

ORDINANCE 682
EXHIBIT A



CARLTON URBAN RENEWAL PLAN

City of Carlton
June 8, 2009

I. INTRODUCTION

A. Background

The aging downtown commercial area presents a serious financial challenge to the City of Carlton. Significant new private investment is needed to bring many of the commercial buildings back to more productive use and to develop vacant spaces. But before this investment can occur, the city must address a number of pressing infrastructure problems including a new water main to bring water pressure up to safe fire flow levels, street upgrades, new sidewalks and other public improvements. The current water fire flows are so inadequate in the downtown area that new development has been curtailed. Paying for these public infrastructure improvements is very difficult for a city as small as Carlton.

The City has aggressively sought financial assistance from state and federal sources in recent years. Although successful in obtaining a \$300,000 CDBG grant for a portion of the needed street and streetscape work, more street and sidewalk work is needed and the replacement of the water main will cost more than \$1 million. With no additional opportunities available for outside grant funds, the city has very limited financial options.

Urban renewal is a particularly appropriate financial tool for the City to use in this situation. Establishing a downtown tax increment district will enable the City to use the future growth of property tax receipts to finance the needed improvements and, in so doing, also attract the new private investment that will be the real key to long term, sustainable prosperity in Carlton.

B. General

The following plan serves as the City of Carlton's Urban Renewal Plan. The Plan has been prepared in accordance with Oregon Revised Statutes (ORS) 457, and all applicable laws and ordinances within the State of Oregon and City of Carlton as required to legally establish an Urban Renewal Area within the City of Carlton.

The Urban Renewal Plan identifies the goals, objectives and projects to eliminate blight and deteriorated conditions within the City of Carlton Urban Renewal Area through the use of tax increment financing. This method of financing allows the property taxes resulting from the growth in property value within the Area to be used for financing improvement projects within the Area.

The Carlton Urban Renewal Plan is administered by the City of Carlton Urban Renewal Agency, which is established by the City of Carlton specifically for the purpose of execution of the Urban Renewal Plan. The Carlton City Council elected the City Council as the initial Urban Renewal Agency on May 11, 2009 by Ordinance No. 680.

C. Urban Renewal Area Boundary

The boundary of the renewal area is shown on the map attached to this plan (Appendix A). The Urban Renewal Area consists of a single contiguous boundary. The Area includes the downtown commercial district as generally bounded by properties north of Washington Street, west of 1st Street, east of Scott Street and south of Madison Street. The boundary also includes properties north of Madison Street and south of the northern city limits boundary along Yamhill Street (Highway 47). A legal description of the project boundary will be included as Appendix B of this plan when it becomes available.

II. CITIZEN PARTICIPATION

The Carlton Urban Renewal Plan was developed under the guidance of the Carlton Urban Renewal Agency Advisory Committee. The Advisory Committee conducted a series of meetings, beginning on June 16, 2008, that were open to the public for discussion and comment. The Carlton Planning Commission reviewed the Plan during an open public meeting held on June 1, 2009. The Carlton City Council conducted a public hearing prior to adopting the Plan on June 8, 2009. The City also provided public notice upon adoption of the Plan as required by ORS 457.120.

III. URBAN RENEWAL PLAN GOALS AND OBJECTIVES

The following goals and objectives of the Carlton Urban Renewal Plan describe the purpose of the Urban Renewal Area, consistent with the goals and policies found in the City of Carlton Comprehensive Plan as found in Appendix C.

1. Goal One: To maintain and improve public facilities and services within the Urban Renewal Area.

Objectives:

- Improve fire flows within the area.
- Provide new and upgraded public utilities within the area.
- Implement infrastructure improvements identified in the City's Utility Plans.
- Provide park improvements such as, restroom and shelter facilities.

2. Goal Two: To promote the development of a unified and cohesive Downtown Main Street Area.

Objectives:

- Provide unified streetscape improvements throughout the downtown commercial core such as lighting, sidewalks, bulb-outs, signage, trash receptacles, landscaping and park benches.
- Relocate utilities underground.

3. **Goal Three: To promote a safe and convenient transportation system for vehicular, pedestrian, and bicycle travel within the area.**

Objectives:

- Provide new and upgraded streets within the area.
- Provide bicycle and pedestrian travel ways within the area.
- Provide additional vehicle parking areas within the area.
- Remove pedestrian access barriers throughout the area.

4. **Goal Four: To promote the development of underutilized or vacant Commercial and Industrial properties within the Urban Renewal Area.**

Objectives:

- Stimulate private investment in the development and redevelopment of commercial and industrial properties through public utility improvements in the Urban Renewal Area.
- Encourage retention and expansion of businesses within the commercial and industrial areas of the Area.

IV. RELATIONSHIP TO LOCAL OBJECTIVES

City of Carlton Comprehensive Plan

ORS 457.085 requires an Urban Renewal Plan to relate to definite local objectives. The City of Carlton's Comprehensive Plan contains a number of goals and policies that define the City's local objectives related to land use, transportation, public utilities, recreation, economic development, housing and natural resources. The City's Comprehensive Plan Goals and Policies pertaining to recreation, economic development, public facilities and services, and transportation are particularly relevant to this Plan. Specific goals and policies found in the Carlton Comprehensive Plan that relate to the Carlton Urban Renewal Plan are described in Appendix C of this Plan.

V. DESCRIPTION OF URBAN RENEWAL PROJECTS

In order to achieve the goals and objectives of this Plan described in Section III above, the following activities will be undertaken on behalf of the City by the Urban Renewal Agency in accordance with applicable federal, state, and local laws, policies and procedures. The Renewal Agency may fund these activities in full, in part, or seek other sources of funding for them. The description of projects herein provides general authority to undertake these activities.

The following projects and activities may be modified, or expanded upon as needed to meet the goals and objectives of the Urban Renewal Plan. Changes will be undertaken in accordance with procedures for amendments to this Plan.

A. Infrastructure and Utilities Improvements

This activity allows the Renewal Agency to construct and improve infrastructures and utilities throughout the Renewal Area. These projects include, but are not limited to construction, reconstruction, repair, upgrading, and over sizing or replacement of electric, water, sanitary sewer and storm drainage facilities, relocation of overhead lines to underground locations, and acquisition of land, right-of-ways, easements and other land rights. The list of infrastructures and utilities to be constructed or improved may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies.

Specific projects to achieve the goals and objectives found in Section III above include:

- **Replace water main from water reservoir to Main Street.**
- **Relocate utilities underground.**

B. Public Facility Improvements

This activity will enable the Renewal Agency to assist in the development of new public facilities (e.g. parking areas, municipal facilities, etc.) within the Renewal Area by participating in funding the acquisition, construction or rehabilitation of public facilities within the Renewal Area. Projects may include joint funding, construction, and uses with other governmental or private agencies.

C. Street Construction and Circulation Improvements

This activity allows the Renewal Agency to construct and improve streets throughout the Renewal Area. These projects include, but are not limited to, landscaping, construction, reconstruction, repair or replacement of streets, sidewalks, bike and pedestrian amenities, public transit facilities, and acquisition of land, rights of ways, easements and other land rights.

Street improvement projects anticipated within the Urban Renewal Area include:

- **Streetscape improvements on Main and Kutch streets.**
- **Construct missing sidewalk segments and replace sidewalks in poor condition throughout the area.**

Street improvement projects identified above are a preliminary list. The exact location and extent of improvements will be determined by further engineering study. The list of street improvements may be revised or expanded by the Renewal Agency. Projects may include joint funding, construction, and uses with other governmental or private agencies.

D. Parks, Recreation, Pedestrian and Bike Corridors and Other Amenities

This activity will enable the Renewal Agency to carry out Renewal and Comprehensive Plan and Parks Master Plan objectives relating to parks and recreation facilities and, improvements to pedestrian and bicycle facilities throughout the Renewal Area. To carry out these objectives, the Renewal Agency may acquire and improve land or buildings for public parks, open space, bicycle and pedestrian uses, construct facilities for public use, and fund such planning and engineering studies as needed to carry out these activities. Projects may include joint funding, construction, and uses with other governmental or private agencies.

Specific projects to achieve the goals and objectives found in Section III above include:

- **Construct a new pool house and public restroom facility in the Downtown City Park.**

This project will serve and benefit the Area by providing recreation opportunities for the residents of Carlton.

E. Technical, Financial and Design Plans

This activity will enable the Renewal Agency to fund further studies and plans to refine the general ideas, costs, financing and activities described in this Plan. Such studies are intended to define and detail concepts relating to themes, landscaping treatments, design requirements, costs, financing and placement of Plan activities.

F. Plan Administration

It is the intent of this Plan to provide for the effective administration of this Plan, and to plan for the various activities contained in this Plan. Project funds may be utilized to pay indebtedness associated with preparation of this Plan, to carry out design plans, miscellaneous land use and public facility studies, engineering, marketing and promotions, and other technical studies as may be needed during the course of this Plan. Project funds may be utilized to pay for, but not limited thereto, marketing and promotional materials and programs to assist in carrying out the objectives of the redevelopment plan. Project funds also may be used to pay, but not limited thereto, for personnel, consulting and other administrative costs incurred in management and preparation of this Plan.

VI. PROPOSED LAND USES

Land use within the Carlton Urban Renewal Area is governed by the Carlton Development Code (CDC) and Carlton Zoning Map. The Carlton Development Code and Zoning Map implement the goals and policies found in the City's Comprehensive Plan. The Carlton Zoning Map (Appendix D) establishes the zoning districts that apply

to properties located within the Urban Renewal Area. The Carlton Development Code establishes the uses allowed on property within each zone district.

Land located within the Urban Renewal Area is currently zoned Agricultural Holding (AH), Commercial (C), Commercial Industrial (CI), General Industrial (GI), Multi-Family Residential (MR), Public Facility (PF) and Suburban Residential (SR). The use and development of land in the Renewal Area shall be in accordance with the regulations prescribed in the Carlton Comprehensive Plan, Development Code and Zoning Map, or any other applicable local, county, state or federal laws regulating the use of development of property in the Urban Renewal Area.

VII. PROPERTY ACQUISITION AND DISPOSITION

The City of Carlton Urban Renewal Plan authorizes the acquisition and disposition of property as provided in this section. Property includes any and all interests in property including simple ownership, lease, easements, licenses or other rights to use.

A. Property Acquisition for Public Improvements

The City of Carlton Urban Renewal Agency may acquire property for public improvement projects authorized by the Carlton Urban Renewal Plan by all legal means including, use of eminent domain without amendment to the Plan. Good faith negotiations for such acquisition must occur prior to eminent domain procedures. Procedures for property acquisition using eminent domain procedures shall conform to all statutory requirements.

B. Property Acquisition from Willing Sellers

The Plan authorizes the Agency acquisition of any interest in real property within the Area, including fee simple interest, to support private redevelopment, only in those cases where the property owner wishes to convey such interests to the Agency. The Plan does not authorize use of the power of eminent domain to acquire property for private redevelopment where such acquisition is not allowed under applicable state, federal, or local law.

C. Land Disposition

The Carlton Urban Renewal Agency may dispose of property acquired under the Plan, as long as such disposition is allowed by law. Property shall be sold or leased at its fair re-use value as determined by the Carlton Urban Renewal Agency in a manner that is consistent with the purposes of this Plan.

Purchasers or lessees of property sold or leased by the Urban Renewal Agency must agree to the use of the property designated by the City of Carlton Urban Renewal Plan

and begin improvements within a reasonable period of time as determined by the Renewal Agency.

VIII. RELOCATION METHODS

In the event that property is acquired under this Plan and the acquisition is through or under the threat of eminent domain, occupants of such residential, commercial or industrial property shall be offered relocation assistance as required under applicable state statutes and administrative rules. Prior to such acquisition, the governing agency shall adopt rules and regulations as necessary for the administration of relocation assistance.

IX. FINANCING METHODS

A. General

The Carlton Urban Renewal Agency may borrow money and accept advances, loans, grants and other forms of financial assistance from the federal government, the state, city, county or other public body, or from any sources, public or private, for the purposes of paying indebtedness incurred in undertaking and carrying out this Plan. The Renewal Agency may also borrow money from, or lend money to a public agency in conjunction with a joint undertaking of a project authorized by this Plan. If such funds are loaned, the Renewal Agency may promulgate rules and procedures for the methods and conditions of payment of such loans.

B. Tax Increment Financing

The primary method anticipated for financing urban renewal projects is tax increment financing, as authorized in ORS 457.420 through ORS 457.450. This method uses annual tax increment revenues to pay loans that are usually in the form of tax increment bonds. Proceeds of the bonds are used to finance project identified in the Urban Renewal Plan.

C. Maximum Indebtedness

The maximum amount of indebtedness that may be issued or incurred under this Plan is \$3,700,000. This amount is based upon good faith estimates of the project descriptions and cost estimates found in this Plan. The maximum indebtedness amount stated in this section is the principal of such indebtedness and does not include interest or indebtedness incurred to refund or refinance existing indebtedness.

D. Prior Indebtedness

Any indebtedness permitted by law and incurred by the Renewal Agency or the City in connection with preplanning for this Plan shall be repaid from tax increment proceeds generated pursuant to this section.

X. PLAN AMENDMENTS

The Carlton Urban Renewal Agency will review the Urban Renewal Plan periodically to monitor implementation of goals, objectives and projects, and the financing and administrative procedures identified in the Plan. The Carlton Urban Renewal Plan may be changed, modified or amended as future conditions warrant.

Types of Renewal Plan amendments include the following:

A. Substantial Amendments

Substantial amendments to the Plan “shall require the same notice, hearing, and approval procedure required of the original Plan.” The approval process shall also include “public involvement, consultation with taxing districts, presentation to the Planning Commission and adoption by the City Council by non-emergency ordinance after hearing notice of which is provided to individual households within the City of Carlton.” [ORS 457.095, ORS 457.120].

Substantial amendments to the Plan consist of:

- Increases in the urban renewal Area boundary, in cumulative excess of one (1) percent shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.
- Increasing the maximum amount of indebtedness to be issued under the plan shall be a substantial amendment requiring approval per ORS 457.095, and notice as provided in ORS 457.120.

B. Major Amendments

Major amendments to the Plan defined in this subsection shall require approval by the Renewal Agency by resolution and approval by the City Council by ordinance. Such amendments are defined as:

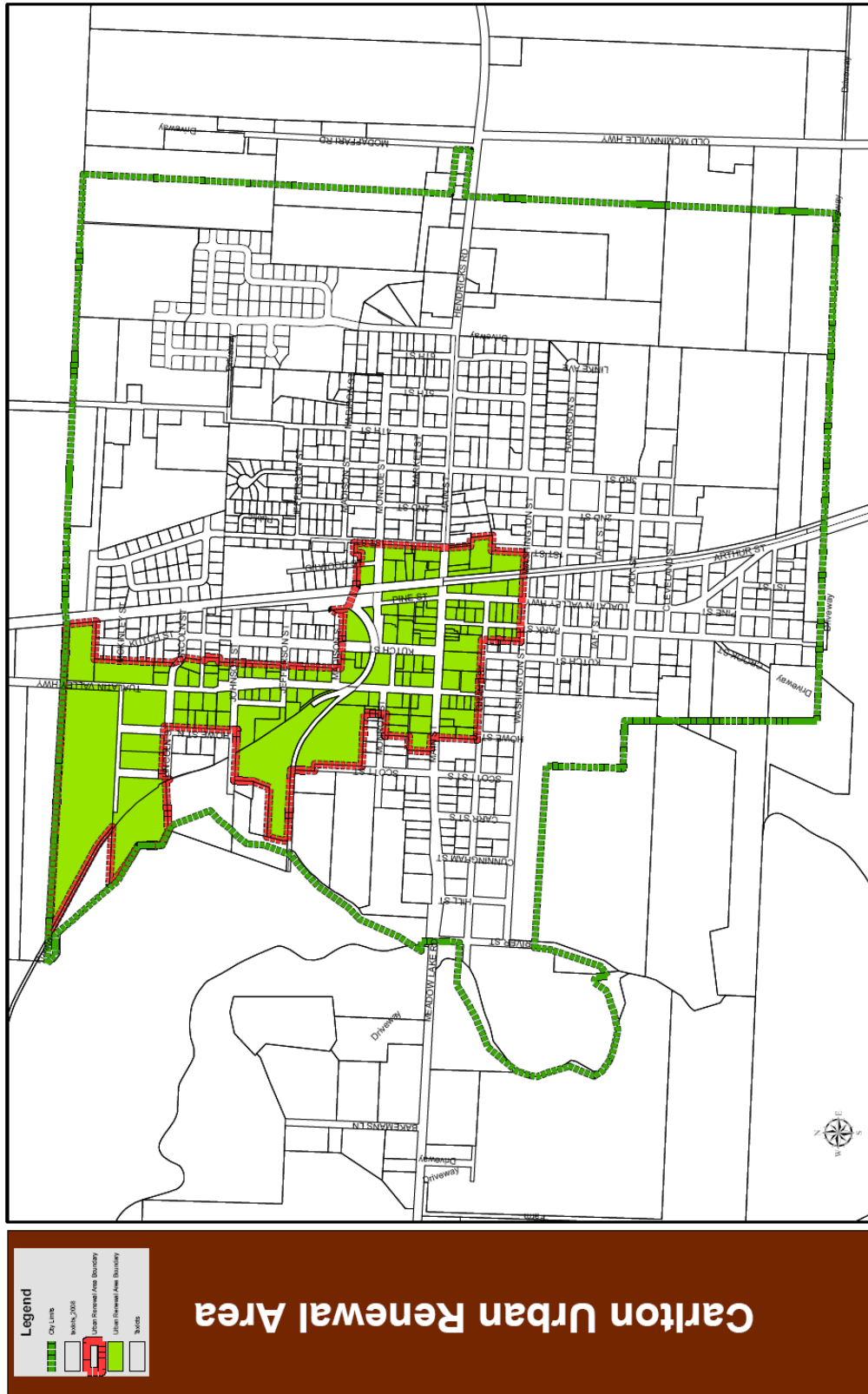
- Significant changes to the goals and objectives of the Plan; or
- Addition of a project substantially different from those identified in Section III of the Plan or substantial modification of a project identified in Section III if the addition or modification of the project costs more than \$1,000,000.

C. Minor Amendments

Amendments to the Plan defined in this subsection shall require approval by the Renewal Agency by resolution, and approval by the City Council by resolution. Such amendments are defined as:

- Amendments to clarify language, add graphic exhibits, make minor modifications in the scope or location of improvements authorized by this Plan, or other such modifications that do not change the basic planning or engineering principles of the Plan.
- Addition of a project substantially different from those identified in Section III of the Plan or substantial modification of a project identified in Section III if the addition or modification of the project costs less than \$1,000,000.
- Increases in the urban renewal Area boundary, not in cumulative excess of one (1) percent.

APPENDIX A MAP OF CARLTON URBAN RENEWAL AREA



**APPENDIX B:
PROPOSED LEGAL DESCRIPTION OF THE
CARLTON URBAN RENEWAL AREA**

Beginning at a point on the north margin of North Washington Street, in the City of Carlton, Yamhill County, Oregon, said point being the southeast corner of Lot 8, Block 14 of WENNERBERG'S ADDITION to The City Of Carlton, Oregon; thence westerly following the north margin of said North Washington Street to the southwest corner of Lot 4, Block 13 of said WENNERBERG'S ADDITION; thence North, following the westerly boundary line of Lots 4 and 1 of said Block 13 of WENNERBERG's ADDITION to a point on the south margin of Grant Street; thence north to a point on the north margin of Grant Street and the south boundary line of Lot 6 of Block 6 of the ORIGINAL TOWN OF CARLTON; thence westerly following the north margin of Grant Street to the southeast corner of Lot 17, Block 6, ORIGINAL TOWN OF CARLTON; thence northerly, following the east line of said Lot 17, Block 6 to a point on the south margin of Main Street; thence north to a point on the north margin of Main Street and the south line of Lot 18 of CSP 2622; thence westerly along the north margin of Main Street to the southwest corner of Lot 17 of CSP 2622; thence northerly, following the westerly boundary of said Lot 17 of CSP 2622 to the northwest corner of said Lot 17; thence easterly following the north lines of Lot 17 and Lot 18 of CSP 2622 to a point lying due south of the southeast corner of Lot 7 of CSP 2622; thence northerly following the east line of said Lot 7 of CSP 2622 to the northeast corner of said Lot 7, said point lying on the south margin of Monroe Street; thence easterly following the south margin of Monroe Street to the northeast corner of Lot 4 of CSP 2622; thence northerly to a point on the north margin of Monroe Street said point being the southeast corner of Lot 7 shown on CSP 3038; thence northerly along the east line of said Lot 7 as shown on CSP 3038 to the northeast corner thereof; thence westerly along the north boundary line of Lots 7, 6, 5, 4, 3, 2, and 1 shown on CSP 3038 to the northwest corner of Lot 1 of said CSP, said point also lying on the east margin of North Scott Street; thence north 4 degrees east following the east margin of North Scott Street 339.5 feet; thence North 89 degrees 56 minutes west 60 feet, more or less to a point on the east line of that parcel conveyed to Vance Gering and Adrienne Gering by deed recorded 12-30-02 as Instrument No. 2002-25871, Records of Yamhill County, Oregon; thence north along the east line of said Gering parcel 125.3 feet to the northeast corner thereof, and the south margin of the railroad right of way; thence north to the north margin of a railroad right of way; thence westerly along the north margin of said railroad right of way to the southeast corner of Parcel 1 of Yamhill County Partition Plat P1996-74; thence North 50 degrees 13' 27" East 39.93 feet to a point; thence North 10 degrees 19' 32" East 235 feet; thence South 89 degrees 52' 17" East 237.18 feet; thence North 21 degrees 53' 45" East 131.63 feet to the Northeast corner of said Parcel 1 of Plat P1996-74, said point lying on the south margin of W. Johnson Street; thence easterly following the south margin of W. Johnson street to a point on the east margin of North Howe Street; thence

northerly, following the east margin of N. Howe Street to a point on the north margin of Lincoln Street; thence westerly following the north margin of Lincoln Street to a point on the west margin of N. Scott Street; thence southerly 30 feet, more or less to a point on the centerline of Lincoln Street; thence westerly following the centerline of Lincoln Street and the westerly extension thereof to a point located on the margin of Carlton Lake as shown on the Plat of LAKE VIEW ADDITION to the City of Carlton; thence northwesterly following the margin of Carlton Lake to an iron rod at the southwest corner of Lot 2 of Block 6 of said LAKE VIEW ADDITION; thence following the west line of Lots 2 and 1 of Block 6 of LAKE VIEW ADDITION to the northwest corner of said Lot 1, Block 6; thence north following the margin of Carlton Lake to a point of intersection with the north margin of McKinley Street, extended, as shown on said Plat of LAKE VIEW ADDITION; thence easterly following the north margin of the westerly extension of McKinley Street and of McKinley Street as delineated on said Plat of LAKE VIEW ADDITION to a point of intersection with the east margin of the Carlton Coast Railroad right-of-way; thence northwesterly following the north margin of the Carlton Coast Railroad right-of-way to a point of intersection with the north municipal boundary of the City of Carlton as adopted by City Charter approved May 18, 1962; thence east along said north line of the municipal boundary to a point on the east margin of North Yamhill Street (State Highway 47) said point being located at the northwest corner of Parcel 2 of that certain tract deeded by the City of Carlton to the New Carlton Rural Fire District by instrument recorded December 2, 2008 as Fee No. 200819349 in the Deed and Mortgage records of Yamhill County, Oregon; thence following the north line of the municipal boundary and Parcel Two of said Fire District tract to the west margin of the Southern Pacific Railroad right-of-way; thence southerly following the west margin of said Southern Pacific Railroad right-of-way to a point of intersection with the northeast corner of Lot 20 of WEBB ADDITION to the City of Carlton; thence West to the Northwest corner of Lot 19 of said Webb Addition; thence southerly following the west boundary lines of Lots 19, 18, 17, 16, 15, 14, 13, 12 and 10 of WEBB ADDITION to a point on the north margin of Lincoln Street; thence easterly along the north margin of Lincoln Street to a point lying due north of the northwest corner of Lot 4 of said WEBB ADDITION; thence southwesterly following the west boundary line of said Lot 4 of WEBB ADDITION to the southwest corner of said Lot 4, said point also lying on the north margin of West Garfield Street; thence easterly following the north margin of West Garfield Street to a point lying due north of the northeast corner of Lot 3 of SCOTT'S FIRST ADDITION to the City of Carlton; thence south 30 feet, more or less to the northeast corner of said Lot 3 of SCOTT'S FIRST ADDITION; thence southerly following the east line of said Lot 3 of SCOTT'S FIRST ADDITION to the southeast corner of said Lot 3; thence westerly following the south line of said Lot 3 of SCOTT'S FIRST ADDITION to a 5/8 inch iron rod located at the northeast corner of the Sublet Parcel delineated on CSP 9841; thence south 72.5 feet along the east boundary of said Sublet parcel to the southeast corner thereof, said point being located on the north margin of West Johnson Street; thence southerly 60 feet more or less to the

northeast corner of Lot 6, Block 2 of KUTCH'S 2ND ADDITION to the City of Carlton; thence south following the east line of Lots 6, 5 and 4 of Block 2 of KUTCH'S 2ND ADDITION to the southeast corner of said Lot 4, said point also lying on the north margin of West Jefferson Street; thence southerly 60 feet more or less to the northeast corner of Lot 6, Block 3 of KUTCH'S 2ND ADDITION to the City of Carlton; thence south following the east line of Lots 6, 5 and 4 of Block 3 of KUTCH'S 2ND ADDITION to the southeast corner of said Lot 4, Block 3; said point also lying on the north margin of West Madison Street; thence easterly following the north margin of West Madison Street to the southeast corner of Lot 2, Block 4 of KUTCH'S 2ND ADDITION to the City of Carlton; thence southeasterly 5 feet, more or less, to the southeast corner of the tract of which Lot 2, Block 4 of KUTCH'S 2ND ADDITION is a portion; thence northeasterly to a point on the west margin of the Southern Pacific right-of-way, which point is the most easterly point of said tract containing said Lot 2, Block 4 of KUTCH'S 2ND ADDITION; thence southeasterly along the west margin of the Southern Pacific right-of-way to the northeast corner of Lot 4, Block 9 of LAKE ADDITION to the City of Carlton; thence southeasterly to a point on the east margin of the Southern Pacific right-of-way, said point located 21.9 feet northwest of the northwest corner of that tract conveyed to Eva M. Massey, by instrument recorded June 17, 1937 in Book 112, Page 578, Deed and Mortgage Records; thence easterly parallel to the north boundary of said Massey tract 130 feet more or less to a point on the west margin of Gilwood Street; thence southeasterly to a point on the east margin of Gilwood Street, said point being the northwest corner of Parcel 2 in deed to Jesse P. Berry and Merry L. Berry recorded March 10, 2005 as Instrument No. 200504822 Deed and Mortgage Records and lying 95.7 feet north of the north margin of East Monroe Street; thence following the north line of said Berry tract 68 feet to a point; thence north 5 2.5 feet to a point on the north line of said Berry tract; thence east 69 feet to a point on the west margin of First Street; thence south following the west margin of First Street to a point located on the north line of Main Street; thence westerly following the north margin of Main Street to a point located due north of the northwest corner of Lot 4, Block 9, ORIGINAL TOWN OF CARLTON, thence southeasterly following the west line of said Lot 4, Block 9 to the southwest corner of said Lot 4, Block 9 ORIGINAL TOWN OF CARLTON; thence easterly following the south line of said Lot 4, Block 9 ORIGINAL TOWN OF CARLTON to a point located at the northeast corner of Lot 15, Block 9 ORIGINAL TOWN OF CARLTON; thence southeasterly following the east line of Lot 15, Block 9 ORIGINAL TOWN OF CARLTON to the southeast corner of said Lot 15, Block 9 ORIGINAL TOWN OF CARLTON; thence westerly following the south lines of Lots 15, 14 and 13 of Block 9 ORIGINAL TOWN OF CARLTON to the northeast corner of Lot 1, Block 3, ORIGINAL TOWN OF CARLTON; thence south following the east lines of Lots 1 and 2 of Block 3 ORIGINAL TOWN OF CARLTON to a point on the north margin of East Washington Street; thence west along the north margin of East and West Washington Streets to the point of beginning.

APPENDIX C:

CARLTON COMPREHENSIVE PLAN GOALS AND POLICIES

The Carlton Urban Renewal Plan is consistent with the following local objectives found in the the Carlton Comprehensive Plan (2007):

Recreation

Goal

To provide adequate park land and recreational facilities for the citizens of the community.

Policy 1

Recreation facilities and services shall be expanded as the need arises.

Policy 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 and enact appropriate funding alternatives and other suitable techniques for the acquisition and development of park and recreational facilities.

The Plan supports the Carlton Comprehensive Plan Recreation goal and policies by authorizing investments in parks and recreation improvements such as a new restroom facility and park shelter in Upper Park. These improvements will benefit the District and the community as a whole.

Economy of the City

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.

Policy 10

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.

Policy 13

Carlton shall encourage business development that retains, strengthens and expands the business base in Carlton.

The Plan supports this Carlton Comprehensive Plan Economic Development goal and policies by authorizing investments in public infrastructures that is needed to encourage further economic growth in the downtown and industrial areas of town. Economic growth will in turn provide greater local employment opportunities for Carlton residents.

Infrastructure investments in the downtown also supports the City's policy to encourage further development and expansion of existing industries and economic activities in a manner that utilizes existing resources more efficiently.

Public Facilities and Services

Goal 1

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

Policy 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.

Policy 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.

The Plan supports the City's Comprehensive Plan goal and policies for public facilities and services through authorizing investments to the City's aging public infrastructure located in the downtown area. Improvements to public facilities in the downtown core is needed to support existing and planned commercial and industrial uses in Carlton.

Transportation

Overall Goal

Develop a balanced multi-modal transportation system that will accommodate future growth in a safe, convenient, and economically feasible manner. In developing the future transportation system of the City of Carlton, the existing character of the city should be preserved.

Goal 2

Enhance the transportation mobility and safety on the local street system.

Objective F

Encourage development to occur near existing community centers where services are presently available to minimize the need for expanding services and to more efficiently utilize existing resources.

Goal 3

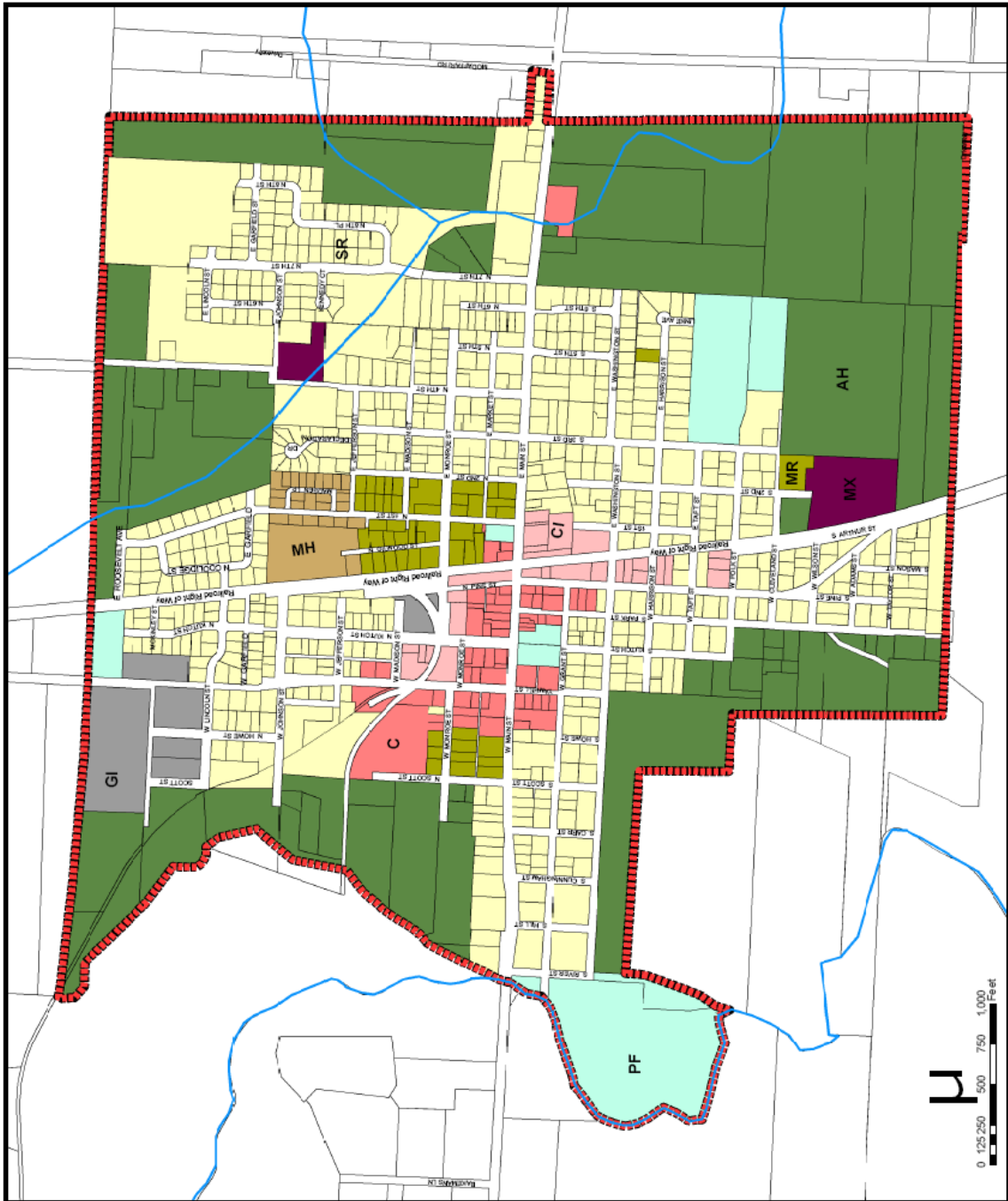
Increase the use of alternative modes of transportation (walking, bicycling, rideshare/carpooling, and transit) through improved access, safety, and service. Increasing the use of alternative transportation modes includes maximizing the level of access to all social, work, and welfare resources for the transportation disadvantaged. The City of Carlton seeks for its transportation-disadvantaged citizens the creation of a customer-oriented regionally coordinated public transit system that is efficient, effective, and founded on present and future needs.

Policy A.1

It is the policy of the City to plan and develop a network of streets, access ways, and other improvements, including bikeways, sidewalks, and safe street crossings to promote safe and convenient bicycle and pedestrian circulation within the community.

The Plan supports the City's Transportation goals and policies by authorizing investments in transportation infrastructure such as, the construction of missing or poor condition sidewalks, and streetscape improvements to support the existing character of the downtown. Sidewalk improvements within the Area will also promote the safe and convenient use of alternative modes of transportation and improve pedestrian access within the community.

APPENDIX D: CARLTON ZONING MAP



Zoning Designations

- Streets
- USB
- Agriculture Holding (AH)
- Commercial (C)
- Commercial Industrial (CI)
- General Industrial (GI)
- Multi Family Residential (MR)
- Public Facility (PF)
- Suburban Residential (SR)
- Manufacturing Home (MH)
- Mixed Density Residential (MX)

City of Carlton Zoning

04/22/08