintenance:

Street construction and maintenance are not budgeted through City funds. Instead repairs are funded through state tax fund allotment. There is a need to identify other funding sources, so that street construction and maintenance will keep pace with Carlton's growth trends.

Telephone Service:

Pacific Northwest Bell supplies telephone service to Carlton. The Bell engineering department feels that telephone service can be expanded in an orderly fashion to meet year 2000 population projections.

Police Protection:

Carlton's police department consists of three patrolmen and two squad cars.

Schools:

Carlton's grade school serves a district encompassing approximately 42 square miles. The school presently has 314 students in grades one through eight. Recent expansion has resulted in the construction of four new classrooms, additional library and cafeteria space, a resource room for special groups, an outdoor playshed, and new shower facilities.

School facilities are available for public meetings and recreational programs.

A kindergarten is under consideration contingent on board approval. No future elementary school expansion is planned until the population evidences the need.

Carlton and Yamhill share a high school located in Yamhill. Approximately 40% of the students attending the high school are from Carlton.

Library:

The library is owned and operated by the Civic Club. It owns 5,000 plus volumes. The area is serviced by the Chemeketa Regional Library Bookmobile every two weeks. It is generally felt that added growth will necessitate changes in the City's commitment to library services.

GOAL: 1) To develop a timely, orderly, and efficient arrangement of public facilities and services to serve as a framework for future development.

POLICIES: (1) Public facilities and services plans shall coordinate the type, location and delivery of public facilities and services in a manner that best supports the existing and proposed land use of Carlton.

(2) The City shall promote the upgrading and maintenance of the sewer system as a vital element to the continued well being of the community.

(3) Existing residences not connected to the existing sewer system shall receive first priority for sewer hookup when the system is upgraded and expanded.

(4) The City shall identify and promote equitable sewer and water assessment schemes.

(5) Developable areas which are most easily served by public facilities and services shall be identified and promoted as priority development areas.

(6) Carlton shall examine, identify and promote energy efficient and cost effective methods to provide and maintain public facilities and services.

These include but are not limited to street, curb and sidewalk construction and provision of adequate drainage measures, both man-made and natural, to accommodate storm runoff.

(7) Transportation planning shall funnel major traffic flows away from residential neighborhoods.

(8) The City, as the need arises, shall investigate and promote the use of funds in addition to state monies for the construction and maintenance of City streets and sidewalks.

(9) A public facility and service should not be provided in a developable area unless there is provision for the coordinated development of all facilities and services applicable to the kind of development intended.

(10) The City shall ensure that adequate sedimentation, erosion control and drainage measures are taken for all new buildings and development.

(11) The City shall investigate and promote measures to improve and maintain a high standard of water quality within the domestic water system.

(12) Carlton, when in the best interest of the community, should support and promote the use of county-wide social services. Particular attention shall be paid to the needs of the youth and the elderly.

(13) A high standard of police and fire protection shall be maintained and expanded as needed.

INDUSTRY

GOAL: 1) To provide for the needs of existing industries, encourage desired economic growth, develop a stable community-based economy, and provide for greater employment opportunities for Carlton's citizens.

POLICIES: (1) Carlton shall encourage the type of industrial development that contributes substantially to the community's economy by assuring that revenues and wages generated will be recycled through the local economy.

(2) Carlton shall encourage industry that will raise the wage scale in the community.

(3) Carlton shall encourage industry that will offer employment to, and create a balance between, a broad range of workers, including professional, skilled and unskilled labor.

(4) Industry shall be encouraged that provides training opportunities in skills that can be transferred to other job categories and opportunities.

(5) The city shall encourage industry that would pay its fair share for services required for its establishment and maintenance.

(6) An industrial facility proposal shall be evaluated to consider the social, environmental, and economic impacts to the City and surrounding area before being approved.

(7) An industrial facility proposal shall be evaluated to consider both short and long term social, environmental, and economic impacts to the City and surrounding area before being approved.

(8) Carlton shall encourage industry and/or economic activity that will not drain the energy resources of the area. Energy efficient and conservation measures that shall be promoted, include, but are not limited to the following:

- (a) efficient building, manufacturing and heating practices,
 - (b) co-generation systems including the burning of wastes, and
 - (c) utilization of new and alternative systems.
- (9) Carlton shall encourage industrial development that meets appropriate D.E.Q. pollution control requirements.
- (10) Carlton shall designate on the plan map area for industrial development.
- (11) Carlton shall encourage a strategy of economic development that will:
- (a) efficiently utilize and develop existing resources,
 - (b) encourage further development and expansion of existing facilities and industries and/or economic activity,
 - (c) identify local, state, and federal resources to assist in the economic and industrial expansion (growth) desired in Carlton,
 - (d) identify and correct problems that discourage desired economic growth, and
 - (e) identify and promote industry and/or economic activity that will be compatible with, and enhance and maintain Carlton's small town character, quality of life and identity.
- (12) Carlton shall direct future industrial growth determined to be incompatible with residential neighborhoods away from existing or designated areas of future residential development. These industries shall be sited in concentrated areas sufficiently buffered from adjacent uses to prevent conflict.

NATURAL HAZARDS: Steep Slopes

FINDINGS: Small areas of steep slopes in Carlton (in excess of 12-20%) are located along the western boundary of the city limits.

It is recommended for the purposes of the Carlton Comprehensive Plan that steep slopes be defined as those areas with relief in excess of 12-20%.

GOAL: 1) To designate areas containing steep slopes for land uses commensurate with the ability of the land to support the development.

(2) The city shall ensure that native vegetation is retained in sufficient amount to prevent soil erosion.

POLICIES: (1) The City shall make sure that proper grading and engineering procedures are followed when building on steep slopes to avoid soil erosion, roadway and structure collapse and mass movement of underlying geologic structure.

FINDINGS: Carlton abuts the 100 year flood plain of the North Yamhill River. A small portion of the area within the southwest city limits is affected.

Other areas that are flooded on a regular basis are primarily along Hawn Creek.

GOAL: 1) To minimize danger to public safety and welfare from flooding and improve the general welfare by reducing economic loss due to interruption of business and industry, or damage to homes and other properties.

GOAL: 2) To minimize damage to public facilities and utilities such as water, electric, telephone and sewer lines, and streets, and bridges located in areas of specific flood hazard.

GOAL: 3) To help maintain a stable tax base by providing for the sound use and development of areas of specific flood hazard so as to minimize future flood blight areas.

GOAL: 4) To minimize expenditure of public money required for costly flood control and allotment programs.

POLICIES: (1) The City shall restrict or prohibit uses which are dangerous to health, safety, and property due to water, or erosion hazards, or which result in damaging increases in erosion or in flood heights or velocities.

(2) The City shall designate areas of recognized flood hazard on the plan map.

(3) The City shall recognize and incorporate additional flood data as it becomes available.

(4) The City shall make information regarding flood hazards available for public access to ensure that those who consider occupying areas of potential or existing flood hazard have access to appropriate information and assume responsibility for their actions.

(5) The City shall require that uses vulnerable to floods, including facilities which serve such uses, be protected against flood damage at the time of initial construction.

(6) The City shall ensure that public utilities be protected from flood hazard at the time of initial construction (including sewer and water lines).

(7) The City shall control the alteration of natural flood plains, stream channels, and natural protective barriers, which help accommodate or channel flood waters.

(8) The City shall control filling, grading, dredging and any other development which may increase flood damage.

(9) The City shall prevent or regulate the construction of flood barriers which may increase flood hazards in other areas.

(10) The City shall develop appropriate zoning and subdivision ordinances as a way to guide development within the flood plain. The City shall encourage expansion into areas not affected by the flood plain hazards.

NATURAL HAZARDS

Soils

The four soil groups that are located inside the Carlton Urban Growth Boundary have moderate to severe limitations for the following urban uses: septic tank absorption fields, shallow excavations, dwellings without basements, dwellings with basements, small commercial buildings, and local roads and streets.

Soil hazards include the following: low shear strength, high shrink-swell, and other poor engineering characteristics; soil creep; poor drainage; and excessive wetness or flooding.

GOAL: 1) To recognize areas of soil hazard and require uses vulnerable to soil hazard be protected from future damage at the time of initial construction.

POLICIES: (1) The City shall designate areas of recognized soil hazard on the plan map.

(2) The City shall make information regarding soil hazards available for public access to ensure that those who consider occupying areas of potential or existing hazard have access to appropriate information and assume responsibility for their actions.

(3) The City shall request assistance and comment from appropriate agencies in evaluating development in areas of known soil hazard.

(4) The City shall, through assistance from appropriate agencies, ensure that criteria for building in soil hazard areas is met. Special consideration shall be given to Chapter 29 of the Uniform Building Code. These criteria include but are not limited to: adequate foundation plans, adequate drainage, erosion and sedimentation plans, adequate road and sidewalk construction, and adequate protection for utilities, including sewer and water lines.

(6) The City shall ensure that building plans of large structures in areas of known hazard, including industrial and commercial structures, bear the stamp of an engineer, registered in the State of Oregon, and his statement that foundation plans are adequate for the soil conditions on the site.

(7) The City shall ensure that public utilities and services be protected from soil hazard at the time of initial construction, including sewer and water lines.

ENERGY

GOAL: 1) To conserve existing energy resources and develop alternative sources to ensure that an adequate future energy supply will be available to Carlton's citizens at a reasonable cost.

POLICIES: (1) The City shall request assistance from appropriate agencies, when necessary, to evaluate energy considerations for planned development. Resource agencies include but are not limited to: Yamhill County Department of Planning and Development Energy Office and the Oregon Department of Energy.

(2) The City shall solicit support for and otherwise encourage the weatherization of existing structures to minimize health and economic impacts due to rising fuel prices.

(3) The City shall encourage the siting design and layout of structures which minimize the electrical and fossil fuel energy consumed by these structures.

(3) Change of the Urban Growth Boundary shall be based upon consideration of the following factors:

(4) The City shall, when feasible and practical, solicit support for renewable and indigenous energy sources, including but not limited to wood, solar and wind.

(5) The City shall encourage landscaping which provides summer shade to structures and paved areas, protection from winter winds, and access to solar radiation.

(6) Special consideration shall be paid to avoiding landscape/tree conflict with overhead lines.

(7) Power lines should be encouraged to be established underground whenever possible.

(8) The City shall promote preservation of solar rights through encouragement of proper development planning. Special consideration shall be paid to ORS Chapter 153-1975.

(9) The City shall encourage a tree planting program consistent with preservation of solar rights and shall request assistance to evaluate landscape potential for new development.

(10) The City shall encourage developments which contain provisions for energy efficiency and/or retain options for future considerations of renewable sources of energy.

(11) The City shall encourage new housing developments which provide for natural design opportunities, including but not limited to, the use of solar energy, and natural drainage patterns.

(12) The City shall encourage the use of innovative design and development techniques which will save energy in new residential and commercial structures.

(13) The City shall request assistance to inventory local potential for natural, renewable and unique sources of energy. Special consideration shall be paid to utilizing the small-scale hydroelectric potential of Carlton Lake if the Lake is re-established, and utilizing methane gas potential of the Carlton sewage system.

(14) The City shall request assistance to inventory current energy uses.

(15) The City shall request assistance to account for changes in energy supply and price when updated housing and employment projections are made.

URBANIZATION

FINDINGS: Carlton has an established Urban Growth Boundary.

GOAL: 1) To provide for an orderly and efficient transition from rural to urban land use.

POLICIES: (1) The City shall define a growth policy consistent with population projections and expectations and identify possible future development areas on the plan map.

(2) Local land use controls and ordinances should be mutually supporting, and adopted and enforced to integrate the type, timing and location of public facilities and services in a manner that accommodates increases in public demand as developable lands become available.

(3) Change of the Urban Growth Boundary shall be based upon consideration of the following factors:

- (a) Demonstrated need to accommodate long range urban population growth requirements,
 - (b) Need for housing, employment opportunities and liveability,
 - (c) Orderly and economic provision of public facilities and services,
 - (d) Maximum efficiency of land uses within and on the fringe of existing urban area,
 - (e) Retention of agricultural land within the city limits until needed for development, and
 - (f) Compatibility between the proposed urban uses and nearby agricultural activities.
- (4) The City shall encourage the availability of sufficient land for various urban uses to ensure choices in the market place.
- (5) The City shall utilize existing platted residential lots as means to infill within the city limits.
- (6) The size of the parcels of urbanizable land that are converted or developed shall be of adequate dimension to maximize the utility of land resources and to enable the logical extension of services to the parcels.
- (7) Methods and devices for guiding urban land use should include but not be limited to the following as they become feasible:
- (a) Tax incentives and disincentives,
 - (b) Multiple use and joint development practices,
 - (c) Fee and less than fee acquisition techniques, and
 - (d) Capital improvement programming.
- (8) The City and County shall mutually adopt an Urban Growth Boundary management agreement for the purpose of guiding urbanization for those County lands which are now or in the future may be located inside the Urban Growth Boundary.

It's Your Right and Responsibility to Participate:

If you cannot come to the public meeting, written comment will be taken until January 8. Turn your comments in on this page to the city recorder, Carlton City Hall.